

# **Waitakere City District Plan**

## **Plan Change 37**

### **Titirangi Village**

**And**

### **Variation 1 to Plan Change 17 (New Lynn) to the District Plan**

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Additions are underlined and deletions are ~~struckthrough~~.

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Delete Policy 11.22 as follows:

**Policy 11.22 Deleted in its Entirety – REFER PART 5B.3.3**

~~Activities and structures in the Titirangi Community Environment should be designed and managed and have an external appearance that reflects the village atmosphere, and complements the surrounding bush setting and existing development and foster the development of lively, interesting and pedestrian-friendly public spaces. Development on the land located on the corner of Titirangi and South Titirangi Roads, identified as area “A” on survey plan SO67597, is controlled to ensure the height, location and design of buildings achieves high levels of amenity as viewed from Titirangi Road and South Titirangi Road. Public carparking must also be retained on this land.~~

***Explanation***

~~Titirangi Village has an atmosphere and quality of building design that is highly valued by the City’s residents. This policy seeks to ensure that future development protects and enhances these valued qualities.~~

**Methods**

***District Plan Rules:***

- Building and Site Design – Titirangi Rules

***Other Methods:***

- design guidelines

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**Insert** a new section 5B.3.3 (that acts to replace operative Policy 11.22) which provides the introduction, existing character and amenity statement, future character and amenity statement, objectives and policies for Titirangi village as follows:

**5B.3.3 Titirangi Village**

**5B.3.3.1 Introduction**

This section first identifies the distinctive natural, landscape, cultural, historic, community and heritage features of Titirangi village that are important to its environment, character and amenity. It then provides a statement of the environment, character and amenity that is desired in Titirangi village into the long-term future. The village’s heritage features can be threatened by the cumulative effects of individual developments, resulting in unintended loss of its valued heritage features, village form, character and amenity.

Titirangi is unique in that it is a forested community located both within the Auckland Metropolitan Urban Limits and the Waitakere Ranges Heritage Area. Titirangi village is the focal point for this community and supports the community’s social, cultural, economic and environmental wellbeing. Titirangi village is located within distinctive landscapes and landforms which have a character that contributes to the national significance of the Waitakere Ranges Heritage Area.

The Titirangi village local area is identified on the Human Environment Planning Maps G9 and G10.

**5B.3.3.2 Statement of Existing Character and Amenity of Titirangi Village**

The valued existing character and amenity of Titirangi village is defined by the following distinctive qualities. The heritage features of the area need to be protected, restored and enhanced in the future.

### **i) Dramatic Natural Landscapes and Landforms**

Titirangi village sits within a landscape and landform of regional and local significance which has outstanding scenic beauty, and forms part of the dramatic visual backdrop to metropolitan Auckland. From its elevated location within the Waitakere Ranges, it has views to metropolitan Auckland, the Manukau Harbour and the Waitakere Ranges.

Titirangi village is dominated, defined and enclosed by the surrounding natural landforms and forested landscapes. Defining landform features are Rangiwai Hill and Mt Atkinson, which are located at each end of the village. The village is located on the sensitive ridgeline which stretches between these landform features.

The surrounding forest has a rich biodiversity of indigenous flora and fauna.

### **ii) Built Environment**

Titirangi is well known for Lopdell House and a number of dwellings designed by notable New Zealand architects. Lopdell House is an important landmark and is valued by the community.

The village is well defined as a retail, commercial and community focal point. The village is becoming enclosed within an increasingly dominant forest setting. Views of the village are generally becoming obscured from the wider residential area because of the forest. Overall, buildings within the village are subservient to the surrounding vegetation and landforms. The pattern of village development is compact and contained within distinctive boundaries.

The village is generally pedestrian focussed, laid out in a ribbon-like mainstreet pattern of retail and commercial activity between Rangiwai Hill and Mt Atkinson. Development is focussed towards the ridgeline and Titirangi Road, leaving the rear of sites free of development and in indigenous forest.

Buildings generally provide active frontages at street level, weather protection over footpaths and because of their scale and location there is good solar access to footpaths.

### **iii) Community Focal Point**

The village is a distinctive place in the Auckland region because of its setting, character, scale, form and function. It is both a gateway to the Waitakere Ranges Heritage Area and a destination and meeting place for residents and visitors. Much of the village's character and amenity is derived from this role of being a desirable destination within the wider regional context, while also providing for the wellbeing of the local community.

