

## 7.6 Centres Standards

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<p><b>7.6.4 SUBDIVISION STANDARDS</b></p> <ul style="list-style-type: none"> <li>7.6.4.1 Subdivisions</li> </ul>	<p>These standards apply to subdivisions in all Centres</p>
<p><b>7.6.5 CHURTON PARK DISTRICT CENTRE STANDARDS</b></p> <ul style="list-style-type: none"> <li>7.6.5.1 General standards</li> </ul>	<p>These standards apply to all development in the Churton Park District Centre</p>

## 7.6.1 ACTIVITIES STANDARDS

These standards apply to all activities in all Centres

### 7.6.1.1 Noise

#### Noise (emitted and received within Centres)

- 7.6.1.1.1 Noise emission levels from activities in Centres when measured at or within the boundary of any site or at the outside wall of any building on any site, other than the site from which the noise is emitted in Centres shall not exceed the following limits: *Note, the term Noise Emission Level is defined in Section 3.10.*

At all times 60dB  $L_{Aeq}$  (15 min)

At all times 85dB  $L_{AFmax}$

*This rule applies to those sources that can be readily controlled by*

- 7.6.1.1.2 Where it is impractical to measure outside the building, measurements shall be made inside (with windows closed). Where indoor measurements are made, then the noise limits stated above shall be reduced by 15dB. *the noise performance standards. Other day-to-day activities which may cause a noise nuisance can be controlled using the excessive noise provisions of the Act as well.*
- 7.6.1.1.3 In relation to standard 7.6.2.8.1 where activities have been noise insulated in the vicinity of the site, to protect noise-sensitive uses (including residential use), then this shall not allow activities to increase noise emission levels above those that would apply if the noise insulation had not been undertaken.

- 7.6.1.1.4 The noise limits set in standard 7.6.1.1.1 do not apply to noise from port related activities located in the Operational Port Area. Noise from the Operational Port Area must comply with the Port Noise rules set out in standard 7.6.1.6. *Note, all activities have a duty to avoid unreasonable noise under section 16 of the Resource*

#### Noise (emitted within Centres received in other Areas)

- 7.6.1.1.5 Noise emission levels from activities in Centres when measured at or within the boundary of any site in Residential and Rural Areas shall not exceed the following limits: *Management Act regardless of the standards set in this Plan. At all times Council retains its power under the Act to ensure that the general duty under sections 16 and 17 to avoid unreasonable noise and avoid, remedy or mitigate any adverse effects of activities on the environment is met, and section 326 may be used to control excessive noise. The best practicable option shall be adopted to ensure that the emission of noise does not exceed a reasonable level.*

#### Inner Residential Area

Monday to Sunday 7am to 10pm 50dB  $L_{Aeq}$  (15 min)

Monday to Sunday 10pm to 7am 40dB  $L_{Aeq}$  (15 min)

Monday to Sunday 10pm to 7am 70dB  $L_{AFmax}$

#### Outer Residential Area

Monday to Sunday 7am to 7pm 50dB  $L_{Aeq}$  (15 min)

Monday to Sunday 7pm to 10pm 45dB  $L_{Aeq}$  (15 min)

Monday to Sunday 10pm to 7am 40dB  $L_{Aeq}$  (15 min)

Monday to Sunday 10pm to 7am 65dB  $L_{AFmax}$

#### Rural Areas

At all times 55dB  $L_{Aeq}$  (15 min)

and

on any conceptual boundary of a residential building in the Rural Area:

Monday to Sunday	7am to 8pm	45dB L <sub>Aeq</sub> (15 min)
Monday to Sunday	8pm to 7am	35dB L <sub>Aeq</sub> (15 min)
Monday to Sunday	8pm to 7am	60dB L <sub>AFmax</sub>

### 7.6.1.2 Fixed Plant Noise

7.6.1.2.1 Noise emission levels in Centres from fixed plant when measured at or within the boundary of any site, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted in Centres shall not exceed the following limits:

At all times	55dB L <sub>Aeq</sub> (15 min)
Monday to Sunday 10pm to 7am	80dB L <sub>AFmax</sub>

7.6.1.2.2 The noise limits set in standard 7.6.1.2.1 do not apply to fixed plant located in the Operational Port Area. Noise from the Operational Port Area must comply with the Port Noise rules set out in standard 7.6.1.6.

7.6.1.2.3 Noise emission levels from fixed plant in Centres must comply with standard 7.6.1.1.5.

7.6.1.2.4 The noise limits set in standard 7.6.1.2.1 and 7.6.1.2.3 shall not apply to fixed plant that is used solely for emergency purposes. Examples of such equipment are standby generator sets that are used to supply electricity only at times of electrical supply failure, or for plant used only during life threatening situations such as smoke fans or sprinkler pumps. This fixed plant is exempt from the noise limits provided that it:

- (i) only operates for maintenance between 8am and 5pm weekdays
- (ii) can comply with standard 7.6.1.1.1 and 7.6.1.1.5.
- (iii) is an electricity generator set that can only be used on an emergency basis and is not used to generate power for the national grid.

### 7.6.1.3 Electronic Sound Systems Noise

7.6.1.3.1 The Noise Emission Level in Centres in any public space (including streets and parks) generated by electronic sound systems shall not exceed 75dBA L10 when measured over any 2 minute period. In any event the measurements shall be made no closer than 0.6 metres from any part of a loudspeaker and at a height no greater than 1.8 metres (representative of the head of a passer-by).

7.6.1.3.2 The measured level(s) under 7.6.1.3.1 shall be compared directly with the applicable noise limit without any adjustments for special audible characteristics. However, the measured level shall be adjusted for any significant background sound in the area.

*Aspects of these measurement and assessment criteria for electronic sound systems are different from and take precedent over the corresponding criteria that are set out in the Definitions Section of this Plan for 'Noise Emission Level'*

### 7.6.1.4 Temporary Activity Noise

7.6.1.4.1 Temporary activities in Centres are not subject to the noise standards stated in standards 7.6.1.1.1, 7.6.1.1.5, 7.6.1.3.1 and 7.6.1.6 This exemption applies between the hours of:

- 9am to 9pm each day (Sunday to Thursday)
- 9am to 10pm (Friday and Saturday).

