

6. SUBURBAN CENTRES

6.1 Introduction

The Suburban Centre provisions in the District Plan cover the more significant retail and industrial centres in the suburban areas of Wellington City. The Shelly Bay site which was a former military base is also included. These important areas provide a base for a wide range of economic activity essential for the City's growth and development. Note: The extent of the Shelly Bay Suburban Centre area is mapped in Appendix 6 to Chapter 7 for information purposes.

These centres have developed historically, many from the early days of colonial settlement, as either local shopping/service centres or industrial areas. Most of the industrial areas developed along with the major port, railway or airport functions in the City. Others were originally the location of particular industries such as quarries, abattoirs or gas works.

In more recent times the distinction between established retail and industrial centres has diminished markedly. Market forces have changed the focus of most industrial areas from purely industrial to mixed retail, service and industrial centres. Retailing in these centres is directed generally to the sale of heavy or bulky goods from drive-in locations.

The nature of retail centres has also changed, with the development of supermarkets and similar operations requiring extensive parking areas. Distinctions between retail and industrial uses within predominantly retail centres have also declined with the general commercialisation of industrial properties.

The District Plan recognises these changing patterns in Suburban Centres by enabling most activities (with limited exceptions) to be Permitted Activities. This will provide flexibility for centres to respond to changing market situations.

Council intends to promote the development of existing retail centres through its retail strategy and related initiatives. In this way the primary retail focus of these centres for their surrounding suburban communities should be retained.

To avoid, remedy or mitigate the adverse impacts on Residential Areas, the Plan provides for the general containment of Suburban Centres. Any expansion beyond the identified Suburban Centre boundaries requires a plan change. This will enable a full assessment of any environmental effects.

In addition, performance standards have been imposed on Suburban Centre activities to avoid, remedy or mitigate the impact of development on Residential Areas. More stringent standards apply in the interface between Suburban Centres and Residential Areas so that residents will have added protection. [The Suburban Centre Area adjacent to the Operational Port Area in Miramar is affected by noise from port activities. The Plan includes specific provisions to provide for this.]^{PC49} Maintaining the character, appearance and environment in and around Suburban Centres is an important objective of the Plan.

Specific provision is also made in the Plan for Suburban Centres which have special characteristics. Building development in the Newtown Centre has a predominantly nineteenth-century character, and this character will be maintained and enhanced through the use of design guidelines.

The Suburban Centres at Greta Point and Shelly Bay are special in that they abut the coastline. Additional provisions have been included at Greta Point to encourage opportunities for public access to the water's edge. At Shelly Bay design guidelines apply to promote new development generally in accordance with the quality and character of the area and that respects the special coastal location. The Shelly Bay provisions are in accordance with decisions of the Environment Court (refer *Minister of Defence v Wellington City Council* W66/99 and W85/99).

Council is particularly concerned to raise the general standards of design in Suburban Centres, and intends to promote urban design initiatives and further District Plan measures to achieve this end.

[The Kiwi Point Quarry is also included within Suburban Centres. The quarry is subject to specific rules as well as to other relevant rules applying elsewhere in Suburban Centres to mitigate adverse effects. The provisions recognise the quarry's economic importance to the City and wider region. As the long term future of the southern part of the Kiwi Point Quarry (being the area south of the access point off State Highway One) has not yet been determined, the provisions of this Plan require that any use of this area other than quarrying and cleanfilling will require consent as a non-complying activity. It is expected that the long term future of this area will be addressed during a subsequent plan review or by a Plan Change in association with the City's open space strategy at that time.]^{PC64}

6.2 Suburban Centre Objectives and Policies

OBJECTIVE

- 6.2.1 To promote the efficient use and development of natural and physical resources within Suburban Centre areas.**

POLICIES

To achieve this objective, Council will:

- 6.2.1.1 Generally contain existing Suburban Centres within defined boundaries.**

METHOD

- Rules

Most Wellington Suburban Centres have existed for a long time and already contain the development and infrastructure necessary to fulfil their function as service, employment and social centres.

The majority of centres are also appropriately located on or near main arterial routes and are well situated to service their surrounding communities.

To permit their continued functioning and development with a minimum of regulation, Suburban Centres have been identified in the Plan.

Suburban Centres will also be contained to protect established residential neighbourhoods from the effects of non-residential encroachments. Future expansion of Suburban Centres is not prohibited, but extensions may be considered as a Plan Change so that a full assessment may be made of environmental effects.

The establishment of new Suburban Centres also requires a Plan Change. Council is particularly concerned to ensure that any new centres are suitably located and that surrounding Residential Areas are protected.

The environmental results will be the maintenance of Suburban Centres which provide for the servicing of local communities and help protect Residential Areas from adverse environmental effects.