A range of businesses and services provide for the needs of residents and visitors, creating a village atmosphere and offering local employment opportunities. The provision of local street-level retail on Titirangi Road is fundamental to the village's role as a focal point.

As a community focal point, the village is well served by community facilities which are focussed towards South Titirangi Road. These community facilities are an essential part of the village. The village is a well used, intimate, pleasant, busy yet tranquil place that is popular for meeting and social activity.

### **iv) Significance to Tangata Whenua**

Titirangi is significant to Tangata Whenua, especially Ngati Whatua who fought a battle in the area, and who along with Te Kawerau have a long history and relationship with this area. These relationships endure through recognition of their role as Tangata Whenua and as kaitiaki of the resources of the Heritage Area. This is also reflected in the naming of places, streams and other features in Titirangi.

## **5B.3.3.3 Statement of Future Character and Amenity of Titirangi Village**

The District Plan, through the objectives and policies, seeks to contribute to the existing character and amenity of Titirangi village. It seeks to create a future in which the village continues to provide

for the community's wellbeing and achieves a quality pedestrian and built environment and protects the surrounding landscapes and forest setting. The desired future environment, character and amenity is:

#### **i) Strengthening the Village's Built Environment**

The village will be strengthened as the focal point for local retail, services and non-residential activities. Opportunities for socialising, meeting and street-based interaction will be enhanced through a range of local business activities, improvements to street-based amenity and enhancements to public spaces. The village will continue to be the focal point for the local community, a destination for Aucklanders and a gateway to the Waitakere Ranges Heritage Area.

The number of local businesses and services in the village will increase, particularly the provision of local retail at street level on Titirangi Road. Buildings will have a height of two storeys above street level on Titirangi Road, with some limited opportunity for three storey buildings provided they remain at a lower height than Lopdell House.

The development of a limited range of small-scale non-residential activities (than in the Community Environment) will occur within a delineated area on South Titirangi Road and around the periphery of the village to acknowledge existing non-residential activities. This will complement the village and provide further opportunities to accommodate activities that support the wellbeing of the community. The existing character of South Titirangi Road and the village periphery will be retained through the reuse of existing buildings for these new activities, or where new buildings occur these will achieve a residential scale, intensity and character. Non-residential activities including churches and community facilities located on the periphery the village will continue to provide for the wellbeing of the community.

New buildings in the village will exhibit qualities consistent with a high standard of architectural and urban design, providing additional development opportunities, enhancing the mainstreet form of Titirangi Road and its visual appearance and pedestrian amenity. Buildings on Titirangi Road will create a pedestrian scaled village and provide opportunities for a range of retail and commercial activities with a focus for retail at the ground floor. Developments will avoid a visual clutter of signs.

Buildings will continue to be contained along the Titirangi Road ridgeline and will enhance the relationship of buildings to the pedestrian footpath and opportunities for improved pedestrian and footpath amenity. Buildings, access and car parking will avoid intrusion into the existing forested slopes below the Titirangi Road ridgeline. Car parking will be managed to provide further spaces in the village, although this will not predominate over the anticipated building design and location outcomes.

Heritage buildings, vegetation and sites, particularly Lopdell House will be protected, reused, restored, enhanced and celebrated. Lopdell House will continue to be a focal point for creative endeavour in the village.

Pedestrian amenity will be improved through footpath upgrades and managing traffic speeds in the village. The pedestrian environment will be further enhanced through landscape, public art and carefully designed spaces that support adjoining business activities, including outdoor seating.

#### **ii) Protecting, Restoring and Enhancing the Natural Character**

The environmental character and amenity of Titirangi village will continue to be derived from retaining its dominant forested character, scenic beauty and sense of enclosure provided by the surrounding natural features. The forests will increase in prominence and quality. The number and extent of environmentally damaging weeds and pests will be reduced.

Future patterns of development will ensure that buildings continue to be nestled within the natural landscape and be subservient to the surrounding landforms and forest setting.

### **5B.3.3.4 Issue**

A failure to manage development in Titirangi village may result in:

- i. a loss of valued character and amenity:

- ii. a loss of existing distinctive boundaries;
- iii. a dispersal of non-residential activities throughout the adjacent community;
- iv. poor building form and design;
- v. compromised pedestrian amenity;
- vi. intrusion of development into locally and regionally significant contiguous areas of forest;
- vii. adverse effects on heritage features; and
- viii. dominance of the natural environment and landscapes by inappropriately high buildings.

