
REPORT 1
(1215/52/IM)

RESIDENTIAL AREA AND SUBURBAN CENTRES REVIEW

1. Purpose of Report

The purpose of this report is to seek the approval of the Committee to publicly notify changes to the District Plan resulting from the reviews of the Residential Area and Suburban Centre chapters (Chapters 4, 5, 6, and 7), the planning maps and the relevant Urban Design Guides (Volume II) .

2. Executive Summary

The proposed Plan Changes (proposed Plan Change 72: Residential Areas and proposed Plan Change 73: Centres and Business Areas) are part of the rolling review of the District Plan. They cover the majority of the City, including all residential and commercial areas outside of the Central Area. The two proposed Plan Changes have been considered in an integrated way because the zone boundaries sit side-by-side with each other and the interactions between activities and buildings need to be considered holistically.

These Plan Changes establish a policy framework to sustainably manage the growth of the City over the longer term. They bring together, in a statutory policy framework, the Council's strategic direction, as included in the Urban Development Strategy, the Infill Housing Review and the Centres Policy. The approach builds on Council's commitment to the 'Growth Spine' – being future growth concentrated along a network of accessible centres, serviced by a high quality transport system.

There has been extensive pre-consultation on the proposed Plan Changes and the key proposals contained within them. This has included specific consultation on the emerging issues carried out as part of the review process in 2007, and consultation on draft proposals from December 2008 to April 2009. However these proposed Plan Changes are also an integral part of Council's ongoing implementation of its strategic direction (ie. the Urban Development Strategy, the Infill Housing Review and the Centres Policy). As such, there has also been extensive engagement with all sectors of the community over the last three years in setting the strategic direction.

The key issues that have emerged through the review process, and which these proposed Plan Changes focus on, are as follows:

- Providing clear policies on the sustainable growth of the City over the longer-term, particularly directing growth to the most appropriate locations;
- Maximising the effectiveness of our transport networks;
- Maintaining and strengthening our centres to enable them to provide accessible local services and facilities;
- Maintaining a sufficient supply of land for industrial and service activities as well as emerging activities that contribute to the economic development of the City;
- Better managing those areas of the City that have particular character or heritage values to ensure those values are not lost.

The proposed Plan Changes set out a consistent and defensible approach to managing centres and retail activities – replacing a number of previous plan changes (Plan Change 52: Suburban Centres Rule Amendments, and Plan Change 66: Amendments to Suburban Centres Provisions and Associated Definitions). Clarity is provided on the different management approaches to be pursued in each area by a new zoning structure, which separates Centres (ie. town centres) from Business Areas (ie. predominantly commercial and industrial areas). In a change from the approach set out in the Centres Policy, Adelaide Road has been re-classified as a Centre (Mt.Cook). This will assist in achieving the objectives of the Adelaide Road Framework and in providing a heart to the existing Mt.Cook community.

Retail development is acknowledged as a key driver of the urban form of the City and the success or failure of local centres. A permissive approach is retained for most types of retail, recognising that new forms of retail will emerge over time and that not all retail can or should locate in existing centres. However the key anchors and/or potential threats to local centres have been identified (large supermarkets and integrated retail developments such as shopping malls), and controls are focussed on ensuring these locate in areas that support local centres.

The Plan Changes take a long-term view of the economic development needs of the City. They ensure a sufficient supply of industrial land to provide for a balanced economy, cater for emerging forms of industrial activity and retain local access to essential service industries (ie. panel-beaters, couriers, office supplies) that support residents and the dominant office-based economy.

Revised provisions also seek to better manage the transport impacts of new development, through revised triggers that ensure development that generates higher vehicle movements is appropriately assessed, that development is designed to allow accessibility by multiple transport modes, and that on-site parking is adequate.

A policy framework to allow and facilitate residential intensification in and around centres has been incorporated. This takes on board the findings and recommendations of the Council's centre planning processes in Johnsonville

and Adelaide Road. To maintain and enhance the quality of buildings and spaces, revised design guides have been prepared and additional triggers included, which will mean that all new buildings in Centres will now require consent as well as larger or more prominent buildings in the Business Areas.

The unique character of many parts of the City has also been recognised, and policies put in place to retain the essential elements that make up this character. This includes the Residential Coastal Edge and revised and improved pre-1930's demolition controls. A future plan change will propose additional heritage areas in both Centres and Residential Areas.