- 6.2.1.2 Encourage a wide range of activities by allowing most uses or activities within a Suburban Centre provided that the conditions specified in the Plan are satisfied.**

METHOD

- Rules

A wide range of uses are permitted within Suburban Centres, as Council does not wish to direct activity through regulatory means. Where Council wishes to encourage activities such as retailing in particular locations, this will be promoted through strategic planning, urban design or related initiatives.

This flexible approach to the location of land use and activities is intended to enable owners or developers to respond swiftly and easily to meet market needs or other economic or technological changes. Performance standards are applied to ensure that activities have minimal unwanted side effects.

Activities under the Third Schedule of the Health Act are not permitted to be established in the Suburban Centres because of their offensive or noxious nature.

Within the Suburban Centre areas adjoining Wellington International Airport there is a need to recognise the potential effects of airport noise on new residential development and conversely, the potential constraints which new residential development have on the airport. The discretionary (unrestricted) rule relating to residential development in Suburban Centres near the airport (being the land inside the airnoise boundary depicted on Map 35) reflects these issues. Reference will also be made to the objectives and policies in Chapter 10 of this Plan when considering resource consent applications for residential development within that area. [For any new residential development within the airnoise boundary that is also within the Port Noise Affected Area, the rules relating specifically to residential development within the airnoise boundary will apply. For all other new noise sensitive activities within the airnoise boundary that are also within the Port Noise Affected Area, the rules addressing reverse sensitivity effects from port noise will apply.

A similar situation arises at the Kaiwharawhara and Miramar areas where part of the Suburban Centre Area lies within the defined Port Noise Affected Area. Here conditions for Noise Sensitive Activities apply to permitted activities.]^{PC49}

Helicopter landing areas are included as Discretionary Activities (Unrestricted) to ensure that adverse noise effects and public safety issues can be addressed.

[Specific rules apply to the Kiwi Point Quarry. These rules allow for quarrying and related activities, which are not otherwise provided for in the City, subject to specific rules. For the southern part of the Kiwi Point Quarry (being the area south of the access point from State Highway One), the rules restrict alternative future uses. As the area has a long life as a quarry, future uses will be evaluated at a later date as part of a plan review or by a Plan Change.]^{PC64}

The environmental results will be the development of Suburban Centres to provide the services, facilities and employment opportunities that the community wants without harming the surrounding environment.

6.2.1.3 [Encourage energy efficiency, the development and use of renewable energy within Suburban Centre Areas.

METHOD

- Advocacy

Council has, through its Sustainable Development Strategy, made a commitment to encourage energy efficiency and the use of renewable energy. With respect to Suburban Centres this may be in the form of new development incorporating sustainable and energy efficient building design principles, and the use of renewable energy sources for space and water heating, and electricity generation. This may involve more simple energy efficiency design principles such as correct building orientation to the sun to assist in passive solar heating, cooling and natural lighting. Many of these activities may not require resource consent, but the Council recognises its responsibility in terms of role model and advocate to encourage the use of renewable energy and energy efficiency.

Note: for all applications relating to or involving renewable energy under this chapter the objectives and policies in Chapter 25 should also be considered.]^{PC32}

OBJECTIVES

6.2.2 To maintain and enhance the amenity values of Suburban Centres and any nearby Residential Areas.

POLICIES

To achieve this objective, Council will:

6.2.2.1 Ensure that the effects of activities are managed to avoid, remedy or mitigate adverse effects on other activities within the Suburban Centres or in nearby Residential Areas.

METHODS

- Rules
- Other mechanisms (Regional Air Quality Plan, Abatement Notices, Enforcement Orders)

The effects generated by the wide range of activities in Suburban Centres, such as fumes, smoke, smell, vibration, glare or other nuisances can have adverse impacts both within Suburban Centres or in areas beyond the Suburban Centre boundaries. Some activities will be noxious or dangerous wherever they are sited but others, relatively less harmful, become more dangerous if sited in residential or sensitive areas. For this reason Council seeks to ensure that such activities are contained and do not cause a nuisance or danger.

To do this, Council relies on the general duty of every person under the Act to avoid, remedy or mitigate the adverse effects of activities (section 17). Where necessary, Council will also use the enforcement or abatement provisions of the Act to control nuisances.

Other effects identified in the rules will be controlled by applying performance standards.

The environmental results will be that uses or activities in Suburban Centres will not cause a nuisance or danger either within Suburban Centres or in nearby Residential Areas.

6.2.2.2 Require that where activities in Suburban Centres adjoin or face a Residential Area, or where Suburban Centre buildings or structures adjoin the Residential Area, they satisfy additional conditions.