### **5B.3.3.5 Objective Titirangi Village**

**To ensure that development in Titirangi village local area:**

- i. provides for the social, cultural, economic and environmental wellbeing of the local community and enhances it as the focal point of social activity and meeting;
- ii. contributes to the diversity of activity in, and the quality and character of, the village;
- iii. contributes to and enhances the village's function as a cultural destination and a gateway to the Waitakere Ranges Heritage Area;
- iv. retains the village's distinct and distinguishable boundaries;
- v. is well designed and provides a variety of quality architectural outcomes that contribute to peoples' appreciation of the village's pleasantness, aesthetic coherence, and cultural and recreational attributes;
- vi. achieves a mainstreet form with active building frontages to Titirangi Road;
- vii. maintains and enhances the quality of public and pedestrian spaces;
- viii. protects, restores and enhances the area's heritage features, particularly the dramatic scale and enveloping nature of the forest setting and landforms;
- ix. is of an appropriate scale and intensity which integrates well with the surrounding forested landscape and natural landforms; and
- x. contributes to the achievement of the statement of future character and amenity for Titirangi village (refer 5B.3.3.3).

### **5B.3.3.6 Policy Titirangi Village**

**Titirangi village local area shall be developed in a manner that:**

- (a) supports the social, economic and cultural well-being of the Titirangi community;
- (b) enhances its role as a gateway to the Waitakere Ranges Heritage Area;
- (c) creates a desirable destination for people, the community, creative endeavour and culture;
- (d) protects, restores and enhances its heritage features; and
- (e) ensures the qualities of its village form, amenity and character are maintained and enhanced.

**This development is to be achieved by:**

- i. consolidating non-residential activities, other than home occupations, within the Titirangi Community Environment, the Open Space Environment and the Titirangi Non-Residential Activity Overlay;
- ii. recognising the Community Environment as the centre of the village and location for retail and non-residential activities;
- iii. providing for a limited range of community, commercial and restaurant activities and maintaining a residential scale and form of buildings and development in the Titirangi Non-Residential Activity Overlay;
- iv. providing for community facilities and activities in the South Titirangi Road Open Space Environment, including the provision of shared car parking facilities;
- v. recognising the contribution that Lopdell House makes to the character, amenity, identity and provision of activities in the village, including its role as a western edge of the village, and providing for its continued use and enhancement;

- vi. requiring development to ensure that, in terms of layout, pedestrian amenity and visual appearance, a high standard of design is achieved that avoids extensive shadowing of pedestrian spaces, establishes significant areas of glazing at street level fronting pedestrian spaces, and contributes to the character, amenity and visual landscape of the village;
- vii. enclosing Titirangi Road by buildings with a maximum height of two to three storeys, locating a predominance of retail sales activity at street-level and developing building façades that enhance the experience of the pedestrian and provide continuous pedestrian cover over the footpath;
- viii. maintaining and extending the continuous building frontages on the southern side of Titirangi Road;
- ix. requiring new buildings on the northern side of Titirangi Road to generally provide for a continuous active building frontage to the street;
- x. avoiding inappropriate vehicle access and minimising vehicle crossings to Titirangi Road;
- xi. avoiding car parking areas adjoining the street frontage on Titirangi Road and within forested areas by taking a flexible approach to the provision of car parking to ensure that the form and character of the village is not compromised;
- xii. controlling and managing the use of the footpaths and outdoor areas to achieve the active use of these spaces by providing a quality of amenity that encourages restaurant and social activity in the village while maintaining pedestrian access;
- xiii. avoiding signs dominating the built form of the village; and
- xiv. retaining areas of contiguous indigenous forest and habitat and the forested backdrop to the village.

### **5B.3.3.7 Methods**

#### **District Plan Rules:**

- Community Environment (Titirangi Village) Rules
- Open Space Environment Rules
- Bush Living Environment Rules (Titirangi Non-Residential Activity Overlay)

#### **Other Methods:**

- Local Area Plans

**Amend** Rule 4 Building Location-Natural Landscape Elements of the Community Environment as follows:

**Variation 1 to Plan Change 17 (New Lynn)**

**deletes**

the reference to “(Titirangi Town Centre)” from the 3<sup>rd</sup> bullet point of Rule 4.1 of the Community Environment.