On New Years Eve temporary activities are not subject to the noise standards stated in standards 7.6.1.1.1, 7.6.1.1.5, 7.6.1.3.1 and 7.6.1.6 between the hours of 9pm on 31<sup>st</sup> December to 1am the following day.

### 7.6.1.5 Construction Noise

- 7.6.1.5.1 For noise from construction, maintenance and demolition activities, including those associated with urgent repair of utilities to maintain continuity of service, on any site or on any road shall comply with, and be measured and assessed using the recommendations of NZS6803:1999 Acoustics – Construction Noise (or its successor). At the discretion of the Council the requirements of this standard need not apply to construction work which cannot be carried out during normal working hours. In these cases an application for an exemption may be granted in approved circumstances.
- 7.6.1.5.2 For emergency construction work, nothing in the noise rules shall be used to prevent emergency work from taking place. Such work would arise from the need to protect life or limb or minimise or prevent loss or serious damage to property or minimise or prevent environmental damage.

### 7.6.1.6 Port Noise

- 7.6.1.6.1 At any point on land at, or beyond the Port Noise Control Line shown on the Plan Map 55, noise from port related activities shall not exceed the following levels:

Time Period	Sound Level
Any 5 consecutive 24 hour periods	65dBA L <sub>dn</sub>
Any 24 hour period	68dBA L <sub>dn</sub>
10pm – 7am (all days)	60dBA L <sub>eq</sub> (9 hr)
	65dBA L <sub>eq</sub> (15 min)
	85dBA L <sub>max</sub>

Measurements shall be made in accordance with the requirements of NZS 6801:1991 *Measurement of Sound* (or its successor) and NZS 6809:1999 *Port Noise Management and Land Use Planning* (or its successor).

- 7.6.1.6.2 The port company shall undertake a noise monitoring programme to ensure that noise from port related activities comply with condition 7.6.1.6.1 at the Port Noise Control Line. This monitoring will be undertaken in accordance with the CentrePort Noise Management Plan and the information shall be reported to Wellington City Council.
- 7.6.1.6.3 The port company shall produce and at all times operate in accordance with a Port Noise Management Plan, which shall include but is not limited to the matters set out below. The Port Noise Management Plan shall be developed to the satisfaction of Wellington City Council and Greater Wellington Regional Council.]<sup>PC49</sup>

The Port Noise Management Plan shall:

- State the objectives of the Management Plan.
- Identify all significant noise sources from port related activities

within the Operational Port Area and the adjacent Coastal Marine Area.

- (iii) Identify the best practical options to ensure the emission of noise does not exceed the noise levels specified in 7.6.1.6.1.
- (iv) Identify techniques that will be considered to reduce the emission of noise over time and indicate which of these techniques will be adopted to achieve realistic objectives in managing noise.
- (v) Explain how the port company will take noise effects into account in the design and location of new or extended port activities.
- (vi) Identify how the port company will work with independent companies to ensure that transport noise and noise from other activities within the port area will be kept to a minimum practical level.
- (vii) Identify procedures for noise reduction through the port company's staff and contractor training.
- (viii) Provide for the establishment and maintenance of a Port Noise Liaison Committee (the port company may provide for this function within the operation of its Environmental Consultative Committee).
- (ix) List the Port Noise Liaison Committee functions; and the procedures for the recommendations of the Committee to be considered and determined by the port company.
- (x) Detail procedures for receiving and deciding on complaints.
- (xi) Detail procedures for noise monitoring; auditing and reporting.
- (xii) Include procedures for the review and alteration of the Port Noise Management Plan.<sup>PC49</sup>

### 7.6.1.7 Parking, Servicing and Site Access

#### Vehicle parking

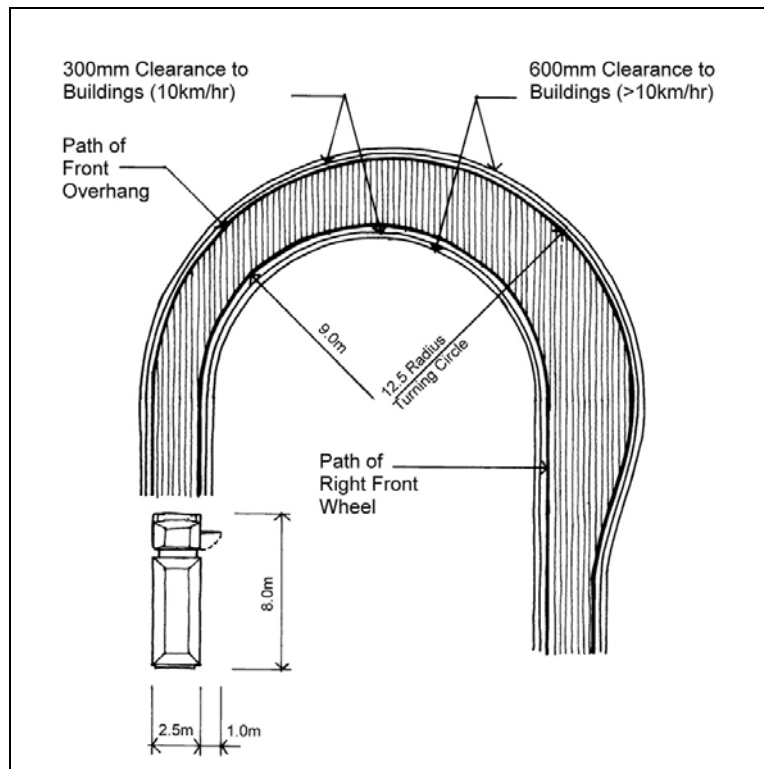
- 7.6.1.7.1 Activities in Centres are not required to provide on-site vehicle parking, but where parking is provided, it must not exceed a maximum of:
- one space per 100m<sup>2</sup> gross floor area.
- 7.6.1.7.2 All parking shall be provided and maintained in accordance with sections 1, 2 and 5 of the joint Australian and New Zealand Standard 2890.1 - 2004, Parking Facilities, Part 1: Off-Street Car Parking.
- 7.6.1.7.3 Where carparking is located within a building, a minimum height clearance of no less than 2.2 metres is required.
- 7.6.1.7.4 The gradient for carparking circulation routes shall not be more than 1 in 8.
- 7.6.1.7.5 Open vehicle parking areas or parking at ground level within a building must not be situated at ground level at the front of sites where standard 7.6.2.6 (Primary and Secondary Street Frontages) applies.