METHOD

- Rules

The interface between the Suburban Centres and adjacent Residential Areas is particularly sensitive. The effects generated by activities within Suburban Centres can impact adversely on residential properties. Additional conditions have been imposed in the Plan to avoid, remedy or mitigate such impacts.

The environmental result will be that activities in Suburban Centres do not cause a nuisance in nearby Residential Areas.

6.2.2.3 Control the adverse effects of noise within Suburban Centres.

METHODS

- Rules
- Other mechanisms (Abatement Notices, Enforcement Orders)

Noise is a particularly important consideration. Specific rules in the District Plan aim to avoid, remedy or mitigate the adverse effects of noise between properties within the Suburban Centres and in nearby Residential Areas. Noise levels are designed to allow most activities to occur. Noise-sensitive uses (including residential ones) may wish to establish in a Suburban Centre area but the designers, developers and users of these will need to be aware that higher noise levels are allowed within Suburban Centres than would normally be provided to adequately protect, say, residential activities. Consequently the designers, developers and users of the noise sensitive uses should provide for appropriate levels of insulation to buildings to stop possible higher levels of noise from causing intrusion.

[A similar situation arises at the Kaiwharawhara and Miramar areas where part of the Suburban Centres Area lies within the defined Port Noise Affected Area. Here conditions for noise sensitive activities apply to permitted activities.]^{PC49}

Noise from some sources such as motor traffic can not be controlled by means of rules. Other actions are needed to avoid, remedy or mitigate intrusions from such sources. The enforcement order and abatement notice procedures of the Act will be used to control unreasonable noise.

[The provisions for managing the effects of noise from port related activities are based on an assessment of the particular characteristics of port noise, port operations and the relevant surrounding environment. Different provisions may be adopted in respect of the reverse sensitivity effects of other noise generating activities, as each activity can have different noise characteristics. For example, noise from the Wellington International Airport activities is different to noise from port activities.]^{PC49}

The environmental result will be the improvement of the noise environment in Suburban Centres.

6.2.2.4 Generally permit signs, but control their maximum size and placement on buildings.

METHOD

- Rule

Signs of all types are an established part of the environment of Suburban Centres and are encouraged at street level. Limitations have been placed on the size of signs to ensure that larger signs do not become too intrusive. A control over the placement of signs on buildings is designed to protect both the appearance of the neighbourhood and the architecture of buildings.

The environmental results will be the development of Suburban Centres where signs are not too intrusive and are located to respect the design and architecture of buildings.

6.2.2.5 Ensure that signs in Suburban Centres do not adversely effect the amenities of nearby Residential Areas.

METHOD

- Rules

Because illuminated or flashing signs can detract from the amenities of adjacent areas, controls have been imposed on their effects.

The environmental result will be the protection of areas adjacent to Suburban Centres, particularly Residential Areas, from the effects of illuminated, flashing or unsightly signs.

6.2.2.6 Ensure that on streets or access routes where there are many pedestrians, verandahs are continuous.

METHOD

- Rules

Verandah cover improves the amenity standards for pedestrians in the City. Verandahs provide shade in summer and protection from wind and rain throughout the year. Verandahs will be required for developments on pedestrian routes identified on the District Plan Maps.

The environmental result will be the better protection from the weather of pedestrian routes in Suburban Centres.

[6.2.2.7 Provide for the development of a mixed use neighbourhood shopping centre in Churton Park, which includes a supermarket, medium density residential activities [and (if confirmed through a needs analysis) a community centre or facilities]^{PC60}, via implementation of the approved Concept Plan in Appendix 8.

METHODS

- Rules
- Concept Plan (including a plan and accompanying text)
- Advocacy
- Memorandum of understanding with the land owner

It has long been intended that Churton Park and Glenside would have a local shopping centre to support the community once development in those areas are of sufficient size to support one. In October 2003 the Northern Growth Management Framework identified this need was imminent and a site on the corner of Westchester Drive and Lakewood Ave has subsequently been identified as appropriate to this purpose. A Concept Plan, including a map, requirements and guiding principles, has been developed for the area by the Council in consultation with the landowner and residents. The Concept Plan seeks a mixed use development to create a 'village centre' and comprising retail, commercial, community, recreational and residential activities placed around a supermarket. Retail studies indicate that such a centre has better economic success with the support of a supermarket as an 'anchor tenant'. Further, medium density residential will also support the centre by increasing the population immediately around it. Importantly, the Concept Plan does not allow for the introduction of 'big box' retail, apart from a supermarket. All subdivision and development will require resource consent to establish. Where proposals meet the requirements of the Concept Plan applications will be assessed as discretionary (restricted) activities against the guiding principles, and will be processed on a non-notified basis without the need for affected party approvals. However, any proposed development or subdivision not meeting the requirements of the Concept Plan will default to a non-complying activity.]^{PC60}

OBJECTIVE

6.2.3 To maintain and enhance the physical character, townscape and streetscape of Suburban Centres.

POLICIES

To achieve this objective, Council will:

6.2.3.1 Maintain and enhance the streetscape by controlling the siting and design of structures on or over roads, and through continuing programmes of street improvements.