This is the only amendment proposed by **Variation 1 to Plan Change 17**.

Rule 4	BUILDING LOCATION-NATURAL LANDSCAPE ELEMENTS
<p><b>RULES</b></p> <p><b>4.0 General</b> The following rules shall apply to <i>Any Activity</i> involving the erection or alteration of <i>buildings</i> and establishment of <i>development</i>.</p> <p><b>4.1 Permitted Activities {A203, A211, A217}</b> Activities meeting the following Performance Standard are <i>Permitted Activities</i>:</p> <p>(a) additions or alterations to <i>buildings</i> or <i>development</i> on <i>land</i> identified as a <i>sensitive ridge</i> on the <i>Natural Areas Maps</i>, provided the additions or alterations do not increase the <i>height</i> of the <i>building</i> or <i>development</i>; and</p> <p>(b) <i>buildings</i> and <i>development</i> which are not on <i>land</i> identified as a <i>sensitive ridge</i>, or headland/cliff/ scarp on the <i>Natural Areas Maps</i>.</p> <p><del>• <i>buildings</i> and <i>development</i> with a <i>height</i> not exceeding 7.0 metres plus roof, measured from road level at the centropoint of its Titirangi Road frontage (Titirangi Town Centre) (where the roof complies with Rule 7 – Building and Site Design, Titirangi).</del></p> <p><b>4.2 Limited Discretionary Activities</b> Activities meeting the following Performance Standards are <i>Limited Discretionary Activities</i>:</p> <p><del>• <i>buildings</i> and <i>development</i> not meeting the performance standards in Rule 4.1 where the <i>building</i> or <i>development</i> has a maximum <i>height</i> not exceeding 10.0 metres as measured from road level at the centropoint of its Titirangi Road frontage (Titirangi Town Centre)</del></p> <p>(a) <u><i>buildings</i> and <i>development</i> within the Titirangi Town Centre, with a maximum <i>height</i> not exceeding 8.0 metres measured from road level at the centropoint of the <i>site’s</i> Titirangi Road frontage.</u></p>	<p><b>ASSESSMENT CRITERIA</b></p> <p><b>4(a)</b> The extent to which <i>buildings</i> are obtrusively visible on or above <i>sensitive ridgelines</i> from a <i>public place</i>.</p> <p><b>4(b)</b> The extent to which <i>buildings</i> and <i>development</i> compromise the visual landscape qualities of <i>sensitive ridgelines</i> and other <i>natural landscape elements</i>.</p> <p><b>4(c)</b> The extent to which <i>development</i> adversely affects the visual, historical, cultural and spiritual significance for <i>iwi</i> of <i>sensitive ridges</i>.</p> <p><b>4(d)</b> The extent to which <i>landscape treatment</i> is used to mitigate the visual impact of <i>buildings</i> and <i>development</i>.</p> <p><b>4(e)</b> The extent to which more than minor adverse effects can be adequately remedied, mitigated or offset through provision of works and services on or off the <i>site</i> and/or through payment or provision of <i>financial contribution</i>.</p> <p><b>4(f)</b> The extent to which the <i>height</i> of the <i>building</i> or <i>development</i> will interrupt identified <i>Public Views</i>, as listed in Appendix K of the Policy Section of the Plan.</p> <p><b>4(g)</b> <u>The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.</u></p> <p>Note: See also Policies 2.7, 8.7, 9.3, 9.5, 9.12, 10.27, 11.7, 11.8, <u>5B.1, 5B.3.3</u> (Policy Section of the Waitakere District Plan)</p>

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of *height*, location, *design*, *landscape treatment*, and scale and will be considered in accordance with Assessment Criteria 4(a)-4(fg).

#### 4.3 Discretionary Activities

Activities meeting the following Performance Standard are *Discretionary Activities*:

- i) *buildings and development* not meeting the standards in Rule 4.1 and 4.2.
- ii) *Buildings and development within the Titirangi Town Centre, not meeting the standards in Rules 4.1 or 4.2 with a maximum height not exceeding 11 metres measured from road level at the centrepoint of the site's Titirangi Road frontage.*

*Discretionary Activity* applications will be assessed having regard to Assessment Criteria 4(a) - 4(fg) and any other matters which are relevant under section 104 of the *Act*.

#### 4.4 Non-Complying Activities

Buildings and development within the *Titirangi Town Centre* that are not a *permitted activity* or a *limited discretionary activity* or a *discretionary activity* shall be deemed to contravene a rule in this *plan* and shall be a *non-complying activity*.

#### NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/ plans.

~~2. A guideline to help determine which "roads" and "public places" a building may be visible from is kept by the Council.~~

~~3.~~ Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment* and also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.

~~3.~~ Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.

~~4.~~ Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.

~~6. The Council may have a guideline to help interpret this rule - check at the Council Offices.~~

~~5.~~ For *resource consents* see the Information Requirements in the *City-Wide Rules*.

~~6.~~ Council officers may be able to give advice on designing *buildings* in **natural landscape** areas - check at the Council offices.

#### RESOURCE CONSENT CONDITIONS

In granting a *resource consent*, Council may impose conditions. Conditions may include any one or more of the following matters:

- limiting the *height* of the *building*
- altering the location of *buildings*
- altering the *design* of *buildings*
- requiring provision of *planting*
- the imposition of a *bond* to ensure satisfaction of conditions of consent
- requiring *financial contributions* in accordance with the *Act*
- such other matters provided for in section 108 of the *Act*
- covenanting of existing or *planted vegetation*
- *requiring on-site or off-site* works and service to avoid, remedy, mitigate or offset adverse effects.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

**Amend** Rule 7 Building and Site Design (Titirangi) of the Community Environment by deleting diagrams 7A, 7B & 7C and amending the text as follows:

**Note for reader:** As a consequential amendment to the Community Environment Rules, Plan Change 17 renumbers Rule 7 as Rule 5C. Plan Change 17 is not operative, so the amendments proposed below utilise the numbering system of the Operative District Plan.

Rule 7	BUILDING AND SITE DESIGN - TITIRANGI
<p><b>RULES</b></p> <p>RULES</p> <p><b>7.0 General</b></p> <p>The following rules shall apply to <i>Any Activity Non-Residential Activities</i> involving the erection or alteration of <i>buildings</i> in the <i>Titirangi Community Environment</i>.</p> <p><b>7.1 Permitted Activities</b></p> <p>Activities meeting the following Performance Standards are <i>Permitted Activities</i> except on the <i>land</i> located on the corner of Titirangi and South Titirangi Roads, identified as area “A” on survey plan SO67597:</p> <p><b>buildings:</b></p> <ul style="list-style-type: none"> <li>– where the <i>building</i> entry is directly off the <i>road</i>; and</li> <li>– on the south side of Titirangi Rd, which are built up to the <i>road</i> frontage along the full width of the <i>site</i> and which provide a <b>view</b> from the <i>road</i> through the <i>building</i> to the bush at the rear; or</li> <li>– on the north side of Titirangi Road which are built up to a minimum of 75% of the width of the <i>site</i>; and</li> <li>– which provide weather protection over the full width of the footpath in front of the <i>building</i>; and</li> <li>– which have an external surface finish of horizontal weather boards or rusticated stonework or brick or smooth plastered finish; and</li> <li>– with either a useable rooftop terrace or a pitched roof which is between 22.5 degrees and 45 degrees in pitch; and</li> <li>– with a <i>height</i> not exceeding 7.0 metres plus roof measured from <i>road</i> level at the centrepoint of its Titirangi Road frontage (see diagram 7A), and</li> <li>– where the ground floor has more than 50% of its facade in <i>display space</i>, and upper floors which do not have more than 50% of the facade in windows (see diagram 7B), and</li> <li>– with a maximum width along the <i>road</i> frontage of 6.0 metres (see diagram 7C).</li> </ul>	<p><b>ASSESSMENT CRITERIA</b></p> <p><b>7(a)</b></p> <p>The extent to which <i>buildings</i> have an entry that is visible from the <i>road</i>.</p> <p><b>7(b)</b></p> <p>The extent to which <i>buildings</i> on the south side of Titirangi Road are built up to the <i>road</i> frontage to maintain the streetscape and provide weather protection and have <b>views</b> through the <i>building</i> at <i>road</i> level to the bush and landscape.</p> <p><b>7(c)</b></p> <p>The extent to which on the north side of Titirangi Road, <i>development</i> is designed with gaps that allow for <b>views</b> of the bush beyond.</p> <p><b>7(d)</b></p> <p>The extent to which <i>buildings</i> provide weather protection over adjacent footpaths.</p> <p><b>7(a)</b></p> <p><u>The extent to which all development and buildings contribute to high standards of design, pedestrian amenity, safety and comfort, attractive streets and public places by:</u></p> <ol style="list-style-type: none"> <li>i. <u>building up to the street frontage for the entire length of the street frontage of the site. Where gaps between buildings are necessary for vehicle access, then they should be designed to limit their effect on pedestrian activity, and provide where practicable a single lane access;</u></li> <li>ii. <u>encouraging shared vehicle access to be developed on the northern side of Titirangi Road to minimise vehicle crossings;</u></li> <li>iii. <u>providing a pedestrian entry that is visible from the street.</u></li> <li>iv. <u>providing sufficient continuous weather protection (eg. canopies, verandas) over the footpath for pedestrians;</u></li> <li>v. <u>providing ground level views from the street frontage through buildings to the vegetation and landscape backdrop using glazing or other architectural elements;</u></li> <li>vi. <u>modulating and detailing of the building’s form;</u></li> <li>vii. <u>designing buildings at street level to have a predominance of windows, doors and openings, while upper floors should use</u></li> </ol>