*Note, developments providing more than 30 parking spaces are provided for as Discretionary Activities (Restricted) whereby a Transport Assessment will be required.*

#### Servicing

- 7.6.1.7.6 On each site in Centres (excluding Neighbourhood Centres, as listed in Appendix 1), at least one loading area shall be provided as follows:
- where loading areas are located within a building, a minimum height clearance of 4.25 metres is required;
  - for buildings serviced by lifts, all levels shall have access to a loading area by way of a lift;

- the loading area shall be located no further than 15 metres from a lift and there shall be level access between them;
- turning paths shall be based on the standard for a medium rigid truck as illustrated below:



- 7.6.1.7.7 For loading areas located outdoors, the minimum width shall be 3 metres and the minimum length 9 metres.
- 7.6.1.7.8 For loading areas located within a building, the minimum width shall be 4 metres and the minimum length 9 metres.
- 7.6.1.7.9 New servicing and loading areas at ground level within a building must not be situated at ground level at the front of sites to which standard 7.6.2.6 (Primary and Secondary Street Frontages) applies.

#### Site access for vehicles

- 7.6.1.7.10 Site access shall be provided and maintained in accordance with section 3 of the joint Australian and New Zealand Standard 2890.1 – 2004, Parking Facilities, Part 1: Off-Street Car Parking.
- 7.6.1.7.11 No new vehicle access is permitted at the front of sites to which standard 7.6.2.6 (Primary and Secondary Street Frontages) applies.
- 7.6.1.7.12 Subject to standard 7.6.1.7.11 no vehicular access, shall be situated closer to an intersection than the following:
- |                                |     |
|--------------------------------|-----|
| Arterial and principal streets | 20m |
| Collector streets              | 15m |
| Other streets                  | 10m |
- 7.6.1.7.13 There shall be a maximum of one vehicle access to any site except for sites that have more than one frontage. In such cases, a site may have one access across each frontage.
- 7.6.1.7.14 No access shall be provided to a primary frontage on a site that also has a frontage to a secondary street frontage.

- 7.6.1.7.15 The width of any vehicle crossing to a site shall not exceed 6 metres.
- 7.6.1.7.16 Where vehicular access can be provided from a service lane or right-of-way registered in favour of the site or other private road or private right-of-way, no vehicle access shall be from a street.
- 7.6.1.7.17 All access to sites must be designed to permit a free flow of traffic so that vehicles do not queue on the street.

#### 7.6.1.8 Lighting

- 7.6.1.8.1 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.
- 7.6.1.8.2 Subject to standard 7.6.1.8.1 any development which includes roads and outdoor public spaces available for use during hours of darkness shall be designed and installed in accordance with AS/NZS 1158.3.1 : 2005 and amendments.

#### 7.6.1.9 Use, Storage or Handling of Hazardous Substances

- 7.6.1.9.1 For those activities which are not specifically exempted (see Section 3.5.2.2) the cumulative Effect Ratio calculated using the HFSP will be used to determine whether or not those other activities should be Permitted Activities according to the table below.

*See Exemptions to the Hazardous Facilities Screening Procedure contained in section 3.5.2*

Location	Hazard Area	Not Hazard Area	Not Hazard Area
Effect Ratio	$0.002 < ER^{PC35} \leq 0.05$	$0.002 < ER^{PC35} \leq 0.1$	$\leq 0.002$
Conditions applying	7.6.2.3.2 to 7.6.2.3.12	7.6.2.3.2 to 7.6.2.3.12	7.6.2.3.9, 7.6.2.3.11 and 7.6.2.3.12 only

*Activities that do not meet the above Effects Ratio criteria or do not otherwise comply with the applicable conditions will be Discretionary (Restricted) Activities.*

- 7.6.1.9.2 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any area where hazardous substances are used, stored or handled in any manner on-site shall have secondary containment (via bunding or otherwise) using materials that are resistant to the hazardous substances handled on-site. [Secondary containment systems also need to comply with any relevant provisions under the Hazardous Substances and New Organisms Act 1996.
- 7.6.1.9.3 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any secondary containment system shall be maintained to ensure that it will perform the functions for which it was designed and contain any spill or accidental release.]<sup>PC35</sup>
- 7.6.1.9.4 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any area(s) where hazardous substances are loaded, unloaded, packaged, mixed, manufactured or otherwise handled shall have a spill containment system [that is compliant with relevant provisions under the Hazardous Substances and New Organisms Act 1996.]<sup>PC35</sup>
- 7.6.1.9.5 Except for the storage, use or handling of Liquid Petroleum Gas (LPG) secondary containment systems shall be designed to contain any spill or accidental release of hazardous substance, and any storm water and/or fire water that has become contaminated, and prevent any contaminant

from entering the sewerage or stormwater drainage system unless expressly permitted under a resource consent or trade waste permit.