In addition, a number of parcels of land are proposed to be rezoned from Residential to Centres or Residential to Business Areas and vice versa. This reflects the existing uses on these parcels and the desire to reinforce the function of these areas into the future as individual activities come and go.

The recommendations seek approval to notify the proposed Plan Changes and to commence the statutory public consultation processes. Submissions will be called for over an extended eight week period to recognise the significance and complexity of the issues.

3. Recommendations

Officers recommend that the Committee:

1. *Receive the information.*
2. *Agree to publicly notify the proposed District Plan Changes - proposed District Plan Change 72 (Residential Area) and proposed District Plan Change 73 (Centres and Business Areas), as set out in Appendices 4 and 6 of this report, in accordance with the First Schedule of the Resource Management Act 1991.*
3. *Delegate to the Portfolio Leader for Urban Development and Transport the authority to approve minor editorial changes and to give effect to any changes agreed by the Committee, prior to notification.*
4. *Agrees to withdraw proposed District Plan Change 52 (Suburban Centre Rule Amendments), and proposed District Plan Change 66 (Amendments to Suburban Centres Provisions and Associated Definitions) under clause 8D (1) of the First Schedule of the Resource Management Act 1991.*
5. *Adopt the Section 32 Reports as set out in Appendices 5 and 7 to this report.*

4. Background

4.1 *Rolling Review*

Under the Resource Management Act (1991) Council is required to review the effectiveness of its District Plan provisions every ten years. The Residential and Suburban Centres chapters are the second set of chapters to be considered as part of the Council's 'rolling review' of the District Plan. The first chapter to be reviewed was the Central Area.

As a rolling review all aspects of the proposed Plan Changes are open to submission including objectives, policies, rules, design guides and zonings.

4.2 *Consultation*

Council consulted on the draft proposals from December 2008 to April 2009. Feedback was received from 207 individuals or groups, plus a petition of approximately 2500 people was received from Rongotai Revived. Results of the consultation were reported back to SPC on 14 May 2009. This was the second round of consultation, with a prior process occurring in late 2007 focusing on the emerging issues.

These proposed Plan Changes are also an integral part of Council's ongoing implementation of its strategic direction (ie. the Urban Development Strategy). As part of setting this strategic direction, there has been extensive engagement with all sectors of the community over the last three years, as part of the Infill Housing Review and in developing the Centres Policy. These proposed Plan Changes provide the statutory framework to achieve Council's agreed strategic direction.

The feedback received from the community as part of these consultation processes has helped shape the proposed Plan Changes.

4.3 *Heritage Areas Plan Change*

The draft plan changes circulated for public comment contained options for new heritage areas. Six of these heritage were in Centres (Aro Valley, Berhampore, Haitaitai, Island Bay (Shorland Park Shops), Newtown, John Street Intersection (Newtown), and a heritage area was also suggested for much of residential Thorndon. These proposed heritage areas have been de-coupled from the Suburban Centre and Residential Reviews to allow for additional targeted consultation. A separate plan change(s) addressing heritage areas is expected to be considered by the Committee early next year. As such the existing Character Area in Thorndon has been retained in the proposed Plan Changes. This will be reviewed at the time any new heritage area is proposed.

4.4 *Suburban Centre Background*

The Operative District Plan contains a single zone (Suburban Centre) which applies to all of the City's centres (excluding the Central Area), as well as industrial areas and other mixed-use areas. The rules for this zone place few

restrictions on activities, subject to compliance with basic environmental standards such as noise, glare, servicing and parking.

Whilst this very flexible approach has been beneficial in that it has allowed landowners to alter land uses in response to market forces, it does not adequately reflect the diversity of place, and has potential for new forms of development to undermine the objectives of the District Plan and also have adverse effects on the wider transport network.

Council has undertaken extensive monitoring of the Suburban Centres. The aim of the monitoring exercise was to analyse the functionality and quality of all Suburban Centres – reviewing uses, urban design quality, streetscape, and transport - including consultation with business owners. Considerable research has also been undertaken to examine trends, to test options and to examine the appropriateness of the proposed approaches. This has included reports on the demand and supply of industrial land, retail development and future trends, and transport networks and future pressures.

