

***Proposed District
Plan Change 60***

Churton Park Suburban Centre Rezoning

13 August 2007
Wellington City District Plan

Proposed District Plan Change

Annotated provisions of the Operative District Plan showing proposed changes

Proposed amendments to existing provisions and proposed new provisions are shown as underlined. Proposed deletions are shown as ~~struck out~~.

1.0 Insert a new policy into Chapter 6 under objective 6.2.2 and after policy 6.2.2.6 as follows:

6.2.2.7 **Provide for the development of a mixed use neighbourhood shopping centre in Churton Park, which includes a supermarket and medium density residential activities, via implementation of the approved Concept Plan in Appendix 8.**

METHODS

- Rules
- Concept Plan (including a plan and accompanying text)
- Advocacy
- Memorandum of understanding with the land owner

It has long been intended that Churton Park and Glenside would have a local shopping centre to support the community once development in those areas are of sufficient size to support one. In October 2003 the Northern Growth Management Framework identified this need was imminent and a site on the corner of Westchester Drive and Lakewood Ave has subsequently been identified as appropriate to this purpose. A Concept Plan, including a map, requirements and guiding principles, has been developed for the area by the Council in consultation with the landowner and residents. The Concept Plan seeks a mixed use development to create a 'village centre' and comprising retail, commercial, community, recreational and residential activities placed around a supermarket. Retail studies indicate that such a centre has better economic success with the support of a supermarket as an 'anchor tenant'. Further, medium density residential will also support the centre by increasing the population immediately around it. Importantly, the Concept Plan does not allow for the introduction of 'big box' retail, apart from a supermarket. All subdivision and development will require resource consent to establish. Where proposals meet the requirements of the Concept Plan applications will be assessed as discretionary (restricted) activities against the guiding principles, and will be processed on a non-notified basis without the need for affected party approvals. However, any proposed development or subdivision not meeting the requirements of the Concept Plan will default to a non-complying activity.

2.0 Insert text at the end of Chapter 6 under in the table Schedule of Appendices as follows:

8	Churton Park Suburban Centre – Churton Park Village Concept Plan
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3.0 Insert a new appendix into Chapter 7 – Churton Park Village Concept Plan, as follows:

Appendix 8 Churton Park Village Concept Plan

1.0 Introduction

This Concept Plan is made up of a map, a set of requirements and a set of guiding principles. Together these are intended to guide the development of a village centre. All resource consent applications made under Rules 7.3.1 (subdivision) and 7.3.11 (development in Churton Park Village Concept Plan area) must be assessed for adherence to the Concept Plan. Any development or subdivision that departs from the requirements of the Concept Plan will be considered as a non-complying activity; otherwise it will need to be demonstrated in the Assessment of Effects accompany resource consent applications, how proposals meet the guiding principles.

The map illustrates a flexible framework for development, indicating the general location within the village where activities should be located. The accompanying text reinforces the map with requirements and the guiding principles are there to reinforce urban design principles to be achieved but do not fix the actual design for village or the individual buildings.