Activities meeting the following Performance Standards are Permitted Activities:

- (i) additions or alterations to buildings or development, provided the additions or alterations do not increase the height or building coverage of the building or development.

**[DELETE Diagrams 7A, 7B, 7C]**

## **7.2 Limited Discretionary Activities**

The erection or alteration of a building(s) (not provided for as a Permitted Activity in Rule 7.1) Activities meeting the following Performance Standard is a Limited Discretionary Activity Activities: provided building(s):

~~– buildings not meeting the standards in Rule 7.1 where the building has a maximum height not exceeding 10.0 metres.~~

- (i) have a maximum height not exceeding 8 metres measured from road level at the centrepont of the site's Titirangi Road frontage;
- (ii) are built up to and are continuous for the full width of the site's street frontage (excluding vehicle access);
- (iii) do not have residential activities at street level on Titirangi Road except for entrances, lobbies and accessways associated with residential activities on the upper floor(s);
- (iv) have a canopy across the full width of the street frontage of the building (except where vehicle access is provided) sufficient to provide weather protection for pedestrians and connection to canopies on adjoining sites or building(s); and
- (v) and buildings on the land located on the corner of Titirangi and South Titirangi Roads, identified as area "A" on survey plan SO67597 shall provide where:
- ~~– the building has a maximum height not exceeding 10.0 metres; and~~
  - ~~– there is either a useable terrace or deck accessible to the public or a view from Titirangi Road through the building to the bush at the rear; and~~
  - ~~– there are no less than 18 public car parking spaces provided on the land as defined. This is in addition to any requirement under Rule 14 - Parking, Loading and Driveway Access.~~

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to the matters of design, pedestrian amenity, screening, landscape treatment, car parking, and location and will be considered in accordance with Assessment Criteria 7(a)-7(jg).

windows, balconies and other elements that enable occupants to be aware of and observe activity on the street below. Shop front lighting should be provided to assist night-time visibility and pedestrian safety;

- viii. locating car parking to the rear of the building, in a basement (or semi-basement or undercroft) below the street level or within the building at street level, provided that the building should be able to accommodate a non-residential activity between any street-level parking area and the street. This activity shall be oriented towards the street rather than the parking area;
- ix. providing for vehicular and pedestrian safety while achieving active street frontages;
- x. incorporating 'Crime Prevention Through Environmental Design' and 'Universal Design' principles.

### **7(eb)**

~~The extent to which buildings have a height along the road frontage which maintains the low rise character of the area, does not compromise the visual landscape quality of the ridgeline as seen from a distance, and does not detract from complements—the landmark quality of Lopdell House.~~

### **7(f)**

~~The extent to which the external cladding of buildings uses materials that connect the buildings with the bush setting, or the dominant building in the centre, Lopdell House.~~

### **7(g)**

~~The extent to which buildings have a visual appearance, including facade and roof form which complements the village atmosphere.~~

### **7(c)**

The extent to which outdoor storage areas are located, designed or screened to avoid creating adverse visual and odour effects on pedestrian amenity, roads and adjoining sites.

### **7(d)**

The extent to which building(s), parking, entranceways and footpaths are designed for ease of access for the disabled, elderly and children.

### **7(e)**

The extent to which building(s) avoid adverse effects from shadowing of residential buildings within an adjoining Bush Living Environment.