- 7.6.1.9.6 All stormwater grates, collection structures and inspection chamber covers on the site shall be clearly marked as such.
- 7.6.1.9.7 Any area where vehicles, equipment or containers that are or may have been contaminated with hazardous substances are washed down shall be designed, constructed and managed to prevent the effluent from the washdown area from discharge into or onto land, entry or discharge into the sewerage or stormwater drainage system unless expressly permitted by a rule in a regional plan, trade waste permit or resource consent.
- 7.6.1.9.8 Underground tanks for the storage of petroleum products shall be designed, constructed, installed, maintained, operated, managed and at the end of their life removed to prevent leakage and spills. Compliance with [any relevant provisions under the Hazardous Substances and New Organisms Act 1996 and] PC35 the Code of Practice for the “Design, Installation and Operation of Underground Petroleum Storage Systems” (1992) is a minimum [requirement.] PC35

### Signage

- 7.6.1.9.9 [All facilities must display signage to indicate the nature of the hazardous substances present (compliance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the requirements of the Building Code (F8) or the Code of Practice “Signage for Premises Storing Hazardous Substances and Dangerous Goods” of the New Zealand Chemical Industry Council (Nov 2004) is a minimum requirement).] PC35

### Waste Management

- 7.6.1.9.10 Any process waste or waste containing hazardous substances shall be stored in a manner which complies with 7.6.1.9.2 to 7.6.1.9.9 above.
- 7.6.1.9.11 Any hazardous facility generating wastes containing hazardous substances shall dispose of these wastes to facilities which, or waste disposal contractors who meet all the requirements of regional and district rules for discharges to the environment [and also the provisions of the Hazardous Substances and New Organisms Act 1996.] PC35

*The on-site disposal of hazardous substances will be controlled through Council’s Waste Management Strategy, through obtaining the appropriate discharge consents from the Regional Council or trade waste permits, and through relevant controls on disposal of hazardous substances by the Hazardous Substances and New Organisms Act 1996.*

### Other

- 7.6.1.9.12 Council must be informed of the activity’s location, the nature of the activity and when the activity commences and ceases.

*[In addition to the provisions of the Plan, all activities which involve the use, storage, handling or transportation of hazardous substances are regulated for on-site and off-site effects by a range of other legislation and regulations, and associated standards and codes of practice which should be complied with. Key pieces of legislation include:*

- *the Hazardous Substance and New Organisms Act 1996*
- *legislation, rules and standards relating to the transportation of hazardous substances (Land Transport Act 1993, Land Transport Rule: Dangerous Goods 1999 and New Zealand Standard 5433:1999)*
- *Building Act 1991*
- *Health Act 1956*
- *Fire Service Act 1975*
- *Health and Safety in Employment Act 1992*
- *Radiation Protection Act 1965*



- *Agricultural Compounds and Veterinary Medicines Act 1997*<sup>PC35</sup>

#### **7.6.1.10 Screening of Activities and Storage**

- 7.6.1.10.1 Sites with yards which abut a Residential or Open Space Area must be screened from view by a solid fence of no less than 1.8 metres high that conceals the outdoor storage and activities.
- 7.6.1.10.2 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.

#### **7.6.1.11 Dust**

- 7.6.1.11.1 Activities must not create a dust nuisance. A dust nuisance will occur if:
- there is visible evidence of suspended solids in the air beyond the site boundary; or
  - there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.
- 7.6.1.11.2 With regard to the above provisions, where sites are contiguous and are held under the same ownership then any dust nuisance shall be measured at the periphery of the land holding within the District Plan area.

#### **7.6.1.12 Electromagnetic Radiation**

- 7.6.1.12.1 Activities must be conducted to comply with the New Zealand Standard NZS 277.1:1999 (Radio Frequency fields) and any subsequent amendment.

*The Utilities chapters contain rules regarding safety from utility structure from where the highest levels of energy will be created. Council wishes to take a precautionary approach with adverse effects from other electromagnetic sources and acknowledges the provisions of s17 of the Act regarding the duty to avoid, remedy or mitigate adverse effects.*

#### **7.6.1.13 Discharge of Contaminants**

*Note, the discharge of contaminants to land, air or water is a Regional Council responsibility and activities causing discharges may need to obtain a relevant consent from the Regional Council. However, every person has a general duty under Section 17 of the Act to avoid, remedy or mitigate the adverse effects of activities. Where adverse effects are generated the Council will use its enforcement powers as appropriate to protect the environment.*

**7.6.2 BUILDINGS AND STRUCTURES STANDARDS**

These standards apply to the construction of buildings and structures in all Centres.

**7.6.2.1 Maximum building height**

7.6.2.1.1 No building or structure shall exceed the building height as listed in Table 1 below:

Table 1:

Centre	Height (standard 7.6.2.1.1)	Planning Map No.
<b>Sub-Regional Centres</b>		
Johnsonville		
• Zone 1	12m	23
• Zone 2	18m	23
Kilbirnie	12m	6
<b>Town Centres</b>		
Karori	12m	11
Miramar	12m	7
Newtown	12m	6
Tawa	12m	30
Mt Cook (Adelaide Road)		
• Zone 1	12m	6/16
• Zone 2	18m	6/16
<b>District Centres</b>		
Brooklyn	12m	6
Churton Park	9m	26
Crofton Downs	12m	21
Island Bay	12m	4
Khandallah	12m	21
Newlands	12m	23/24
<b>Neighbourhood Centres</b>		
Aro Valley	9m	11/16
Berhampore	12m	6
Broadway, Strathmore	9m	7
Constable Street, Newtown	9m	6
Crofton Road, Ngaio	9m	21
Darlington Road, Miramar	9m	7
Hataitai	9m	6/12
Kelburn	9m	11
Kingston	9m	6
Linden	9m	31
Marsden Village	9m	11
Mersey Street, Island Bay	9m	4
Newlands Road	9m	23
Ngaio	9m	21
Northland	12m	11
Onepu Road, Lyall Bay	9m	6
Rintoul Street, Berhampore	9m	6
Roseneath	9m	12
Seatoun	9m	7

Shorland Park shops, Island Bay	9m	4
Standen Street shops, Karori	9m	11
Strathmore	9m	7
Thorndon	9m	18
Tringham Street shops, Karori	9m	11
Wadestown	9m	15

### Minimum building height

- 7.6.2.1.2 New buildings or structures or additions to buildings and structures along any primary or secondary street frontages in Centres, as identified on Maps 43 to 49AA, shall have a minimum height of 7m.
- 7.6.2.1.3 The ground floor to floor (stud) height of all new buildings along primary and secondary street frontages in Centres, as identified on Maps 43 to 49AA, shall be at least one-third higher than the upper storey(s) of the building.