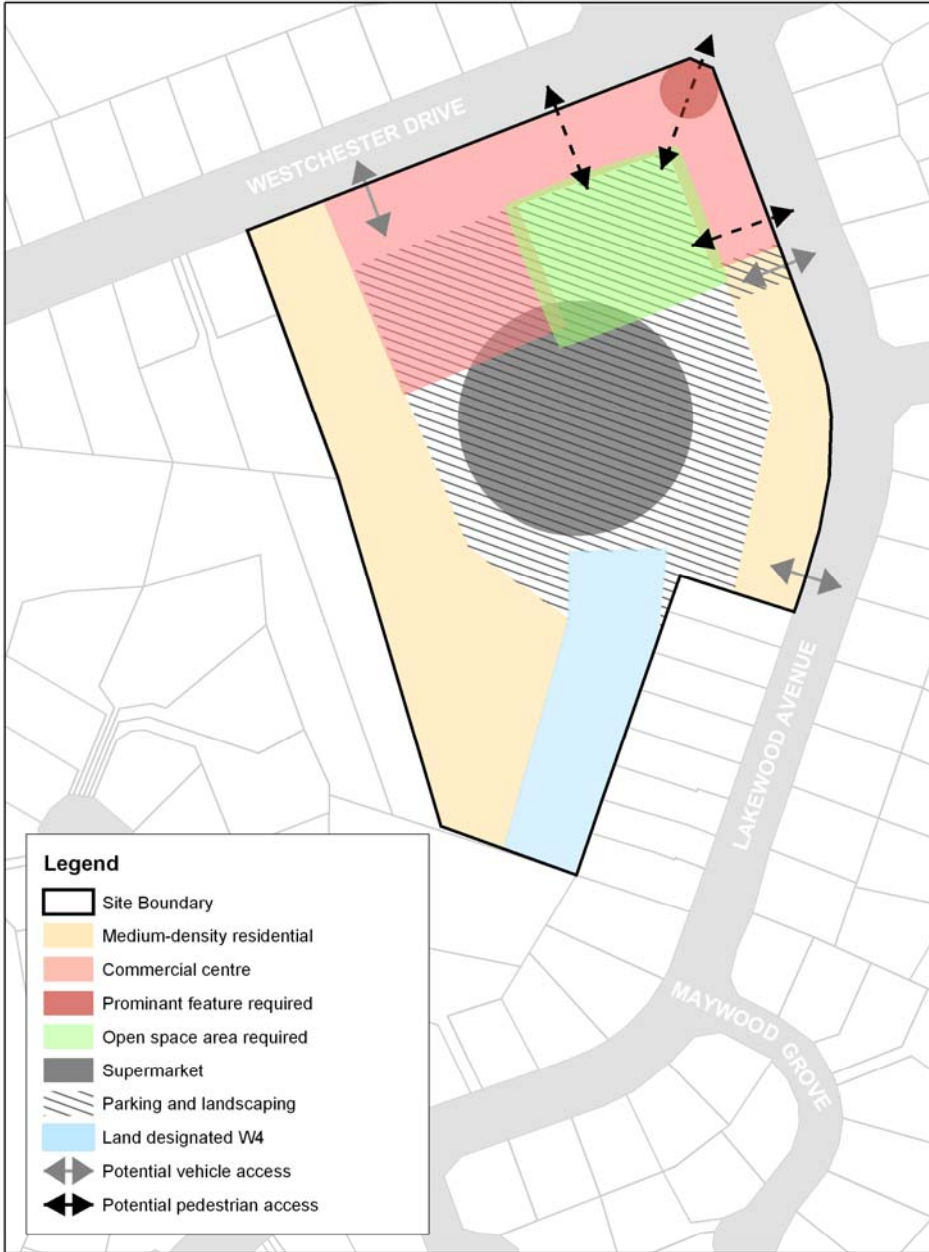
2.0 Vision Statement

To provide the communities of Churton Park and Glenside with a Village that will form the focal point and social interaction hub for these communities whilst providing for their day-to-day needs. Quality of development is essential in delivering such a place. Buildings will create a degree of critical mass balanced by park and open space to ensure a sense of place is established. Accessibility for public transport, private vehicles and pedestrians is made easy though balanced against pedestrian amenity. The Village will be an inviting and safe place to be in at all times of the day and night.

3.0 Map

The different activity areas shown on the map *do not* represent the absolute location, footprint or specific land area to be used. Rather, these are diagrammatic representations of the general locations for buildings and activities. There is no specific requirement to either develop adjoined or separate buildings in any on part of the village. The final size, location and design of any component of the village required by the Concept Plan and shown on the map will be assessed through the resource consent process. Any subdivision will also be assessed through the resource consent process for compliance with the requirements and compatibility with the map of the Concept Plan. Additionally, given that timing of development or subdivision of any part of the village is uncertain, the Concept Plan anticipates any balance areas *not* being developed, but remaining in grass cover or be landscape planted awaiting development. In particular, the plan does not intend that undeveloped areas be temporarily developed or used for car parking.