METHODS

- Rules
- Operational activities (Urban Design Strategies)

The appearance of buildings on or over streets, and of the streets themselves, has a significant bearing on the visual quality of Suburban Centres. Council intends to improve the quality of Suburban Centre streetscapes. Council, through its Urban Design Unit, will work to improve the quality of Suburban Centre environments by implementing urban design strategies for streetscapes that will include some Suburban Centres. This will coordinate Council action.

Council also undertakes a wide range of works which improve the City's streetscape. Priority has been given to enhancing areas with high pedestrian counts. This focus will continue.

Where building in the air space above roads is proposed, particular consideration will be given to the impact on the streetscape. Such development is controlled and carefully assessed.

The environmental result will be improvement of the quality of Suburban Centre streetscapes.

6.2.3.2 Maintain the particular nineteenth-century character of the main commercial centres of Newtown and Tinakori Road in Thorndon by requiring that all new building work, alterations and additions to existing buildings are assessed against Design Guides.

METHODS

- Rules
- Design Guides (Newtown, Thorndon)

The shopping areas of Newtown and Tinakori Road in Thorndon have a nineteenth-century character which Council seeks to protect and enhance. The Newtown Suburban Centre Design Guide and the Thorndon Design Guide identify major elements that characterise the existing commercial developments. It is Council's desire to see that these elements are reflected when development is undertaken. New buildings will not have to duplicate nineteenth-century building forms.

The environmental result will be the maintenance and enhancement of the character of the Newtown and Tinakori Road shopping centres.

6.2.3.3 Ensure that any new development at Shelly Bay generally reflects the quality and character of the area and has regard to the site's special coastal location.

METHODS

- Rules
- Design Guide (Shelly Bay)

Shelly Bay is a special Suburban Centre site covering the former military base. Development on the site is characterised by a collection of individual buildings of one or two storeys above ground level. It is council's intention that new building development at Shelly Bay should reflect the character of established development on both sides of the main road through the site, and provide for a pedestrian promenade along the water's edge.

The environmental result will be the development of Shelly Bay in a manner that reflects the sensitive nature of the site between the sea and the open space of the Miramar headland.

[6.2.3.3A Provide for the development and site rehabilitation of the Kiwi Point Quarry to the extent specified in the Plan in a way that avoids, mitigates or remedies adverse effects.

METHODS

- Rules (including Appendices showing the extent of quarry areas)
- A quarry management plan

Kiwi Point Quarry is an established quarry, involving ongoing extraction, processing, cleanfilling and rehabilitation. As the continuing availability of aggregate and other quarry materials is economically important for the City and wider region, the Plan makes specific provision for the ongoing use and development of the quarry. For both the older and newer areas of the quarry, specific rules and a development plan are incorporated. These provisions provide for the avoidance or mitigation of adverse effects from the quarry activity and the long-term mitigation of effects on landscape and landform following quarrying. It is the Council's intention that cut faces should be designed to yield a relatively natural landform in the long term and that rehabilitation of cut faces should begin as early as practicable. The staging of quarry development, and the day to day management of quarry activities are further detailed and controlled through the application of a quarry management plan.

A quarry management plan shall be prepared and regularly updated, which sets out:

- *intended staging of the excavation and cleanfilling activities*
- *the means of management of surface and groundwater*
- *management of on-site traffic*
- *provision for any onsite processing and temporary storage of quarry material*
- *any specific provisions relating to onsite management of noise, dust, vibration, visual impact, water quality*
- *a procedure for addressing any complaints*
- *objectives and principles for the rehabilitation of the site, including:*
 - *a timetable for the rehabilitation of prominent quarry faces*
 - *measures to create soil conditions which will support plant growth*
 - *measures to create a variety of site conditions to support a range of species*
 - *means of controlling runoff to avoid erosion*
 - *means of control of plant and animal pests*
 - *measures to avoid fire risks*
 - *means to assist native vegetation to regenerate on grazing land*
 - *rehabilitation which is compatible with Open Space strategy for adjacent areas of land*
- *management of buffer areas*

- *practices and methods that will be adopted to ensure that all permitted activity conditions applying to the activities will be met.*

The quarry management plan will complement the other rules applying to the quarry activity and will provide additional management details. It will be reviewed at least every five years and any necessary adjustments will be made.