### Height control adjoining Residential Areas

- 7.6.2.1.4 Any building or 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.

### 7.6.2.2 Building Mass in Mt Cook Town Centre and Sub-Regional Centres only (as listed in Appendix 1)

- 7.6.2.2.1 No building (or buildings) shall have a mass in excess of the total building mass (volume) for the site. Total building mass (volume) is calculated using the following formula:

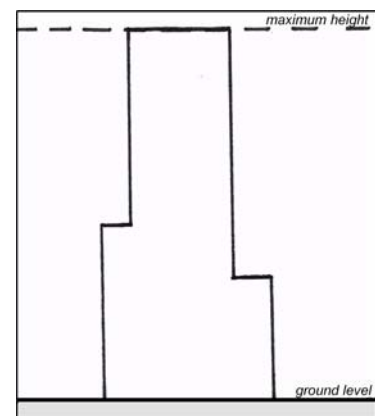
*For illustrative purposes only*

- A. In areas where building heights are measured above ground level:

$$\text{Total mass} = \text{site area} \times \text{height} \times .75$$

- B. For freehold sites in strata (or portions of a site subdivided by strata):

$$\text{Total mass} = \text{strata area} \times (\text{upper height} - \text{lower height}) \times .75$$



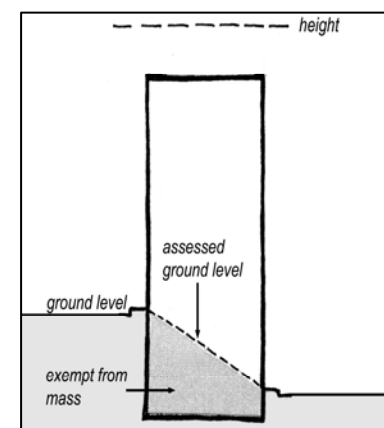
Scenario A

For the purpose of calculating total building mass (volume):

**Assessed Ground Level** - is as per the definition of assessed ground level in section 3.10.

**Height** - means the maximum height specified for the site in standards 7.6.2.1.1 – 7.6.2.1.3.

**Lower Height** - for strata lots the lower height will be taken to be whichever is the higher of either the assessed ground level, or the lower reduced level (r.l.) specified for the strata lot. In situations where the lower r.l. in a single strata lot varies across the site, the building mass must be calculated separately for each strata area.

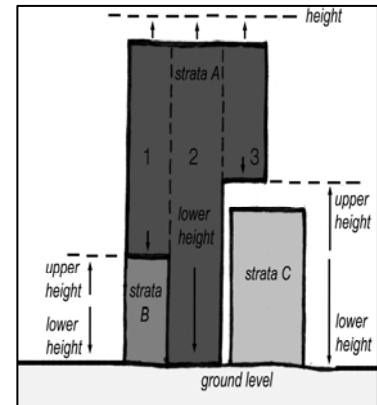


**Upper Height** - for strata lots the upper height will be taken to be whichever is the lesser of either the upper reduced level of the strata area, or the maximum height specified for the site in standard 7.6.2.1.1 – 7.6.2.1.3.

*Scenario B - 'Assessed ground level'*

**Site Area** - means the total area of the site (or sites) that forms part of the development, but does not include any portion of the site subject to a strata title. See also the definition of site.

**Strata Area** - means any portion of a site that is subject to a strata height limit (upper, lower or both). In situations where the height limits in a single strata lot vary across the site, the building mass must be calculated for each unique combination of lower and/or upper height levels. Each mass calculation will then be combined to arrive at the total building mass for the strata lot. In the event that the r.l. is not flat (i.e. it is not parallel to mean sea level) a mean average height for the r.l. shall be used to calculate total mass for that strata area. The mean average height will be calculated as per the assessed ground level definition. (Note: this definition does not apply to individual Unit Titles in strata).



*Scenario C - 'Strata titles.' Height limits for strata lots (upper height, lower height or height) shall be used with the strata area to determine the maximum building mass for each strata*

*Scenario C - 'Strata titles.' Height limits for strata lots (upper height, lower height or height) shall be used with the strata area to determine the maximum building mass for each strata lot*

### 7.6.2.3 Yards

7.6.2.3.1 No structure or building shall be located closer than:

- 10 metres to the Porirua Stream from the intersection of Main Road (Tawa) and Middleton Road and extending north;
- 5 metres to any other waterbody, excluding artificial ponds or channels.

7.6.2.3.2 No impervious surface associated with the use of the site shall extend closer than 5 metres to a waterbody or the coastal marine area, excluding artificial ponds or channels.

### 7.6.2.4 Windows adjacent to Residential Areas

7.6.2.4.1 All windows in walls of buildings located within 5 metres of and facing a Residential Area boundary shall have privacy glazing to protect the privacy of adjoining residentially zoned properties.

7.6.2.4.2 Any deck, terrace or balcony with a finished floor, paving or turf level of 1.5 metres or more above ground level at the boundary shall be located no closer than 5 metres to an adjoining Residential Area boundary.