Churton Park Village Concept Plan



4.0 Requirements

1. A **supermarket** shall be located in the centre of the village with frontages facing towards Westchester Drive and Lakewood Ave. The supermarket shall be serviced from the rear (southern side) with service vehicles using the Westchester Drive vehicle access.
2. The Commercial Centre may only contain **retail, community, commercial, healthcare and related or similar activities**, and **residential activities** above the ground floor.
3. Buildings comprising the Commercial Centre component of the village shall **occupy and engage the public street edge** along Westchester Drive and Lakewood Ave.
4. The Commercial Centre buildings must incorporate **display windows and verandah cover**, as identified on planning map 47.
5. 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.
6. 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 connections shown on the map are indicative.
7. **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.
8. Medium density residential housing shall be developed at a **density of 1 unit/300m²** 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.
9. There shall be at least one main **vehicle access** providing for entry to and exit from the village on each street frontage. The map shows 2 vehicle accesses on Lakewood Ave but that is not essential. Each vehicle access shall be landscaped to assist the legibility of the village in finding the access points and also to assist pedestrians. Additionally, residential development shall have separate or individual vehicle accesses.
10. 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.
11. **Car parking** shall be located behind the street front activities and must not directly front the public street.
12. **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.
13. 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.
14. All development and subdivision proposals must be designed to ensure the **capacity of the W4 designation area** (storm water detention) is not exceeded. Development proposals must include engineering designs accompanied by calculations demonstrating how this is achieved. Engineering designs and accompanying calculations must consider the anticipated storm water runoff to the W4 designation area from introduced hard surfaces, including roofs and paving.
15. **Subdivision** design and layout shall demonstrate that the above requirements can be met.

5.0 GUIDING PRINCIPLES

5.1 Design, external appearance and siting of buildings

Design in context of intended use:

Buildings need to be designed to accommodate the anticipated activities for the village. Plans submitted with applications will need to demonstrate what activities are anticipated for any individual or part of a new building or extension. Likewise, subdivision layout needs to be able to accommodate the anticipated activities and this needs to be demonstrated in applications.

Street edge:

The commercial buildings fronting Westchester Drive and Lakewood Ave need to form an active edge through their siting and design. This *does not* necessarily require that buildings form an unbroken lineal edge along the street but that needs to be considered in the context of the requirement for continuous verandah cover over the public street. Buildings *may* be setback with a curtilage that edges the street, or have recessed doors at the street edge, though any such treatment or design needs to take account of both the verandah, display window and prominent feature requirements.

The prominent feature will be the identifier for the centre and as such needs to be designed as a landmark. It may extend into the public street, but this may require an encroachment licence to be obtained from Council.

Buildings:

All buildings must have front and rear elevation treatments that are appropriate to the activities they adjoin or face. All buildings facing a public space must form an appropriate relationship with it, including fronting and interacting with the space.

The design of any building needs to be derived from a coherent overall compositional idea, taking into consideration the adjoining or adjacent building. Dimensions should aim to reduce the apparent size of a building, using modulation where necessary. Unmodulated square boxes and multi storey blank walls are not anticipated. All elevations must exhibit some form of relief, whether by architectural detailing or openings with doors and windows. Detailing and tactile qualities should provide visual interest and materials should be used that give an appearance of durability and robustness.

In siting and designing the floor layout of buildings, consideration needs to be given to connectivity to public space and interconnections with other buildings and activities within the centre. Building location and layout will need to demonstrate how safe pedestrian 'pathways' are facilitated so that the centre is legible and permeable from all edges and between all activities.

5.2 Structure and design of public space

The open space area needs to have good access to sunlight and be protected from the wind. Physical and visual connections need to be made with the public street as well as active edges with adjoining buildings and pathways. Overall the space needs to provide a pleasant place for people to congregate, be user friendly and well connected to other parts of the centre. The design and location of the space needs to demonstrate these attributes and how they will be achieved through design, landscaping, furniture, planting etc.

5.3 Location and layout of parking and servicing

Service and parking areas are essential to the efficient functioning of the village though both have the potential to visually detract from it if not well planned and integrated.

