

Proposed Plan Change 25

Corban Estate Special Area

N.B new text is underlined
 text to be deleted is ~~struck through~~

Operative District Plan	Plan Change 25 Proposed Changes
<p>1.2 Special Area Definitions</p> <p>Corbans Estate Activities means conference, convention, exhibition and festival centres, places of assembly; performance and audio-visual theatres, catering facilities required for <i>on-site</i> activities, outdoor performance and display areas; indoor sports facilities and indoor and outdoor recreation and entertainment facilities, storage facilities, manufacturing activity related to arts and crafts shops for the <i>retail sale</i> of crafts and souvenirs; shops for the <i>retail sales</i> of items serving the <i>on-site</i> needs of visitors; <i>restaurants</i>; tourist accommodation; manufacture, storage, distribution and sale of wine and other beverages; offices and related facilities; and <i>Residential Activities</i> which are <i>subsidiary</i> to any of the foregoing.</p>	<p>1.2 Special Area Definitions</p> <p>Corbans Estate Activities means:</p> <ul style="list-style-type: none"> • conference, convention, exhibition and festival centres; • places of assembly; • <u>educational facilities</u>; • performance and audio-visual theatres; • catering facilities required for <i>on-site</i> activities; • outdoor performance and display areas; • indoor sports facilities and indoor and outdoor recreation and entertainment facilities; • storage facilities; • <u>the <i>retail sale</i> of art, crafts, and souvenirs</u>; • manufacturing activity related to arts and crafts shops for the <i>retail sale</i> of <u>goods associated with live performance, art, crafts and souvenirs</u>; • shops for the <i>retail sales</i> of items serving the <i>on-site</i> needs of visitors; • <u><i>retail services</i></u>; • <i>restaurants</i>; • tourist accommodation; • manufacture, storage, distribution and sale of wine and other beverages; • offices and related facilities; and • <i>Residential Activities</i> which are <i>subsidiary</i> to any of the foregoing.

RULES

5.0 General

The following rules shall apply to *Any Activity on land* situated in the *Corban Estate Special Area*.

5.1 Permitted Activities

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

- (a) *Corban Estate Activities* not requiring the *construction* of any *buildings* or additions to any existing *building*;
- (b) Parks, playgrounds, cycleways and walkways; and
- (c) Car parking as provided for in Table 5.1(i).

Table 5.1(i)

Activity	Parking Formula
Retail Sales	1/20m ² x 0.85
Educational Facilities	1/3 full time equivalent staff + ¼ students
Corban Estate Arts Centre	1/40m ² x 0.85
Theatre	0 (assumes shared parking with Educational Facilities)
Residential	3/2 units
Retail Sales - Cafe	1/3 customers
Waitakere Pacific Arts and Cultural Trust	1/40m ² x 0.85
Retail Services	1/30m ² x 0.85

ASSESSMENT CRITERIA

5(a)

The extent to which *buildings* are of a scale and *design* which complements the character of the existing *buildings* on the *site* and which avoids adverse *effects* on **neighbourhood character** and **amenity values**.

5(b)

The extent to which activities compromise the natural **landscape character** of the adjacent *Open Space Environment* and the Opanuku Stream and the *Ecological Linkage/Restoration Natural Area*.

5(c)

The extent to which *habitable rooms* are located to receive adequate daylight.

5(d)

The extent to which ~~outdoor space~~ and living habitable rooms are to be protected from overlooking by adjacent activities

5(e)

The extent to which *development* promotes a safe *environment* for residents, including adequate lighting, and location and *design* of entrances and car parking spaces.

5(f)

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*.