### 7.3 Discretionary Activities

Activities meeting the following Performance Standards are *Discretionary Activities*:

~~• buildings not meeting the standards in Rule 7.2, provided that there are no less than 18 public carparking spaces provided on the land located on the corner of Titirangi and South Titirangi Roads, identified as area "A" on survey plan SO67597. This is in addition to any requirement under Rule 14 - Parking, Loading and Driveway Access.~~

(i) Buildings and development within the Titirangi Town Centre not provided for in Rule 7.2 with a maximum height not exceeding 11 metres measured from road level at the centrepoint of the site's Titirangi Road frontage.

Assessment of *Discretionary Activity* applications made under this rule will be assessed in accordance with Assessment Criteria 7(a)-7(jg) and any other matters that are relevant under section 104 of the Act.

### 7.4 Non-Complying Activities

Any *Activity* to which these rules apply which is not a *Permitted Activity* or a *Limited Discretionary Activity* or a *Discretionary Activity* under the above rules shall be deemed to contravene a rule in this *Plan* and shall be a *Non-Complying Activity*.

#### NOTES

1. If an activity is not controlled or restricted in any way by any part of the *Plan* it is permitted, but may require consents under other legislation/plans.
2. Activities must comply with all other relevant rules of the *Plan* or be the subject of a *resource consent*. Check all other rules in this *Human Environment and* also the *Natural Area Rules*, the *City-Wide Rules* and, where relevant, the *Subdivision Rules*.
3. Words in *italics* are defined - see the Definitions part of the *City-Wide Rules*.
4. Words in **bold** are explained - see the Explanations part of the Introduction to the Rules.
5. The Council may have a guideline to help interpret this rule - check at the Council Offices.
6. For *resource consents* see the Information Requirements in the *City-Wide Rules*.

#### ~~7(j)~~

~~The extent to which a terrace or deck established in association with a building on the land located on the corner of Titirangi and South Titirangi Roads, identified as area "A" on survey plan SO67597, is accessible to the general public and is of adequate size and dimension for public viewing purposes.~~

#### ~~7(hf)~~

~~The extent to which more than minor adverse effects can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the site and/or through payment or provision of a financial contribution.~~

#### ~~7(i)~~

~~The extent to which buildings meet the objectives of the Titirangi Design Guide.~~

#### 7(g)

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

Note: See also Policies 1.15, 4.1, 10.27, 11.10, 11.14, 11.15, 44-22 5B.1, 5B.3.3 (Policy Section of the Waitakere District Plan)

#### RESOURCE CONSENT CONDITIONS

In granting a *resource consent* Council may impose conditions. These conditions may include any one or more of the following matters:

- design and visual appearance
- *building height*
- *building location*
- the location of *building entrances*
- location and design of pedestrian access
- requiring the protection of vegetation by covenant and/or the addition of trees and/or other vegetation
- provision for weather protection over the width and depth of the footpath
- requiring *financial contributions* in accordance with the *Plan*
- the imposition of a *bond* to ensure satisfaction of conditions of consent
- requiring *on-site* or *off-site* works and services to avoid, remedy, mitigate or offset adverse effects
- such other matters provided for in section 108 of the Act.

Provided that, in the case of *Limited Discretionary Activities*, conditions may only be imposed in respect of the matters specified above to which the Council has restricted the exercise of its discretion.

**Amend** Rule 12.1 (Permitted Activities) Signs of the Community Environment as follows:

### **12.1 Permitted Activities**

Activities meeting the following Performance Standards are *Permitted Activities*:

- (a) any *signs (excluding those within the Titirangi Town Centre)* which:
- do not protrude above or beyond the outline of a *building* or which are located below the verandah (*canopy*), and
  - which are not flashing or moving; and
  - which are illuminated only where the *sign* is not adjacent to a *site* in the *Bush Living Environment, Coastal Villages Environment, Countryside Environment, Foothills Environment, Living Environment, Rural Villages Environment* or *Waitakere Ranges*.
- (b) Signs within the Titirangi Town Centre which:
- are located below the verandah (*canopy*), or on the facade of the building up to the height of the first street level storey, or on and within the depth of the verandah (*canopy*) fascia; and
  - which are not flashing, moving or illuminated.
- (bc) any *temporary sign*.

**Amend** Rule 12.2 (Limited Discretionary Activities) Signs of the Community Environment as follows:

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of *design*, location and safety and will be considered in accordance with Assessment Criteria 12(a)-12(eg).