### 7.6.2.5 Verandahs

- 7.6.2.5.1 Verandahs must be constructed along any building frontage facing a street, pedestrian mall, pedestrian walkway, or other public space identified in District Plan Maps 43 to 49A, unless that building is a listed heritage building. *Alterations to a building that are within the scope of existing uses under the Act are not required to construct verandahs as required by 7.6.2.5.1*
- 7.6.2.5.2 For frontages not identified on District Plan Maps 43- 49A, verandahs may be constructed on any building frontage facing a public space within Centres provided that:
- the building is not a heritage building listed or area in Chapter 21, or
  - the adjoining public space extends 12 metres or more perpendicular from the building frontage.
- 7.6.2.5.3 Any verandah must:
- provide a minimum clearance of 2.5 metres directly above the footpath or formed ground surface
  - be no more than 4 metres (measured at the base of the verandah fascia) directly above the footpath or formed ground surface
  - provide a minimum horizontal set back of 450mm from any point along the kerbing extending back to the site boundary
  - extend no more than 3 metres in width from the front of the building
- Standard 7.6.2.5.3 applies when verandahs are voluntarily provided. Standard 7.6.2.5.4 applies when verandahs are a mandatory requirement.*
- 7.6.2.5.4 A verandah required by standard 7.6.2.5.1 must:
- extend for the full length of the building
  - extend 3 metres outwards from the front of the building (minus any requirement for a 450mm horizontal set back from the kerbing)
  - provide continuous shelter with any adjoining verandah or pedestrian shelter
  - relate to its neighbours
- 7.6.2.5.5 Secondary frontages in Neighbourhood Centres are not subject to the verandah standards stated in standards under 7.6.2.5.

### 7.6.2.6 Primary and Secondary Street Frontages and Display Windows

#### Display Windows

- 7.6.2.6.1 Display windows must be constructed at ground floor level along all primary frontages identified on the District Plan Maps 43 to 49A, except any heritage building listed in Chapter 21. *Alterations to a building that are within the scope of existing uses under the Act are not required to construct display windows as required by 7.6.2.6.1*
- 7.6.2.6.2 Display windows on primary and secondary street frontages must be transparent and not be blocked off from view from the public street by the use of obscure roller shutter doors, obscure screens or similar structures. Transparent or semi-transparent security grilles are permitted.
- 7.6.2.6.3 At least 60% of ground floor elevations in building façades on primary street frontages are to be display space or transparent window or doors.
- ‘Active’ building edges***
- 7.6.2.6.4 The entire ground floor of all buildings along primary and secondary street frontages within Sub-Regional, Town and District Centres shall be occupied by non-residential activities; in addition, for properties fronting Adelaide Road or John Street the entire first floor of all

buildings must also be occupied by non-residential activities.

7.6.2.6.5 No continuous/blank ground floor wall shall be greater than 3 metres in width on primary street frontages.

7.6.2.6.6 Any addition to, alteration or modification of a building or structure where the works are confined to the area below verandah level must not create a featureless façade more than 4 metres wide on any wall that faces a public space, and extends from a height of 1m above ground level up to a maximum height of 2.5m. A featureless façade will be considered to be one that lacks windows, doors, columns, recesses, stairs, niches or other architectural detailing.

*This standard does not apply to new buildings/ structures, or to modifications extending above verandah level on existing buildings/ structures.*

7.6.2.6.7 No vehicle oriented uses shall be located along primary frontages.

### 7.6.2.7 Fixed Plant Noise

7.6.2.7.1 Noise emission levels in Centres from fixed plant when measured at or within the boundary of any site, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted in Centres shall not exceed the following limits:

*Note, the term Noise Emission Level is defined in Section 3.10.*

At all times	55dB $L_{Aeq}$ (15 min)
Monday to Sunday 10pm to 7am	80dB $L_{AFmax}$

*These standards apply to those sources that can be readily controlled by the noise performance standards. Other day to day activities which may cause a noise nuisance can be controlled using the excessive noise provisions of the Act as well.*

7.6.2.7.2 The noise limits set in standard 7.6.2.7.1 do not apply to fixed plant located in the Operational Port Area. Noise from the Operational Port Area must comply with the Port Noise rules set out in standard 7.6.1.6.

7.6.2.7.3 Noise emission levels from fixed plant in Centres must comply with standard 7.6.1.1.5.

7.6.2.7.4 The noise limits set in standard 7.6.2.7.1 and 7.6.2.7.3 shall not apply to fixed plant that is used solely for emergency purposes. Examples of such equipment are standby generator sets that are used to supply electricity only at times of electrical supply failure, or for plant used only during life threatening situations such as smoke fans or sprinkler pumps. This fixed plant is exempt from the noise limits provided that it:

- (i) only operates for maintenance between 8am and 5pm weekdays
- (ii) can comply with standard 7.6.2.7.1 and 7.6.2.7.3.
- (iii) is an electricity generator set that can only be used on an emergency basis and is not used to generate power for the national grid.

### 7.6.2.8 Noise Insulation and Ventilation

#### Noise Insulation

7.6.2.8.1 Except for port noise and airport noise zone, any habitable room in a building used by a noise sensitive activity within Centres shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard:

*Note: In Centres, the definition for Noise Sensitive Activity includes residential activities.*

- $D_{nT,w} + C_{tr} > 30$  dB

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.
- accords with the schedule of typical building construction set out below:

(the schedule describes the minimum requirements necessary to achieve an external sound insulation level of  $D_{nT,w} + C_{tr} > 30$  dB)

Building Element	Minimum Construction Requirement	
External Walls of Habitable Rooms	Stud Walls: Exterior cladding:	20 mm timber or 9mm compressed fibre cement sheet over timber frame (100 mm x 50 mm). *
	Cavity infill:  Interior lining:	Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m <sup>3</sup> ) required in cavity for all exterior walls. Minimum 90 mm wall cavity.  One layer of 12 mm gypsum plasterboard. Where exterior walls have continuous cladding with a mass of greater than 25 kg/m <sup>2</sup> (e.g. brick veneer or minimum 25 mm stucco plaster), internal wall linings need to be no thicker than 10 mm gypsum plasterboard.
	Combined superficial density:	Minimum not less than 25 kg/m <sup>2</sup> being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10 kg/m <sup>2</sup> on each side of structural elements.
	Mass Walls:	190 mm concrete block, strapped and lined internally with 10 mm gypsum plaster board, or 150 mm concrete wall.
Glazed Areas of Habitable Rooms	Glazed areas up to 10% of floor area:	6 mm glazing single float
	Glazed areas between 10% and 35% of floor area:	6 mm laminated glazing
	Glazed areas greater than 35% of floor area:	Require a specialist acoustic report to show conformance with the insulation rule.
	Frames to be aluminium window frames with compression seals.	