As progressive rehabilitation of the area is an important aspect of quarry management, the Quarry Management Plan includes rehabilitation provisions. As quarrying and cleanfilling activities are completed on the site, an implementation plan shall be prepared annually in accordance with the Quarry Management Plan.

The requirement that regular monitoring is undertaken and regular progress reports are completed and submitted to the Council is a key element. This requirement is included because successful rehabilitation of any disturbed area requires constant monitoring as site conditions vary considerably and evolve over time. Regular observation and recording of results is an essential part of managing the process.

A vegetated buffer area is included within the Suburban Centres Area as part of the development of the southern part of the quarry. At the northern end, the necessary buffer area is within the Open Space B Area.

It is important also that rehabilitation of the quarry area should recognise and in the longer term be able to be integrated as appropriate with the Open Space strategy developed by the Council for adjacent areas of land. Current Council policy is for the creation of further Green Belt areas on the steep hill sides of the Ngauranga Gorge and, for instance, it may be possible to allow continuation or linking of proposed walkways.

Overall, the environmental result will be the availability of quarry materials for the City and wider region in the short and medium term, and long-term achievement of well-vegetated quarry faces with the appearance of natural landforms which will be integrated with Council development of Open Space areas in this vicinity.]^{PC64}

6.2.3.4 Maintain identified retail frontages within existing Suburban Centres. *Refer to District Plan Maps 47 to 49*

METHOD

- Rules

There are few limitations on the type of activities which may be established in the Suburban Centres. This may affect the character of main shopping streets by breaking the existing retail pattern. It is Council's view that the characteristic pattern should be maintained by ensuring that existing retail frontages are retained.

For this reason the Plan includes a rule requiring continuous retail frontage on identified streets.

The environmental results will be the maintenance and enhancement of the visual quality and vitality of main shopping streets in Suburban Centres.

OBJECTIVE

- 6.2.4 To ensure that the adverse effects of new subdivisions are avoided, remedied or mitigated.**

POLICIES

To achieve this objective, Council will:

6.2.4.1 Ensure the sound design, development and appropriate servicing of all subdivisions.

METHOD

- Rules (compliance with Code of Practice for Land Development)

Council is concerned to ensure that all new subdivisions are developed to a high standard, and has imposed controls to encourage their sound design, development and servicing. All subdivisions will be assessed in terms of relevant Plan rules and Council's Code of Practice for Land Development. Council seeks to ensure that new sites in Suburban Centres are suitable for their intended use.

The environmental results will be the development of well-designed and properly serviced subdivisions in Suburban Centres.

OBJECTIVE

6.2.5 To maintain and enhance the quality of the coastal environment within and adjoining Suburban Centres.

POLICIES

To achieve this objective, Council will:

6.2.5.1 Require that where uses or activities within a Suburban Centre adjoin or face the coastal marine area, they satisfy additional provisions.

6.2.5.2 Maintain the public's ability to use and enjoy the coastal environment by requiring that, except in the Operational Port Areas, public access to and along the coastal marine area is maintained, and enhanced where appropriate and practicable.

6.2.5.3 Enhance the natural values of the urban coastal environment by requiring developers to consider the ecological values that are present or that could be enhanced, on the site.

6.2.5.4 Ensure that any developments near the coastal marine area are designed to maintain and enhance the character of the coastal environment.

METHODS

- Rules
- Design Guides, eg Shelly Bay
- Advocacy
- Other mechanisms (New Zealand Coastal Policy Statement, Regional Coastal Plan)

The coastal environment is an important asset for Wellington, and Council is concerned that its qualities and character are not lost through inappropriate activities or development. Council aims to maintain and enhance the character and public amenity of the coastal environment by means of rules and strategies.

Further provisions will be required where uses or activities may affect the coastal environment. Such conditions will relate to the scale and intensity of developments and the control of any adverse effects, particularly in relation to Greta Point and Shelly Bay.

Maintenance and enhancement of public access to and along the coast is an important issue. However, there are occasions when public access will not be appropriate or practicable. "Appropriate and practicable" means:

"Public access may not be appropriate where it is necessary to protect any Area of Significant Conservation Value, Area of Important Conservation Value, sites of significance to tangata whenua, public health or for safety, animal health, security, defence purposes, or quarantine facilities. In other cases, particularly along sections of coastal cliff, access along the foreshore may not be practicable. Practicable includes recognition of both technical and financial constraints." (Coastal Plan for the Wellington Region - Explanation to policy 4.2.17).

The environmental results will be the maintenance and enhancement of the coastal environment where it is within and adjoining Suburban Centres.

OBJECTIVE

6.2.6 To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.

POLICIES

To achieve this objective, Council will:

6.2.6.1 Identify those hazards that pose a significant threat to Wellington, to ensure that areas of significant potential hazard are not occupied or developed for vulnerable uses or activities.