Transportation Criteria

(note: all of the following assessment criteria are to be addressed in a Travel Management Plan prepared to satisfy the

5.2 Limited Discretionary Activities

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

- (a) The erection or alteration of *buildings* for any *Corban Estate Activity*;
- (b) The erection or alteration of *medium density housing*;
- (c) The erection or alteration of *apartments* meeting City Wide Rule 1 Urban Design General Performance Standards, Apartment Design and City Wide Rule 1.10 Residential Activities – Noise Attenuation; and
- (d) Car parking for the activities identified in Table 5.1(i), where that activity provides more parking spaces than that required for in Table 5.1(i).

Assessment of *Limited Discretionary Activity* applications made under this rule will be limited to matters of **density**, *design*, *location*, *scale*, *outdoor space*, *screening*, *landscape treatment*, *amenity* and provision for vehicles and pedestrians, and will be considered in accordance with the Assessment Criteria of *City-Wide Rule 1 Apartment Design*, *City Wide Noise Standard Rule 1.10 Residential Activities – Noise Attenuation*, *Medium Density Housing Criteria* and will also be considered in accordance with a Travel Management Plan and Assessment Criteria 5(a) – 5(k), 5(f).

5.3 Discretionary Activities

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

- (a) *Apartments* not meeting:
 - (i) the General Performance Standards of Urban Design City Wide Rule 1 Apartment Design; and / or
 - (ii) City Wide Rule 1.10 Residential Activities – Noise Attenuation;

standards in Rule 5.2 and 5.3.

- 5(g) The extent to which development has been designed to integrate land uses with transport systems, through the use of an integrated transport assessment methodology for major trip generating activities, including provision for public transport within and beyond the Special Area.
- 5(h) The extent to which *car parking* accommodates the expected demands of an *activity*, having regard to the relative locations of the *activity* and the *car parking* serving that *activity*, the possible joint use of *car parking*, public transport alternatives, limitations through covenants, and relevant parking guidelines (see the Waitakere City Parking and Driveway Guideline).
- 5(i) The extent to which *car parking* is provided for within a 5 minute walking distance of *activities*, rather than necessarily adjoining those *activities* in the Special Area, except in the case of *retail activities* and other *non-residential activities* which require on site or close-by *car parking*.
- 5(j) The extent to which *car parking* is designed having regard to:
 - (i) the capacity of *roads* giving access to the *site*;
 - (ii) the safety of *road* users including *cyclists* and *pedestrians*; and / or
 - (iii) *car parking* areas which are secure, well lit and conveniently accessible.
- 5(k) The extent to which *activities* provide for on site loading facilities for *service vehicles*, *delivery vehicles*, and *rubbish collection vehicles*.