Building Element	Minimum Construction Requirement	
Skillion Roof	Cladding:	0.5 mm profiled steel or 6 mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.
	Sarking:	17mm plywood (no gaps).
	Frame:	Minimum 100 mm gap with fibrous acoustic blanket (batts or similar of a mass of 9 kg/m <sup>3</sup> ).
	Ceiling:	Two layers of 10 mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m <sup>3</sup> ).
	Combined superficial density:	Combined mass of cladding and lining of not less than 25 kg/m <sup>2</sup> with no less than 10 kg/m <sup>2</sup> on each side of structural elements.
Pitched Roof (all roofs other than skillion roofs)	Cladding:	0.5 mm profiled steel or tiles, or membrane over 15mm thick ply.
	Frame:	Timber truss with 100 mm fibrous acoustic blanket. (batts or similar of a minimum mass of 9 kg/m <sup>3</sup> ) required for all ceilings.
	Ceiling:	12 mm gypsum plaster board.
	Combined superficial density:	Combined mass with cladding and lining of not less than 25 kg/m <sup>2</sup> .
Floor areas open to outside	Cladding:	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12 mm ply
	Combined superficial density:	Floors to attain a combined mass not less than 25 kg/m <sup>2</sup> for the floor layer and any external cladding (excluding floor joists or bearers).
External Door to Habitable Rooms	Solid core door (min 25 kg/m <sup>2</sup> ) with compression seals (where the door is exposed to exterior noise).	

## Notes:

- *\*The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.*
- *In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction.”*

**Ventilation**

7.6.2.8.2 Where habitable rooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.



### 7.6.3 SIGNS STANDARDS

These standards apply to the erection of all signs in Centres. All signs will be assessed against the Signs Design Guide.

#### 7.6.3.1 Signs

*Note signs located on a site with a listed heritage building are subject to the Heritage Rules in Chapter 21.*

7.6.3.1.1 Any sign (excluding signs below verandah level) that is illuminated must not flash, or must not contain moving images, moving text or moving lights if that sign is:

- visible from a vehicle on the legal road within 100m of an intersection
- visible from and located within 50m of a Residential Area
- located on a building above ground floor level
- located on a site frontage (including on any building) that is adjoining or opposite (on the other side of the legal road) any Heritage Area (as shown in Chapter 21)

This standard does not apply to temporary signs provided for under standard 7.6.4.1.8.

7.6.3.1.2 Any sign located on a building:

- that is affixed to the underneath of a verandah must provide at least 2.5 metres clearance directly above the footpath or ground level
- must be displayed only on plain wall surfaces
- must not obscure windows or architectural features
- must not project above the parapet level, or the highest part of that part of the building to which the sign is attached. This part of the standard does not apply to temporary signs
- must not project above the verandah level or the shopfront fascia. This part of the standard does not apply to temporary signs provided for under standard 7.6.3.1.7.
- must not be more than a maximum area of 5m<sup>2</sup>
- may project up to a maximum of 1 metre from the elevation of the building on which the sign is located

7.6.3.1.3 In addition to 7.6.3.1.2, no sign shall be for the purpose of third party advertising.

7.6.3.1.4 For any free-standing sign or any sign located on a structure in Centres (except Neighbourhood Centres):

*Note: Neighbourhood Centres are described in Appendix 1.*

- the maximum area is 5m<sup>2</sup>
- the maximum height is 6m
- only one sign is permitted on any site frontage

7.6.3.1.5 For any free-standing sign or any sign located on a structure in Neighbourhood Centres in Centres:

- the maximum area is 3m<sup>2</sup>
- the maximum height is 4m
- only one sign is permitted on any site frontage

7.6.3.1.6 For signs located in a Heritage Area in a Centre, the information that may be displayed on the sign is limited to the building name, the name/logo of the business, owner or occupier of the building (or site) on which the sign is located, and/or the product or service available on site.

7.6.3.1.7 Any temporary sign that is established for the purpose of advertising a community event:

- must not be erected for more than 28 consecutive days before, and must be fully removed (including any associated structures) within 7 days of the completion of the event for which the sign was erected
- may exceed the standards in 7.6.3.1.3, 7.6.3.1.4 and 7.6.3.1.6. specifying the maximum area or maximum number of signs permitted, provided that all other sign standards are met
- may be an illuminated sign that flashes and contain moving text

*Note, the term  
Temporary Sign is  
defined in Section 3.10*

*Any sign that complies  
with relevant sign  
standards in 7.6.3.1 is  
also permitted on a  
temporary basis.*

For the purpose of this standard, a community event includes an event that promotes Wellington City or public activities within a local community, and that event is non-repetitive and temporary in nature. This standard excludes advertising for primarily commercial purposes.

## 7.6.4 SUBDIVISION STANDARDS

These standards apply to all subdivisions in Centres

### 7.6.4.1 Subdivision

7.6.4.1.1 Every building or structure adjoining a new boundary must comply fully with the standards for buildings and structures specified in 7.6.2 or otherwise be lawfully established.

7.6.4.1.2 Every allotment must have services in compliance with City Bylaws or if applicable the Council's Code of Practice for Land Development.

7.6.4.1.3 Every allotment must have practical, physical and legal access to a formed legal road or by way of a registered right-of-way.

7.6.4.1.4 Every allotment must have drive-on vehicle access and parking constructed in accordance with standard 7.6.1.7.

7.6.4.1.5 All earthworks needed to complete the subdivision are undertaken.

7.6.4.1.6 No part of any allotment being subdivided may be within 20 metres of any river whose bed has an average width of 3 metres or more where the river flows through or adjoins an allotment.

7.6.4.1.7 No part of any allotment being subdivided may be within 20 metres of the line of mean high water springs. This rule shall not apply in the Operational Port Area, provided the land is utilised for operational port purposes.

7.6.4.1.8 No subdivision may occur within a heritage area or on a site associated with a heritage item unless in the latter case the subdivision involves land that is not occupied by the heritage item and is not specifically identified for preservation in the Plan as important to the setting of the item.