Some of the key issues identified included:

- Generally poor quality buildings and urban design outcomes in some centres and other areas (ie. site arrangement, exterior design, active frontages, parking and access, mix of uses)
- An increase in the number of large retail activities locating outside of centres
- The continued loss of industrial land supply over time, due to competing residential and other commercial activities
- A lack of appropriate carparking in and around some centres
- Reverse sensitivity issues following the increase in residential activities locating amongst commercial and industrial activities (ie. concerns about noise).

Proposed Plan Change 52: Suburban Centres Rule Amendments and Proposed Plan Change 66: Amendments to Suburban Centres Provisions and Associated Definitions were notified by Council to address some of these issues. These plan changes have now been reconsidered in the context of this more comprehensive review and the Council's Centres Policy, and the key elements have been incorporated into proposed Plan Change 73 (Centres and Business Areas).

Since the draft plan changes were considered by Committee in May 2009, specific research has been undertaken on a number of issues to address matters raised through submissions. This has included:

- A retail floorspace survey of selected Centres within Wellington City;
- A review of Environment Court cases where the primary issues have been around protection of existing centres and out-of-centre retail;
- A risk-analysis of all Centres examining the potential for retail development in nearby Business Areas to undermine their role and function;

- Further economic advice on appropriate retail controls and thresholds, including a review of comparable district plan provisions from other metropolitan areas;
- Advice on the likely transportation impacts from different development scenarios in Centres and Business Areas.

The information from these exercises has informed the development of the proposed Plan Changes.

Appendix 1 contains a summary of the key changes to the Suburban Centres chapters.

4.5 Residential Background

The Operative District Plan provides for residential intensification throughout the City as part of a strategy to make efficient use of existing infrastructure and reduce pressure for urban sprawl. This approach has been successful insofar as it has allowed infill and multi-unit housing to be developed throughout the City in response to market demand. However in the early to mid 2000s it resulted in significant public disquiet, with many residents concerned about the impact that infill and multi-unit housing was having on the character and amenity of their suburbs.

Council responded to these issues in early 2007. The response had two key components:

- District Plan Change 56 which introduced new provisions to better manage the effects of new infill and multi-unit developments. The provisions of DPC 56 became operative in July 2009.
- Concurrently, Council launched a public consultation exercise regarding the long-term management of residential intensification. With projected increases in Wellington's population, it was considered that pressure for infill and multi-unit development would continue into the future. A new strategy was needed for managing this intensification. Following consultation Council made a decision to pursue a 'targeted approach' to residential intensification, whereby intensive housing development would be directed to specific 'Areas of Change' where the benefits of the intensification would be greatest. Four initial areas were chosen – Johnsonville, Adelaide Road, Kilbirnie and the Central City.

The review of the Residential chapter change brings together both of the above pieces of work into a single statutory planning framework.

Appendix 2 contains a summary of the key changes to the Residential Area chapter.

5. Discussion

5.1 District Plan – Chapter Structure

The structure of the proposed Plan Changes has been altered to align with the structure established within proposed Plan Change 48 (Central Area). The aim has been to:

- Make the Plan more accessible to the community;
- Improve the legibility of the Plan and facilitate better decision making processes;
- Place a stronger focus on objectives and policies (as these provide the decision making framework for resource consent applications);
- Separate rules and standards;
- Re-phase policies to be positive rather than negative;
- Simplify the rule structure, by removing double negatives and creating a logical flow through the different activity types.

5.2 Suburban Centre Review

5.2.1 Introduction

It is proposed to replace the current single zone structure (Suburban Centres), with two new zones (Centres and Business Areas) to reflect the diversity of these areas and the different management objectives.

The approach adopted in the review has been to minimise regulation, but ensure that existing centres are not undermined by new developments and that a sufficient supply of industrial land is retained for longer term needs. Wherever possible all activities, including most forms of retail, have been classified as Permitted Activities.

Analysis has shown that of all the Centres in the City, only the Central Area and Johnsonville currently have a significant comparison goods offer (ie. fashion and electrical goods). Typical large-format retail located outside of the Centres zone will predominantly compete with this retail sector. It has also been found that there is insufficient land available for large-format retail or other emerging forms of retail to establish within our existing Centres.