METHOD

- Rules

Natural and technological hazards pose a threat to health and safety throughout the City. It is therefore necessary to identify the hazards and risks that people face by living in Wellington.

[Council's hazard management involves four phases – mitigation, preparedness, response and recovery. Mitigation is addressed through a combination of land use management within the District Plan and Building Act controls. Control can be exercised over some hazards to avoid the hazard (such as technological hazards), whereas other hazards such as fault rupture and ground shaking from earthquakes are unavoidable. However, the risk to life from these unavoidable hazards can be reduced with appropriate mitigation measures.

Not everyone is able to respond to an event in the same way. Portions of the population (due to factors such as age, health and income) may be less able to cope with an emergency and are more vulnerable. Certain high-intensity land uses (such as public assembly sites, schools, high rise housing) may also increase the hazard risk.]^{PC22}

The environmental results will be a reduction in the adverse effects of hazard events, and a reduction in risk to people from natural or technological hazards to an acceptable level.

6.2.6.2 Ensure that the adverse effects of hazards on critical facilities and lifelines are avoided, remedied or mitigated.

METHODS

- Rules
- Advocacy

The services people depend on to help them cope with emergencies include the fire, police, ambulance and civil defence organisations as well as other volunteer services. People also rely on other services, such as communications, transport routes, electricity, gas and water, to cope after the event. These essential services are known as lifelines. For these reasons, Council considers it essential for critical facilities and lifelines to be located as far as it is reasonably practicable from Hazard Areas.

The environmental result will be the establishment of critical facilities in locations that avoid, remedy or mitigate the risks from hazards.

6.2.6.3 Ensure that the adverse effects on the natural environment arising from a hazard event are avoided, remedied or mitigated.

METHOD

- Rules

Planning to cope with the after-effects of a hazard event must consider such factors as contamination of ground water from ruptured pipelines and storage tanks. Some activities may also affect the natural environment under emergency conditions. For these reasons relevant rules have been included in the Plan.

The environmental result will be the better protection of the natural environment from hazard events.

6.2.6.4 Ensure that earthworks and buildings do not exacerbate flood hazards.

METHOD

- Rules

Development involving earthworks and buildings will be controlled to ensure that they do not increase the risk of flooding by blocking flood water flow paths and culverts, and diverting flood waters to other sites.

The environmental result will be the minimisation of hazard risks on flood plains or flood prone areas.

OBJECTIVE

- 6.2.7 To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal, and formation of contaminated sites.**

POLICIES

To achieve this objective, Council will:

- 6.2.7.1 Require that the storage, use, handling and disposal of hazardous substances are subject to analysis using the Hazardous Facilities Screening Procedure and, where appropriate, the resource consent procedure in order that any potential or actual adverse effects are managed in such a way as to safeguard the environment.**

METHODS

- Rules
- Other mechanisms (Health Act, Hazardous Substances and New Organisms Act 1996 and its Transitional Provisions, Health and Safety in Employment Act, 1992)

Council is concerned that the community and environment should not be exposed to unnecessary risk from hazardous substances. The District Plan aims to control use of land in order to prevent or mitigate any potential adverse effects of hazardous substances by considering the appropriateness of the site location and other site requirements to minimise the risk of accidental release. Although these are only two facets of hazardous substances management, others are outside the scope of the District Plan.

[The hazardous substance provisions of this Plan work in conjunction with the provisions for hazardous substances under the Hazardous Substance and New Organisms Act 1996. Controls imposed on hazardous substances under the Resource Management Act cannot be less stringent than those set under the Hazardous Substance and New Organisms Act 1996. This requirement is reflected in the rules for hazardous substances in this Plan.]^{PC35}

The Regional Council has developed rules in the Regional Plans to control discharge of hazardous substances to land, air and water.

The Hazardous Facilities Screening Procedure has been incorporated into the District Plan. Uses which have unacceptable potential effects will be located and contained where their potential adverse effects can be prevented or mitigated.

The environmental result will be a safer environment as a result of the safer storage, use and disposal of hazardous substances.

- 6.2.7.2 Reduce the potential adverse effects of transporting hazardous substances.**

METHODS

- Rules (conditions on resource consents)
- Other mechanisms (advocacy and bylaws) [and NZ land transport legislation (including Land Transport Act 1993, Land Transport Rule: Dangerous Goods 1999 and New Zealand Standard 5433:1999).]^{PC35}

Because there is always a risk of an accident, the transportation of hazardous substances potentially has adverse effects on the surrounding locality. Where practicable, transport of hazardous substances to a hazardous facility will be restricted to main arterial routes and avoid peak periods of commuter traffic.

The environmental result will be safer communities.