Car parking:

The layout of parking and vehicle circulation areas should be easy to navigate for both drivers and pedestrians, and accommodate clear and safe pedestrian routes linking the village activities.

Car parking should be laid out in a manner that avoids the appearance of a 'sea of parking', rather parking should be compartmentalised and broken up. This can be achieved through building location, appropriate site design using landscaping (including planting), and pedestrian pathways through the parking area that have a different surface (texture or colour) treatment. Both landscaping and pedestrian pathways are required so these need to be included in parking layout design.

Plans accompanying proposals will need to demonstrate how the above matters are achieved.

Service areas:

Service areas for all activities/buildings should be located separately from public spaces and pedestrian pathways wherever possible (i.e. predominantly); appropriate screening and/or landscaping needs to be used in the few instances where service areas *cannot be* located separately from and back onto public space. Plans accompanying applications need to show all service areas, demonstrate they are located in the best possible place and how interface areas are to be treated.

5.4 Landscaping

Landscaping has several functions besides providing amenity value for the village. It can be used to identify pedestrian from vehicle routes, to screen unsightly service/rear of building areas, as a means of storm water management and to create feature areas.

Landscape components of developments should consider the need for hard surface and planted areas. Pedestrian routes need to have different surface treatments (texture or colour). The open space area needs to include furniture, lighting, planting and hard surface areas (pathways and seating space).

Any hard surface areas may need to have a permeability function for storm water management if they drain to the W4 area, thus materials need to be investigated for their function and identified in landscape plans accompanying development proposals.

Specimen trees need to be included at a ratio of not less than 1 tree per 10 car parks *plus* 1 tree per 25m at other locations throughout the village such as between activities and along boundaries.

The use of plants needs to be appropriate to their location and intended function and affect. Landscape plans need to identify plant type and state their intended purpose in the area proposed; e.g. specimen tree to break parking area, or row of 1m tall shrubs to edge open space, or mass planting of grasses to add texture and colour. Planting needs to be effective, visible from the intended viewing space and create soft edges to built development. Landscape plans need to demonstrate how this is achieved. An inappropriate use of plants would be for example, low level grasses in a large format parking area as they are hardly visible and do not compartmentalise or break-up the open space created by parking.

5.5 Site Access, pedestrian and vehicular

Pedestrian:

The location of pedestrian access points to the village need to be legible and visible from the public street as well as providing views to focal point(s) within the village (such as the supermarket, a specimen tree or the open space). Approximate locations for pedestrian access points are indicated on the map, though the number and locations are not precise and are ultimately dependent on building design and location.

Vehicular:

The design of vehicle access points needs to incorporate landscape treatments and space for signs. Additionally, pedestrian friendly design of the vehicle access points is to be considered with use of islands, paths and landscaping to assist. Development proposals must demonstrate these components have been considered and incorporated.

5.6 Residential development

Semi-detached residences or rows/terraces of attached residences are anticipated to make up the bulk of residential development. Standalone houses should be limited (i.e. comprising less than one quarter of the housing), but may be considered in providing a range of housing options. All residential development, whether stand alone, semi-detached or attached shall be designed in accordance with the multi-unit design guide for residential buildings.

5.7 Storm water management

On site development needs to consider the volume of water that can be accepted into the adjacent retention area under Wellington City Council designation W4. Any volume of water that cannot be accepted may need to be retained on site in an appropriate manner or diverted to other storm water catchments. The required calculations need to demonstrate how this is achieved.

The role of soft landscaping options need to be considered in reducing storm water flow from the site and be used as a means of primary treatment of storm water.

5.8 Subdivision

Subdivision type (tenure), layout (including access arrangements) and lot size need to facilitate the envisaged development identified on the map. Applications for subdivision must clearly demonstrate how the subdivision layout and lot size will facilitate development of the village as per the map and the requirements.

4.0 Insert text to permitted activity Rule 7.1.1 as follows:

7.1.1 Any activity except for:

...

- **Activities not provided for in the Churton Park Village Concept Plan (as a supermarket is provided for, it is not subject to any further provisions of this rule).**

...