**Amend** Rule 12 Assessment Criteria for Signs of the Community Environment as follows:

#### **12(f)**

The extent to which signs within the Titirangi Town Centre result in visual clutter, adversely affect the character of the village and obscure building architectural elements including form, finish and detailing.

#### **12(g)**

The extent to which the proposal contributes to the achievement of the relevant future character and amenity statement of Section 5B.3 of the Policy Section of the Waitakere District Plan.

**Amend** Rule 12 Policy References of Signs in the Community Environment as follows:

Note: See also Policies 10.3, 10.27, 11.10, 11.11, 11.14, 5B.1, 5B.3.3 (Policy Section of the Waitakere District Plan)

**Amend** Rule 8 Non-Residential Activities for the Bush Living Environment to establish the Titirangi Non-Residential Activity Overlay by inserting a new limited discretionary activity standard as follows:

[Note for reader: Plan Change 36 also proposes amendments to Rule 8 of the Bush Living Environment]

### **8.3 Limited Discretionary Activities**

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

i) *Non-Residential Activities (excluding home occupations meeting the standards in Rule 8.1) located within an existing building on a site within the Titirangi Non-Residential Activity Overlay provided that:*

- (a) non-residential activities involving *retail sales* are limited to activities involving *arts and crafts, restaurant (food) and beverages*; and
- (b) any external additions and alterations to the *building* do not exceed 50 m<sup>2</sup>.

Assessment of *Limited Discretionary Activity* applications made under Rule 8.3(i) will be limited to matters of *design, landscape treatment, scale, intensity, hours of operation, vehicle access and car parking* and will be considered in accordance with Assessment Criteria 8(a)-8(f).

**Amend** and consequently renumber Rule 8.2 Discretionary Activities for the Bush Living Environment as Rule 8.4 and add a new numbered point performance standard as follows:

(ii) *Non-Residential Activities* located within the *Titirangi Non-Residential Activity Overlay* within a new *building*, or where additions and alterations to an existing *building* exceed 50 m<sup>2</sup> provided that *retail sales* comply with Rule 8.3(i).

**Amend** and consequently renumber Rule 8.3 Non-Complying Activities for the Bush Living Environment as Rule 8.5 and reference to Limited Discretionary Activities as follows:

### **8.35 Non-Complying Activities**

*Non-Residential Activities* to which these rules apply which are not a *Permitted Activity*, *Limited Discretionary* or a *Discretionary Activity* under the above rules shall be deemed to contravene a rule in this *Plan* and shall be a *Non-Complying Activity*.

**Amend** Rule 8 Non-Residential Activities for the Bush Living Environment by inserting a new assessment criteria as follows:

#### **8(i)**

In the *Titirangi Non-Residential Activity Overlay*, the extent to which:

- i. *buildings (including additions and alterations) have a scale, form and character that maintains a residential streetscape in the area;*
- ii. *buildings, vehicle access and car parking are designed and located to maintain an open space (front yard) to the street;*
- iii. *appropriate provision is made for car parking on site; and*
- iv. *vegetation is retained on site.*

**Amend** Rule 8 Non-Residential Activities for the Bush Living Environment by inserting a bullet point in the resource consent conditions as follows:

- provision of car parking

**Insert** a new numbered point in Rule 9.1 (Limited Discretionary Activities) for Traffic Generation (Non-Residential Activities) of the Bush Living Environment as follows:

[Note for reader: Plan Change 36 also proposes amendments to Rule 8 of the Bush Living Environment]

Activities meeting the following Performance Standard are *Limited Discretionary Activities*:

ii) Traffic Generation from Non-Residential Activities on sites located within the Titirangi Non-Residential Activity Overlay.

**Amend** Rule 9 Policy References of Traffic Generation (Non-Residential Activities) of the Bush Living Environment as follows:

Note: See also Policies 10.14, 10.27, 11.12, 11.30, 11.31, 5B.1, 5B.3.3 (Policy Section of the Waitakere District Plan)

**Add** a new definitions to the definitions section of the District Plan, as follows:

TITIRANGI NON-RESIDENTIAL ACTIVITY OVERLAY means land shown on the Human Environment Maps as the Titirangi Non-Residential Activity Overlay

**Amend** Human Environment Planning Maps G9 and G10 to illustrate the “Titirangi Village Local Area” and the “Titirangi Non-Residential Activity Overlay” – attached.