Further advice has also clarified that the two potential major threats to the viability and vitality of centres would be a large integrated shopping centre or a large supermarket located outside of an existing centre. A large supermarket is clearly an anchor use that attracts other forms of specialist retail around it, and also generates a significant amount of vehicle movements. A large integrated shopping centre (ie. a mall, a retail park or some other type of retail destination), could if it is large enough, undermine the role and function of an existing centre and lead to it becoming unviable in its current form, as well as attracting significant vehicle movements. The Plan Change sets some thresholds for these specific types of retail, and where the proposed development exceeds these, a consent will be required, in order to examine potential economic and transport effects. However the Business 1 zone has been opened up to all other forms of large-format retail, and in the Business 2 zone, a wide range of retail activities appropriate to the nature of the zone have been permitted including yard-based, trade supply, wholesale, service and ancillary retail.

One of the most strongly supported proposals was improving the quality of buildings in Centres. New design guides have been prepared for both Centres

and Business Areas and consent will now be required for buildings in key streets regularly used by the public or highly visible/sensitive areas.

5.2.2 Centres Zone

Wellington's Centres are the focus of economic and social life in our communities. They have multiple functions and activities, anchored by a core of local convenience shopping. They provide a vital role in providing convenient services and contribute to community identity. Retaining and enhancing this range of activities

The Centres zone covers all centres within the City, except the Central Area. Policies have incorporated some of the key elements of the Council's Centres Policy, and have identified each centre as a Sub-Regional, Town, District or Neighbourhood Centre. In a change from the approach set out in the Centres Policy, Adelaide Road has been re-classified as a Centre (Mt.Cook). This will assist in achieving the objectives of the Adelaide Road Framework, recognises the mix of uses anticipated by the Framework, and will help provide a heart to the existing Mt.Cook community.

Within the Centres zone most activities remain permitted, but consent will now be required for all new buildings, to ensure better quality urban design outcomes. The key new provisions proposed for the Centres zone include:

- All new buildings, additions and significant alterations on main streets require consent as a Discretionary Activity (Restricted). In other parts of the Centres zone, new buildings and additions over 100m² will require consent. Primary and secondary frontages have also been defined, with requirements for appropriate ground-floor activities, verandahs, display windows, and/or adaptable design to allow future conversion. A new Centre Design Guide has been prepared;
- Activities that contain more than 70 carparks require consent as a Discretionary Activity (Restricted), to examine their effect on the transport network, and to facilitate access by multiple transport modes;
- Large integrated retail developments (ie shopping malls) over 20,000m² require consent as a Discretionary Activity (Restricted), and will need to demonstrate that they will not have a significant adverse economic impact on the Golden Mile or adverse impacts on the transport network.

5.2.3 Business 1 Zone

The Business 1 zone covers the mixed-use areas that do not fulfil a centre function, but provide opportunities for other forms of retail and commercial activity and future residential activity. A key consideration in managing these areas is to allow their continued development for a mix of uses, but to ensure that they do not undermine the existing centres.

Within the Business 1 zone, most activities are permitted, but larger new buildings will require consent to ensure better quality urban design outcomes. Key new provisions proposed for the Business 1 zone include:

- Large new buildings and additions (over 500m²) require consent as a Discretionary Activity (Restricted). A new Business Area Design Guide has been prepared;

- Activities that contain more than 70 car parks require consent as a Discretionary Activity (Restricted) to examine their effect on the transport network and to facilitate access by multiple transport modes. Large new buildings over 500m² will also require consent to examine the appropriateness of parking provision on-site;
- Integrated retail developments (comprising large-format retail) over 10,000m², or integrated retail developments (comprising small-scale retail activities) over 2500m², and supermarkets over 1500m², require consent as a Discretionary Activity (Unrestricted), and will need to demonstrate that they will not have a significant adverse economic impact on existing Centres or significant adverse impacts on the transport network or undermine existing investment in infrastructure in Centres;
- In Tawa South and Takapu Island, retail activities under 450m² require consent as a Discretionary Activity (Unrestricted) to ensure that they do not undermine the role and function of Tawa Town Centre. This aims to avoid duplicating the type of retail activities typically found in a town centre.

Rongotai South is zoned as Business 1. As such, most activities are permitted, including large-format retail. Consent would only be required for a major integrated development of large-format retail activities over 10,000m², or an integrated development (comprising smaller-scale retail) over 2,500m², or a large supermarket over 1500m². As outlined above, consent would still be required for large new buildings (ie. over 500m²) in respect of the Urban Design Guide and parking and for activities providing for more than 70 car parks in respect of transport issues.