5.0 Insert text to existing maximum building height rule 7.1.2.1 as follows –

7.1.2.1 The maximum building height is 12 metres, except for:

...

- [Buildings and structures in the Aro Valley Suburban Centre and the Churton Park suburban centre where the maximum building height is 9m]¹

...

6.0 Insert text to existing subdivision rule 7.1.4 as follows –

7.1.4 Subdivision except within the Churton Park Suburban Centre Concept Plan area, and otherwise any company lease, cross lease and unit title subdivision is a Permitted Activity provided that it complies with the following conditions:

7.0 Insert new rule under 7.3 Discretionary Activities (Restricted) as follows:

7.3.11 The construction, alteration of, and addition to buildings, structures (excluding signs), and construction of car parking anywhere within the Churton Park Village Concept Plan area is a Discretionary Activity (Restricted) in respect of:

7.3.11.1 Design, external appearance and siting of buildings (i.e. the design of buildings and the space around them)

7.3.11.2 Structure and design of public space

7.3.11.3 Location and layout of parking and servicing

7.3.11.4 Landscaping

7.3.11.5 Site Access, pedestrian and vehicular

7.3.11.6 Density of residential development

7.3.11.7 Storm water management

Non-notification

In respect of rule 7.3.11, applications that meet the standards and terms do not need to be publicly notified and do not need to be served on affected persons.

For the avoidance of doubt, this provision does not apply to any proposal not meeting A) below where a concurrent consent is being sought.

Standards and Terms

A) All structures, buildings and car parking must meet the conditions for Lighting (7.1.1.4), Electromagnetic Radiation (7.1.1.5), Screening of Activities and Storage (7.1.1.6 - 7.1.1.6.2 only), Vehicles Parking, Servicing and Site Access (7.1.1.7) except residential activities needn't comply with standard 7.1.1.7.5 (servicing), Signs (7.1.1.8), Maximum building height (7.1.2.1), Height control adjoining Residential Areas (7.1.2.2 – 7.1.2.2.1 only), Verandas (7.1.2.4), and Windows (7.1.2.6) unless consent is concurrently sought under rules 7.3.1 and 7.3.2 for the condition(s) not met; and

B) All structures, buildings and car parking must comply with the Churton Park Village Concept Plan Requirements

For the avoidance of doubt, condition 7.1.2.7 for permitted activities does not apply to activities needing consent under this rule (i.e. buildings are not subject to the 500m² size limit), and any proposal not meeting B) above will default to a non-complying activity.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

7.3.11.8 The Churton Park Village Concept Plan Map and Guiding Principles.

8.0 Insert new rule under 7.3 Discretionary Activities (Restricted) as follows:

7.3.12 Any type of subdivision of land or buildings anywhere within the Churton Park Village Concept Plan area is a Discretionary Activity (Restricted) in respect of:

7.3.12.1 Subdivision design and layout and the provision for future land uses anticipated by the Churton Park Village Concept Plan

7.3.12.2 Allotment size and location

7.3.12.3 Site Access

7.3.12.4 Pedestrian Access

7.3.12.5 Storm water management and effects on water bodies

7.3.12.6 The matters in rule 7.1.4 (7.1.4.1 to 7.1.4.8)

Non-notification

In respect of rule 7.3.12, applications that meet the standards and terms do not need to be publicly notified and do not need to be served on affected persons unless an application is also required under rule 7.4.5.

Standards and Terms

All subdivisions must meet the conditions Provision of Services (7.1.4.2), Legal Access (7.1.4.3), Earthworks undertaken (7.1.4.4), Vehicle Access (7.1.4.5) unless consent is concurrently sought under rule 7.4.5 in respect of the condition(s) not met. Additionally, all subdivision proposals must comply with the Churton Park Village Concept Plan Requirements.

