

2.3 Suburban Centres

The Suburban Centres covered by the District Plan are the more significant retail and industrial centres in Wellington's suburbs. The distinction between retail and industrial centres has blurred over recent years, and most now incorporate a wide mix of retail, service and industrial activities.

KEY OBJECTIVES OF THE DISTRICT PLAN:

- **Contain suburban centres within defined boundaries**

Explanation

Suburban centres have developed across Wellington in locations that allow them to service their local communities effectively. To ensure this servicing function continues, and also to ensure non-residential activities do not adversely affect surrounding residential areas, the Council seeks to contain suburban centres largely within existing boundaries. Expansion beyond those boundaries is not prohibited but requires a resource consent or Plan Change so that the potential environmental effects can be fully assessed. The establishment of any new suburban centres also requires a Plan Change.

- **Encourage a wide range of mixed use activity**

Explanation

A wide range of activities is permitted in suburban centres as of right, so that they can continue to provide the services, facilities and job opportunities local communities want. However, rules do apply to activities that may have adverse noise or safety implications for surrounding residential areas.

- **Manage the adverse effects of activities, especially at the interface with residential areas**

Explanation

The wide range of activities permitted within suburban centres can lead to undesirable effects, such as fumes, smell, vibration, glare, noise etc. The points at which suburban centres adjoin residential areas are particularly sensitive, and the District Plan contains specific rules for dealing with the impact of activities on residents. These include height controls, noise requirements, and controls limiting the intrusive effects of signage on nearby properties.





- **Protect and enhance suburban centres with special character**

Explanation

The shopping areas of Newtown and Tinakori Road, Thorndon, share a distinctive nineteenth-century character that is important to the city's overall identity. The Council aims to preserve this character by means of Design Guides. While the guides do not require new development to copy nineteenth century buildings, they must incorporate certain elements found in traditional commercial developments in these areas.

The District Plan also contains rules to protect the particular qualities of suburban centres located on the coastline, notably Shelly Bay. Maintaining public access to the coastal marine area, and protecting its ecological status, are especially important. There is a Design Guide for the Shelly Bay area.