7.6.4.1.9 For any subdivision incorporating new roads, all services must be reticulated underground.

7.6.4.1.10 In respect of subdivision at Churton Park, all subdivision proposals must comply with the Churton Park Village Concept Plan and associated provisions.

7.6.4.1.11 A Certificate of Compliance must be obtained for the subdivision to allow Council to assess survey plans for approval.

An applicant must supply the following:

- information to allow Council to assess compliance with standard 7.6.4.1.1.
- a certificate stating that all existing services have been located so that they are all contained entirely within the boundaries of the site being serviced or within such right of way or easement relating to the site, and are in accordance with the City Bylaws and if applicable the Council's Code of Practice for Land Development
- current copies of titles for all affected properties

*Subdivision within a heritage area or on a site associated with a heritage item is controlled by the provisions of the Heritage Chapter (chapters 20 and 21).*

*See Appendix 1A.*

- accurately drawn A4 plans at a scale of 1:500 or at a larger scale as appropriate and copies or reduced copies submitted to be of A4 or A3 size
- a certificate stating that the land is not likely to be subject to material damage by erosion, subsidence, slippage or inundation from any source

All certificates, plans and information supplied must be signed by a licensed cadastral or other suitably qualified person certifying their accuracy.

## 7.6.5 CHURTON PARK DISTRICT CENTRE STANDARDS

These standards apply to all development in the Churton Park District Centre Concept Plan (See Appendix 1)

### 7.6.5.1 General requirements

7.6.5.1.1 A **supermarket** shall be located toward the centre of the village and:

- shall be orientated toward (i.e. visually connect with) the commercial centre and open space area shown on the concept plan map; and
- shall fully activate any elevation(s) that front directly onto or face directly toward the open space area shown on the concept plan map; and
- shall activate a part of any elevation that directly abuts or faces onto any other ‘public space’ (as defined by the Plan), and shall articulate the remainder of any such elevation; and
- shall be serviced from the rear, southern, aspect; and
- may have a pedestrian link to or a pedestrian entrance on a street frontage. Any such portion of building on a street frontage shall provide verandah cover over the footpath.

7.6.5.1.2 The Commercial Centre may only contain **retail, community, commercial, healthcare** and related or similar activities, and **residential activities** above the ground floor.

7.6.5.1.3 Buildings comprising the Commercial Centre component of the village shall **occupy and engage the public street edge** along Westchester Drive and Lakewood Ave.

7.6.5.1.4 A **prominent landmark corner feature** using prominent building form supported by signage, landscaping or a combination thereof must be included on the street corner as shown on the map.

7.6.5.1.5 A dedicated **open space area**, free from vehicles and car parking, must be created adjacent to the commercial activities and be provided with visual and physical connections to the public street. The exact number and locations of these connections will ultimately depend on building design and layout. The open space area and connections shown on the map are indicative in terms of size and location. The open space area will not occupy all the area identified green on the map, but shall fit within that location.

7.6.5.1.6 **Medium density residential housing** shall flank the western boundary of the zone and front a portion of Lakewood Ave between the commercial activities and the southern boundary of zone.

7.6.5.1.7 Medium density residential housing shall be developed at a **density of 1 unit/300m<sup>2</sup>** of site area or greater (i.e. denser). Site area for the purpose of this requirement is the area of land to be legally associated with an individual or group of residential units. Proposals must therefore identify this land area if a subdivision has not already occurred to create it.

- 7.6.5.1.8 There shall be at least one main **vehicle access** providing for entry to and/or exit from the village on each street frontage, in addition to access points for residential activities. The concept plan map shows 2 vehicle accesses on Lakewood Ave but that is indicative only. A Traffic Engineers Assessment shall accompany each proposal involving provision of pedestrian access and vehicle access for any purpose. That report shall consider requirements 9 to 12 and 14, and include an assessment of effects on road safety, whether or not traffic calming measures are required on public roads, appropriateness of vehicle access location, type and volume of traffic use anticipated for each access and how pedestrian access will be facilitated to and from the centre (including crossing public roads). Each vehicle access shall be landscaped to assist the legibility of the village in finding the access points and also to assist pedestrians.
- 7.6.5.1.9 There shall be at least one dedicated **pedestrian access** provided through the commercial activities on each street frontage and throughout the car parking area. The pedestrian access points shown on the map are not precisely located and only indicate the need for the access.
- 7.6.5.1.10 **Car parking** shall be located behind the street front activities and must not directly front the public street.
- 7.6.5.1.11 **Car parking** for medium density residential housing shall be provided at a ratio of 1 car park / unit plus a minimum of 1 visitor car park per 4 units (this provision is the same as that for infill housing requirements in the outer residential area). If fractions result, additional parking is required where the fraction is 0.6 or higher.
- 7.6.5.1.12 All proposals incorporating any area of public space (as defined in the Plan) shall include a **landscaping** component. Specimen trees as part of that landscaping shall be included at the ratio identified in the guiding principles below.
- 7.6.5.1.13 **Public transport** must be facilitated by including cycle racks in a priority location near village entrances and integrated pedestrian links to bus stops. The cycle racks and pedestrian links shall be shown on plans accompanying development proposals.
- 7.6.5.1.14 All development and subdivision proposals must be designed to ensure a **secondary overland flow path** is available between Stebbings Dam and the southern most extent of the W4 designation area that is clear of buildings and structures and protected by easements at the time of subdivision or development; and that the **capacity of the culvert** from the W4 designation area (1 in 100 year flood detention) is not exceeded by introduced hard surfaces, including roofs and paving. Development and subdivision proposals must include information demonstrating how both these requirements are achieved, including identifying where the secondary overland flow path is to be located.
- 7.6.5.1.15 A **3m wide formed access** shall be provided to the W4 designation area in the vicinity of no. 61 Lakewood Ave. Easements shall be created over it at the time of subdivision in favour of both Greater Wellington Regional and Wellington City Council's.
- 7.6.5.1.16 **Subdivision** design and layout shall demonstrate that the above requirements can be met.