For the avoidance of doubt, any subdivision not meeting the concept plan requirements will default to a non-complying activity.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

7.3.12.7 The Churton Park Village Concept Plan map and guiding principles.

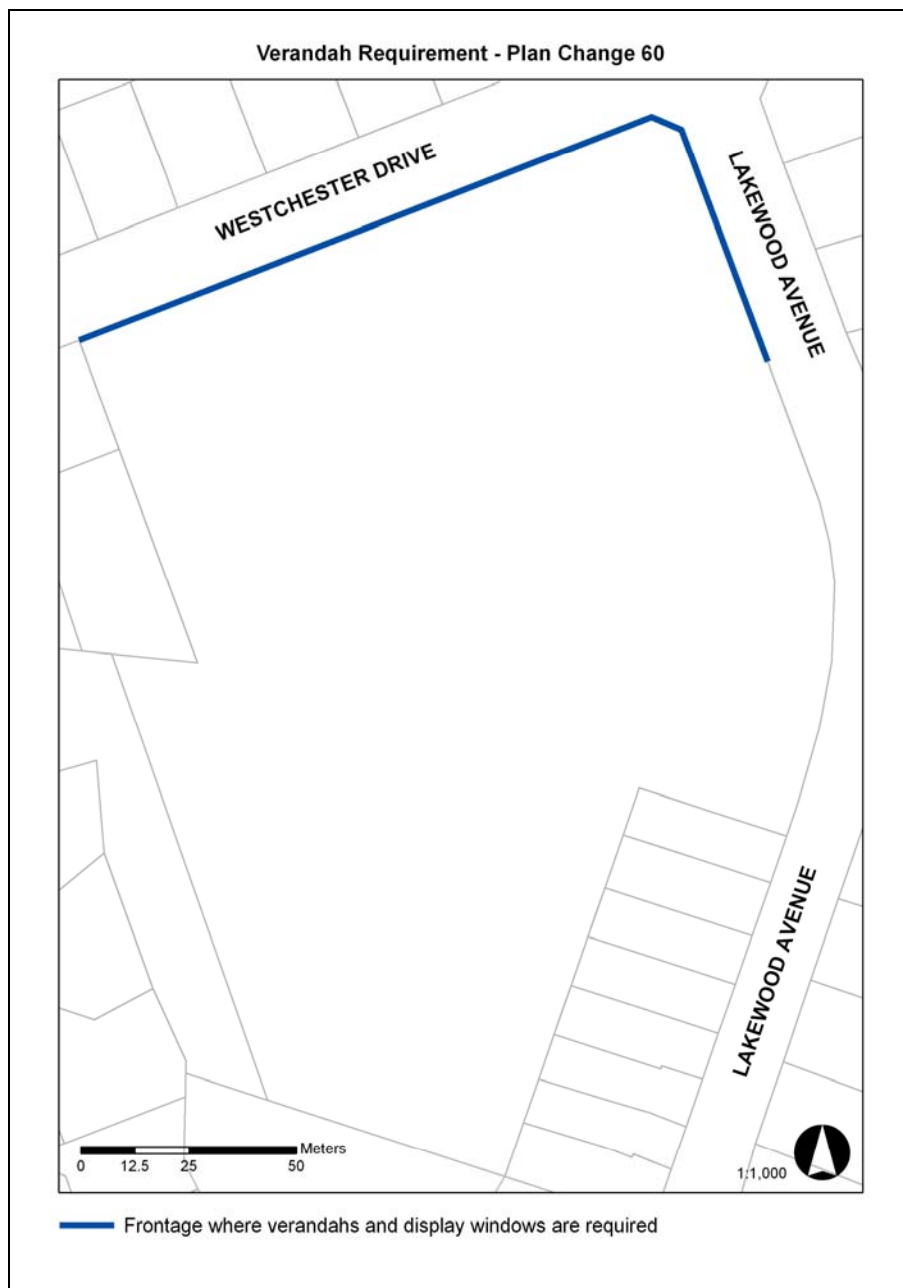
7.3.12.8 The requirements of Section 106 of the Act.