<p>Residential Activities not meeting the standards in Rule 5.1.</p> <p>(b) <u>Medium Density Housing not meeting Rule 5.2(b); and</u></p> <p>(c) <u>Car parking for activities other than those specified in Table 5.1(i).</u></p> <p>Assessment of <i>Discretionary Activity</i> applications will be considered in accordance with a <u>Travel Management Plan and Assessment Criteria 5(a)-5 (k) (f)</u> and any other matters that are relevant under section 104 of the <i>Act</i>.</p> <p>5.4 Other Rules Applying The following rules of the <i>Plan</i> shall apply, where relevant, to <i>Any Activity</i>.</p> <p>All Relevant City-Wide Rules</p> <p><u>Commercial Sex Activities</u> <u>Prohibited Activities</u> <u>Temporary Activities</u> <u>Maintenance and Condition of Buildings</u> <u>General Noise Standards</u> <u>Natural Hazards</u> <u>Hazardous Facilities and Contaminated Sites</u> <u>Heritage</u> <u>Apartment Design (Proposed Plan Change 18)</u> <u>Site Analysis (Proposed Plan Change 18)</u> <u>Noise Standard Rule 1.10 Residential Activities – Noise Attenuation (Proposed Plan Change 18)</u></p> <p><u>Living Environment</u></p> <p><u>Living Environment Rules that apply to Medium Density Housing</u> <u>Medium Density Housing Assessment Criteria</u></p> <p>Working Environment</p> <p>Rule 2 Height in Relation to Boundaries Rule 3 Building and Development</p>	<p>See also Policies 1.1, 1.2, 1.5, 1.10, 1.16, 1.20, 2.1, 2.4, <u>3.1</u>, 5.1, <u>5.3</u>, 5.4, <u>8.8</u>, <u>10.2</u>, 10.5, 10.6, 10.11, 10.14, 10.15, 10.16, 10.27, 11.3, 11.14, 11.19, 11.23, <u>11.27</u>, 11.28, 11.33.</p> <p>(Policy Section of the Waitakere District <i>Plan</i>)</p> <p>RESOURCE CONSENT CONDITIONS</p> <p>In granting a <i>resource consent</i> Council may impose conditions. The conditions may include any one or more of the following matters:</p> <ul style="list-style-type: none"> • Requiring alterations to the <i>building design</i> and/ or <i>building location</i> on the <i>site</i>; • Requiring the retention of trees and/or other <i>vegetation</i>; • Requiring provision of a <i>landscape treatment plan</i> <u>and</u> its implementation within a given time frame; • Requiring <i>financial contributions</i> in accordance with the <i>Plan</i>; • The imposition of a <i>bond</i> to cover satisfaction of conditions of consent; • Requiring <i>on-site</i> or <i>off-site</i> works and services to avoid, remedy, mitigate or offset adverse <i>effects</i>; • <u>The design and location of car parking spaces;</u> • <u>Requiring an acoustic consultant report to confirm required noise standards will be met;</u> • <u>Requiring measures in respect of proposals for residential activities to attenuate potential adverse effects from adjoining or nearby non-residential activities;</u> • <u>Requiring that measures to address land stability issues be included in the construction of structures and where required in the implementation of the Landscape Treatment Plan;</u> • <u>Requiring financial contributions in accordance with the Plan;</u>
---	---

<p>Location; Rule 4 Landscape Treatment; Rule 5 Retailing Rule 6 Air Discharges Rule 8 Noise Rule 9 Parking, Loading and Driveway Access; Rule 10 Odour, Glare and Vibration Rule 11 Signs Rule 12 Infrastructure</p> <p>Subdivision</p> <p>Rules 1 & 2 General <u>Rule 3 Infill Subdivision</u></p> <p>• Community Environment Rule 5 Building Bulk, Location, Design – Henderson and New Lynn</p> <p>5.5 Non-Complying Activities Any Activity which is not a <i>Permitted Activity</i> or a <i>Limited Discretionary Activity</i> or a <i>Discretionary Activity</i> under the above rules shall be deemed to contravene a rule in this <i>Plan</i> and shall be a <i>Non-Complying Activity</i>.</p>	<ul style="list-style-type: none"> • <u>In the case of a subdivision consent, other matters as provided for in section 220 of the Act;</u> • Such other matters provided for in section 108 of the Act. <p>Provided that, in the case of <i>Limited Discretionary Activities</i>, conditions may only be imposed in respect of the matters above to which the Council has restricted the exercise of its discretion.</p>
<p>NOTES</p> <ol style="list-style-type: none"> 1. If an activity is not controlled or restricted in any way by any part of the <i>Plan</i> it is permitted, but may require consents under other legislation/ plans. 2. Activities must comply with all other relevant rules of the <i>Plan</i> or be the subject of a <i>resource consent</i>. Check all other rules in this <i>Human Environment</i> and also the <i>Natural Area Rules</i>, the <i>City-Wide Rules</i> and, where relevant, the <i>Subdivision Rules</i>. 3. Words in <i>italics</i> are defined - see the Definitions part of the <i>City-Wide Rules</i>. For a definition of <i>Corban Estate Activities</i> see Rule 1.2 of this section. 4. Words in bold are explained - see the Explanations part of the Introduction to the Rules. 5. For <i>resource consents</i> see the Information Requirements in the <i>City-Wide Rules</i>. 	