

Proposal: Extension of the existing supermarket car park to provide 64 additional parking spaces (102 in total) together with associated site works and landscaping.

Address: 26 Ganges Road, 3 Dekka Street, 31-33 Nicholson Road, Khandallah

District Plan: Wellington City District Plan (WCDP)

Site Zoning	
Zones	Centres and Outer Residential
Overlays/Controls	Secondary frontages at 26 Ganges Road
Designations	Not Applicable

Rule / Standard	Compliance	Non-Compliance
CHAPTER 5 - RESIDENTIAL AREA RULES		
Uses/Activities		
5.4.1 - Non-residential activities not specifically provided for as Permitted, Controlled or Discretionary (Restricted) Activities		Discretionary Activity (Unrestricted) Proposal is for car parking ancillary to a retail activity
Buildings		
5.1.12 - Demolition or removal of buildings and structures except heritage items, pre-1930's buildings in the Inner Residential Area and Holloway Road (Outer Residential Area) and the removal or demolition of architectural features from the primary façade constructed prior to 1930	Permitted Demolition of existing dwellings	
5.4.1 - Non-residential structures not specifically provided for as Permitted, Controlled or Discretionary (Restricted) Activities		Discretionary Activity (Unrestricted) Proposal includes retaining wall structures

Rule / Standard	Compliance	Non-Compliance
Signs		
5.3.11 - Signs not complying with conditions for Permitted Activities		Discretionary Activity (Restricted) Directional Signage which exceeds 1.5m ²
Subdivision		
Not applicable		
Earthworks		
30 - Activities involving earthworks		Refer to Chapter 30 'Earthworks Rules' below
Residential Area Standards		
5.6.1.1 - Noise	Will comply - Refer to Acoustic Report (Appendix 6)	
5.6.1.2 - Fixed Plant Noise	Not applicable	
5.6.1.3 - Vehicle Parking <i>Parking must be provided and maintained in accordance with AUS/NZ Standard 2890.1 – 2004, Parking Facilities, Part I: Off-Street Car Parking</i>	All new spaces are 2.6-3.5m wide x 5.4m deep with a minimum 6.6m manoeuvring aisle width The maximum gradient is 1:16 (6.25%)	
5.6.1.4 - Site Access <i>Sites with one road frontage shall have a maximum of one vehicle access</i> <i>The maximum width of any vehicular access is 6m</i>		Dekka St Access = 7m wide Nicholson Rd Access = 6.6m wide
5.6.1.5 - Work from Home Activities	Not applicable	
5.6.1.6 - Use, Storage and Handling of Hazardous Substances	Not applicable	
5.6.2.1 - Minimum Site Area	Not applicable	
5.6.2.2 - Yards <i>Front yard = 3m</i> <i>Side/Rear Yard = No requirement</i>	Front yard = No retaining within 3m Side/Rear Yard = Not applicable	
5.6.2.3 - 5.6.2.7	Not applicable	
5.6.2.8 - Building Recession Planes <i>All structures, including fences and walls, shall be contained within a building recession envelope: 2.5m + 45°</i>	Complies	
5.6.2.9 - Alterations and additions to buildings with an existing non-compliance	Not applicable	

Rule / Standard	Compliance	Non-Compliance
5.6.2.10 - Maximum Fence Height <i>Front/Side/Rear Yard = 2m</i>	The acoustic fencing is 1.8m high	
5.6.2.11 - 5.6.2.15	Not applicable	
5.6.4 - Subdivision Standards	Not applicable	
CHAPTER 7 - CENTRES RULES		
Uses/Activities		
7.1.1 - Activities that comply with standards in 7.6.1	Permitted	
7.1.2 - Activities relating to the upgrade and maintenance of accessways	Permitted	
7.3.1 - Any activity that provides more than 70 parking spaces		Discretionary Activity (Restricted) Total of 102 supermarket parking spaces
Subdivision		
Not applicable		
Buildings and Structures		
Not applicable		
Centres Standards		
7.6.1.1 - Noise	Will comply - Refer to Acoustic Report (Appendix 6)	
7.6.1.2 - Fixed Plant Noise	Not applicable	
7.6.1.3 - Electronic Sound System Noise	Not applicable	
7.6.1.5.1 - Vehicle Parking <i>Provided and maintained in accordance with NZS 2890.1 - 2004</i>	The vehicle parking in the Centre zone is existing	
7.6.1.5.2 - Vehicle Parking	Not applicable	
7.6.1.5.3 - Vehicle Parking <i>The gradient for carparking circulation routes shall not be more than 1 in 8</i>	The maximum gradient is of the new two-way internal connection between the existing and proposed parking areas does not exceed 1.8	
7.6.1.5.4 - Vehicle Parking	Not applicable	
7.6.1.5.5 to 7.6.1.5.8 - Servicing	Not applicable - No changes to the existing loading area	
7.6.1.5.9 to 7.6.1.5.15 - Site access for vehicles	Not applicable - No changes to the existing site access in the Centre zone	

Rule / Standard	Compliance	Non-Compliance
7.6.1.6 - Lighting <i>Any activity which requires outdoor areas to be lit shall ensure that direct or indirect illumination does not exceed 10 lux at the windows of residential buildings in any Residential Area</i>	Will comply, applicant accepts a condition of consent for a lighting plan	
7.6.1.7 - Use, Storage or Handling of Hazardous Substances	Not applicable	
7.6.1.8 - Screening of Activities and Storage <i>Any exterior storage area, including waste storage area, must be screened so that it is not visible from any adjoining Residential Area or public space</i>	No storage or waste areas will be visible	
7.6.1.9 - Dust <i>Activities must not create a dust nuisance</i>	Will comply	
7.6.1.10 Electromagnetic Radiation	Not applicable	
7.6.1.11 Discharge of Contaminants	Not applicable	
7.6.2.1 - 7.6.2.2	Not applicable	
7.6.2.3 - Height Control adjoining Residential Areas <i>Any structure must comply with the applicable building recession plane rule for the Residential Area at any point along a boundary adjoining the Residential Area. In addition, no building or structures in Centres shall be higher than 3 metres within 5 metres of a Residential Area boundary.</i>	Not applicable	
7.6.2.4 - 7.6.2.9	Not applicable	
7.6.3 - 7.6.5	Not applicable	
CHAPTER 30 - EARTHWORKS RULES		
30.2.1 - Earthworks that do not comply with the permitted activity conditions under 30.1.1 and 30.1.2		Discretionary Activity (Restricted) The area to be cut and filled exceeds 250m ² The total cut is 2,540m ³ and the total fill is 90m ³

Rule / Standard	Compliance	Non-Compliance
		The max vertical cut height is 3.5m