5.2.4 Business 2 Zone

The Business 2 zone covers areas used predominantly for industrial and commercial activities. The key consideration in these areas is to safeguard a long-term supply of land for industrial activities by limiting opportunities for other activities that generate greater rental incomes and noise-sensitive activities that might have the effect of ‘pushing-out’ industrial activities over-time.

The key new provisions proposed for the Business 2 zone include:

- New buildings and additions (over 4,000m²) that adjoin or are adjacent to a state highway or a Residential zone require consent as a Discretionary Activity (Restricted). A new Business Area Design Guide has been prepared;
- Activities that contain more than 70 carparks require consent as a Discretionary Activity (Restricted) to examine their effect on the transport network and to facilitate access by multiple transport modes;
- Appropriate noise standards to facilitate commercial and industrial uses.
- Yard-Based, Trade Supply, Wholesale, Ancillary, and Service Retail are all permitted but other types of retail activities are Non-Complying Activities.

5.2.5 Business Precinct – Shelly Bay

Shelly Bay is a unique area comprising the former military base on the western edge of Miramar Peninsula. It has recently been purchased from the Government by the Port Nicholson Claim Group. Council has rolled-over most of the current District Plan provisions and the design guide for this area, although with some modifications to fit the new plan structure. This includes a change to require consent as a Discretionary Activity (Restricted) for new buildings in line with other Business 1 Areas. It is anticipated that Council will work with the new owners to explore development options for the site, and possibly formalise any agreed masterplan as a subsequent variation to the District Plan.

5.2.6 Rezoning

There are numerous examples throughout the City of commercial services, industrial workshops and retail activities on land zoned for residential purposes. It is proposed to rezone a number of these properties from Residential to Centres to recognise this often long-standing use and to retain flexibility in the activities that can occur on site in the future.

It is also proposed to rezone a number of properties from the former Suburban Centres zone to Residential to reflect the residential nature of the property and its relationship with its surroundings.

In addition, it is proposed to rezone some properties currently zoned Suburban Centres to either Business 1 Area or Business 2 Area to better reflect the types of activities that are undertaken on site both now and in the future.

These proposed rezonings are summarised in Appendix 3.

5.3 Residential Area Review

The Residential Review builds on the philosophy contained in the existing operative District Plan, DPC45 (Urban Development Area and Structure Plan) and DPC56 (Infill Housing). It retains the principal of general urban containment within the Outer Green Belt, with some scope for greenfield development in the Northern Growth Management Area. Within established residential areas, a degree of intensification is provided for, but infill and multi-unit development is required to respond appropriately to neighbourhood character and respect the amenity of neighbouring properties.

The Inner and Outer Residential provisions remain largely consistent with those in DPC56. Some provisions have been modified slightly either to provide additional guidance as to the outcomes sought, or to remove ambiguity or uncertainty. These include:

- Additional guidance as to when it may be appropriate for an infill or multi-unit development to exceed 4.5 metres in height (or 6 metres on a sloping site).
- Additional guidance as to when it may be appropriate to reduce or alter the provision of open space.

The key changes (discussed in more detail below) are as follows:

- Two new Areas of Change to provide for more intensive housing in Johnsonville and Kilbirnie;
- Creation of the Residential Coastal Edge; and
- Amendments to the pre-1930 demolition rules.

5.3.1 Areas of Change

The Infill Housing Review, undertaken over the last two years, investigated and consulted on proposals for targeting more intensive housing in and around key centres (Areas of Change). Following public feedback, and having further considered the feasibility of rolling out the area of change concept, the Council, on 29 October 2008, agreed to focus initially on those Areas of Change located along the 'Growth Spine'. These are Johnsonville, the Central Area, Adelaide Road and Kilbirnie. Additional Areas of Change may be defined in the future, once the proposed areas have 'bedded in', and following place-based planning of the proposed new areas.

Within Areas of Change comprehensive redevelopment of housing will be encouraged and facilitated. This will result in significant increases in the residential density of these areas, and may result in changes to the existing character. The success of the Areas of Change will depend on achieving high quality urban design both in terms of the buildings and the associated private and public spaces.

It is anticipated that these areas will eventually have a more intensive, urban character. The provisions encourage residential development of 3-4 storeys in height with amended open space requirements. The quality of the building stock and the spaces that are provided will be important in terms of creating a quality streetscape and high levels of amenity for residents.