7.3.12.9 The extent of compliance with the relevant parts of the Council's Code of Practice for Land Development.

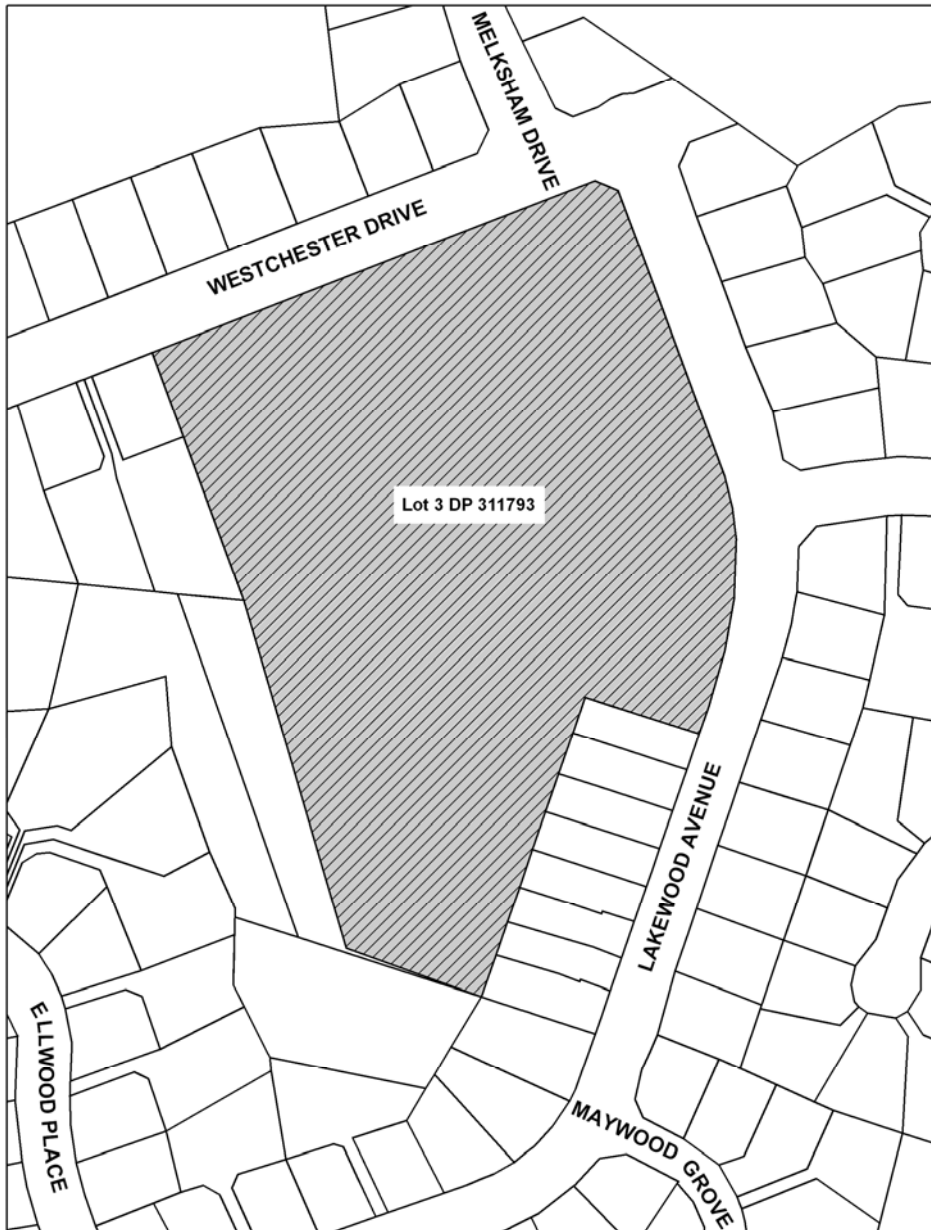
7.3.12.10 The matters under conditions 7.1.4.1 to 7.1.4.8


9.0 Amend planning map 26 by colouring the site on the south west corner of Westchester Drive and Lakewood Avenue for Suburban Centres zone (See Appendix 1)

10.0 Amend planning map 47 by including the following diagram identifying the display window and verandah requirements as shown:



Appendix 1 - Rezoning of Residential land on Lot 3 DP 311793, Churton Park



 Land currently zoned Outer Residential
to be zoned Suburban Centre