- 6.2.7.3 Control the use of land for end point disposal of waste to ensure the environmentally safe disposal of solid and hazardous waste.**

METHODS

- Rules
- Operational activities (Waste Management Strategy)
- Designation
- Other mechanisms (Regional Plans [and Hazardous Substances and New Organisms Act 1996].)^{PC35}

Unrestricted land disposal of waste by landfilling is increasingly less environmentally acceptable as a method of dealing with the City's waste. For this reason, Council wishes to discourage the proliferation of waste disposal sites.

Council's Waste Management Strategy, which addresses waste disposal in Wellington City, includes guidelines on the environmentally acceptable management of the hazardous wastes produced in Wellington.

The environmental result will be fewer and better-managed waste disposal sites.

6.2.7.4 To require hazardous facilities to be located away from Hazard Areas.

METHOD

- Rules

The likelihood of an accidental release of a hazardous substance is increased during a natural hazard event.

For this reason, Council wishes to discourage the development of new hazardous facilities in identified Hazard Areas.

The environmental result will be the minimisation of hazards and risk to the environment and people in Hazard Areas.

6.2.7.5 Co-operate with the Regional Council in compiling a database of all contaminated sites in the city.

6.2.7.6 Control activities on any contaminated site.

6.2.7.7 Encourage the restoration of contaminated sites.

METHODS

- Rules
- Other mechanisms (Regional Discharges to Land Plan)

Because contaminated sites can damage human and ecological health, Council believes that District Plan restrictions are necessary. Council aims to identify such sites and to restrict activities on them until the contamination is removed and its source controlled.

The environmental result will be the recognition and restoration of contaminated sites.

OBJECTIVE

6.2.8 To enable efficient, convenient and safe access for people and goods within the Suburban Centres.

POLICIES

To achieve this objective, Council will:

- 6.2.8.1 Seek to improve access for all people, particularly people travelling by public transport, cycle or foot and for those with mobility restrictions.**

METHODS

- Rules
- National standard access design criteria
- Other mechanisms (Regional Land Transport Strategy)
- Operational activities (WCC Transport Strategy)
- Advocacy (Council Social Policy)

Council considers that good access for all modes of movement is an important element of a sustainable city. Council is implementing a variety of methods to improve access. Council's Transport Strategy for the City includes a broad range of both short and long-term initiatives to improve access including an emphasis on public transport and pedestrian access. Programmes and plans under this Strategy are implemented primarily through the Annual Plan process.

The City's transportation system is shaped by the actions of many authorities or organisations, including the Wellington Regional Council, Transit New Zealand and companies involved in the movement of people and freight on land, sea or air. Where there are opportunities for input, Council will advocate for improved accessibility. Council will continue to work closely with the Wellington Regional Council on transportation matters and the District Plan will remain consistent with the Regional Policy Statement, the Regional Land Transport Strategy and relevant plans.

An important consideration will be the protection of all existing railway links to the City. Council will work to ensure that these transport corridors are retained.

Council also acknowledges that an important element of urban design is to make the City accessible to people with mobility restrictions. Working with interest groups, Council will also undertake strategic actions to promote equity and safety in access, such as awareness improvements initiatives. It will also promote accessibility for people with mobility restrictions by implementing its 'Policy for People with Disabilities' and employing the national standard access design criteria in NZ Standard access design criteria in NZ Standard 4121 (or its successor).

The environmental result will be better access for people and goods in Suburban Centres.

- 6.2.8.2 Require appropriate extensions to the existing road network, and make provision for these. In particular completion of the following connector route will be achieved; the connection of Shelly Bay Road through the Shelly Bay Suburban Centre site.**

METHOD

- Rules

Some additions to the existing road network may be required to improve access. Where extensions to the existing road network are proposed they will, in most cases, be identified or designated on the District Plan Maps.

In Shelly Bay the continuation of Shelly Bay Road will be provided for by legalising the existing formed road generally along its existing alignment and stopping the existing unformed legal road.

The environmental result will be improved access to parts of Suburban Centres.

6.2.8.3 Encourage the provision of appropriate parking and require servicing and site access for activities in Suburban Centres.

METHODS

- Rules
- National standard access design criteria
- Operational Activities (Wellington City Council Transport Strategy)
- Other Methods (Wellington City Council Bylaws and Traffic Regulation Orders)

In Suburban Centres, particularly those with many shops, there is not enough parking during peak trading hours. Parking spills over into nearby residential streets and causes problems. To reduce these problems and general street congestion, the Council will encourage owners or developers to make appropriate provision for offstreet parking. On street parking control and management will be maintained within Suburban Centres and surrounding streets to achieve this end.

