

FAQ – Plan Change 37

Q: *What does proposed Plan Change 37 seek to achieve?*

A: Plan Change 37 seeks to introduce a new set of policies and rules into the District Plan to help with the assessment of future development proposals in Titirangi Village.

Q: *How would the new provisions assist with assessment of future development proposals?*

A: The proposed plan change identifies the distinctive features of the village as it exists today and provides a statement of its desired future character and amenity based on consultation with the community. Any development proposals would be assessed to ensure they contribute to this outcome.

Q: *What area is considered to fall within the Titirangi village?*

A: The village is considered to include all the existing commercial area on Titirangi Road, together with the area of non-residential uses established along South Titirangi Road as far as the fire station and the offices behind Toby's restaurant. This puts a clearly defined boundary around the existing business area.

Q: *Would the proposed plan change allow an influx of new commercial activities to establish in South Titirangi Road (north of Toby's)?*

A: The plan change would make it easier for non-residential activities to establish in the areas at each end of the village, at the entrance to Rangiwai Road and down the first part of South Titirangi Road. However, the majority of the properties in these areas are already occupied by non-residential activities such as churches, medical offices and restaurants. For this reason it is not expected there will be any major influx of new businesses into the village.

Q: *Would shops be permitted in the South Titirangi Road area (north of Toby's)?*

The proposed rules would only provide for retail sales of arts and crafts and restaurant food and beverages. However, even these retail activities **would require resource consent** before they could establish. The council would carefully consider the scale, intensity and design of any proposal, together with the hours of operation, landscaping and car parking in determining whether to grant consent.

Q: *What controls would be imposed on the design and appearance of commercial buildings in the village?*

A: Under the existing District Plan, new buildings are permitted activities and therefore do not normally need resource consent. However, under Plan Change 37, all new buildings require resource consent. Applications would be assessed on their contribution to the character of the village. Council planners would look at issues such as design and appearance, pedestrian movement and car parking when considering any application.

Q: *How high could buildings be?*

Buildings up to 8m in height (two storey) could be established in the Titirangi village. Buildings up to 11m in height may be acceptable on certain sites but would need to go through a rigorous consent process. It is likely the council would seek input from the public on any proposal for a building up to 11m high.

Q: *How would this change from what's allowed now?*

Currently, buildings of up to 10m high can be established in the Titirangi village without resource consent as a permitted activity, provided they meet prescribed controls. The plan change removes these permitted activity rules in favour of a more rigorous resource consent process to assess the quality of proposals.

Q: *How can I get further information about the process?*

A: Contact the council's 24-hour call centre on 839 0400 or email info@waitakere.govt.nz. You could also attend the council's Plan Change 37 'Drop-In' Day, to be held at the Titirangi War Memorial hall on Tuesday 25 May 2010, between 3.30pm and 6.30pm. Council staff will be available on the day to answer any questions you may have about Plan Change 37 and discuss any issues. You can attend at any time between the hours noted above.