When premises can be efficiently and safely serviced, it avoids blocking the streets and interrupting vehicular and pedestrian movements. New accessways are not permitted onto roads where access is prohibited on the Planning Maps.

Well-designed and safe access to sites is required to help prevent traffic congestion or conflict between street users. Where significant disruption would occur because of the nature of the traffic or pedestrian environment, access may be restricted.

It is also important that equitable provisions for older people and all others with mobility restrictions are made in the design and construction of parking and site access.

The environmental results will be improved access to streets within Suburban Centres.

6.2.8.4 Manage the road system in accordance with a defined road hierarchy. *Refer to District Plan Map 33*

METHOD

- Rules

A road hierarchy classifies roads according to their function. A road hierarchy for Wellington will be used in the administration of the Plan to ensure that land uses or activities are appropriately related to the network.

The environmental result will be the maintenance of Suburban Centres on main arterial routes or principal streets which provide the most appropriate access to them.

6.2.8.5 Protect and enhance access to public spaces in Suburban Centres.

METHODS

- Rules

- National standard access design criteria
- Advocacy
- Operational activities (urban design strategies)

Public space and amenities should have adequate access. Council aims to protect and enhance existing access and to seek new access opportunities.

Ensuring that the City's public spaces are accessible to all persons within the community, including older people and all others with mobility restrictions, will enhance the quality of the environment and promote equity in the enjoyment of amenity values.

The environmental result will be better access to public spaces in Suburban Centres.

OBJECTIVE

6.2.9 To promote the development of a safe and healthy city.

POLICIES

To achieve this objective, Council will:

6.2.9.1 Improve the design of developments to reduce the actual and potential threats to personal safety and security.

METHOD

Advocacy (crime prevention design guidelines)

Council considers that urban design measures can be adopted to minimise threats to personal safety and security. Guidelines for design against crime have been prepared and are used by Council to work towards the development of a safe city.

The environmental result will be that buildings or spaces are designed to avoid, remedy or mitigate the incidence of crime.

6.2.9.2 Promote and protect the health and safety of the community in development proposals.

METHODS

- Rules
- Other mechanisms (WCC Bylaws)
- Advocacy

The promotion of a safe and healthy city is being implemented through a broad range of Council actions, including District Plan rules.

Council is also using other mechanisms, such as the Healthy City initiative and general bylaws, to promote the health and safety of Wellington's communities. Some involve physical actions, whereas others centre on providing information.

The environmental result will be Suburban Centre environments that provide for the health and safety of people by controlling the adverse effects of activities.

6.2.9.3 Reduce the risk associated with the effects from high voltage transmission lines by encouraging the location of these away from urban areas and by restricting the location of Suburban Centre development near such lines.

METHOD

- Rules

High voltage transmission lines generate potentially hazardous electro-magnetic fields. For this reason Council has taken a precautionary approach by restricting activities near these transmission lines. The environmental result will be the minimisation of possible hazards to people from the effects of high voltage transmission lines.

The environmental result will be the minimisation of possible hazards to people from the effects of high voltage transmission lines.

OBJECTIVE

6.2.10 To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.

Maori concepts present a different view for the management of the City's natural and physical resources. In particular, kaitiakitanga is a specific concept of resource management. By acknowledging ancestral relationships with the land and natural world, a basis can be constructed for addressing modern forms of cultural activities.

POLICIES

To achieve this objective, Council will:

6.2.10.1 Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori. *Refer to Chapter 21*

METHODS

- Rules
- Information

Particular features of the natural and cultural landscape hold significance to tangata whenua and other Maori. The identification of specific sites (such as wahi tapu/sacred sites and wahi tupuna/ancestral sites) and precincts will ensure that this significance is respected. For this reason, sites of significance and precincts are listed and mapped within the Plan.

The environmental result will be that such sites and precincts are identified and protected from inappropriate development.

6.2.10.2 Enable a wide range of activities that fulfil the needs and wishes of tangata whenua and other Maori, provided that the physical and environmental conditions specified in the Plan are met.

METHOD

- Rules

The Suburban Centre provisions facilitate a wide range of activities, including marae and papakainga/group housing and kohanga reo/language nests. The

performance standards for Suburban Centres are not intended to act as barriers to the establishment of such uses.

The environmental result of the implementation of this policy will be that such uses establish where there is a need.

6.2.10.3 In considering resource consents, Council will take into account the principles of Te Tiriti o Waitangi/the Treaty of Waitangi.

METHOD

- Rules (condition on resource consent, consultation)

The principles that underlie the Treaty provide a basis for the management of natural and physical resources. The principles include having regard to consultation, partnership and a shared responsibility for decision-making. For this reason, rules have been included in the Plan requiring consultation in specific situations.

The environmental result will be that appropriate developments respect the existence of Maori cultural values.