To assist in the delivery of quality development, it is proposed to install a minimum site dimension (a radius of 12m) for new development in the Johnsonville Area of Change. This avoids over-development on small sites, and will reduce the number of driveways required, helping to ensure that the streetscape is not dominated by vehicle crossings and vehicle manoeuvring spaces.

It is also proposed to require a front yard in the Areas of Change. As not all individual units will be required to provide ground level open space it is important to provide space for greening at the front of the site to help 'soften' any impact on the streetscape.

All new developments in Areas of Change will be assessed against the Residential Design Guide. This will allow Council to consider not only the impact of the development on the local streetscape and neighbouring properties, but also the levels of amenity that will be provided for occupants (including privacy, access to daylight etc).

The proposed bulk and location requirements include a 10 metre building height, 50% site coverage, and sunlight access controls that alter depending on the orientation to the various site boundaries. These provisions, have in the past, facilitated relatively intense and successful residential development in many parts of the Inner Residential Area.

5.3.2 Residential Coastal Edge

In 2007, Council commissioned a citywide character study to identify areas within the existing urban fabric of the City that have a unique character that is 'sensitive to change.'

The coastal edge stretching from Point Jerningham, around the Miramar Peninsula, and along the south coast to Owhiro Bay was identified as an area that makes a particularly valuable contribution to the City's unique character and 'sense of place'. The special character derives from the relationship between the openness of the coast, the coastal road, the houses and the vegetated escarpment behind. This area has been termed the Residential Coastal Edge.

New provisions have been added to acknowledge the character attributes of the Residential Coastal Edge, including:

- An additional building height control (measured in metres above sea level) to help avoid buildings 'stepping' up the escarpment;
- Ensuring that new buildings respect existing patterns of development. This is particularly important if development is proposed on amalgamated sites, to ensure that the new development respects the existing lot patterns;
- Reduced vehicle accessway widths to protect the strongly defined building edges;
- Controls on fences (other than wire fences) and other structures on the middle and upper slopes of the escarpment;
- Controls on accessory buildings on road reserve to avoid unsightly excavations, retaining structures and cable car equipment.

5.3.3 Pre-1930 Demolition Controls

Wellington City's original inner city suburbs, wedged between the CBD and the inner green belt, are increasingly recognised as an important feature of our city. The Plan attempts to maintain and enhance the distinctive streetscape character of these suburbs, with rules targeted towards buildings constructed prior to 1930. While the suburbs contain notable buildings from other periods, it is the concentration of fine-grained, detailed, articulated, predominantly wooden houses, that is most evident and which lends a unique 'sense of place' to central Wellington as a whole.

The operative rules have evolved over time as new areas have been added. As a result, the provisions that apply to Newtown, Berhampore and Mt Cook are no longer the same as the provisions that apply to Thorndon and Mt Victoria. These have therefore been updated and amended as follows:

- Amending the definition of demolition so that it includes not only the demolition of a building's 'primary form', but also the removal or demolition of architectural features on a building's primary façade.
- Identification of two additional collections of buildings where the primary elevation includes the rear elevation of the building. These areas are 27-39 Ohiro Road and 6-18 Maarama Crescent in Aro Valley.
- A maximum height on new accessory buildings built between the street and an existing residential building, to avoid adverse effects on streetscape character.
- Removal of the non-notification statement that currently applies in Thorndon and Mt Victoria. The current statement requires Council to process applications as non-notified if the applicant submits written evidence of consultation with the local residents association. However the clause does not refer to the outcome of the consultation, and as a result an applicant can undertake consultation with the residents association and irrespective of the outcome will become exempt from public notification. Officers recommend that this clause should be deleted and that Council should rely on the provisions of the RMA to decide when the effects of a demolition proposal are sufficient to warrant public notification.

Council has also researched the remainder of the Inner Residential Area to see if there are any remaining areas that warrant protection under the pre-1930 rule. A number of pockets of consistent pre-1930 buildings have been identified and it is proposed to apply the demolition rule to the following additional areas:

- 43-47 Patanga Crescent, Thorndon;
- Buildings fronting The Terrace at its mid-northern sections, and areas to the east including McDonald Crescent, Dixon and Percival Streets and Allenby Terrace;
- Easdale and Kinross Streets, including 82 to 102 Bolton Street, Kelburn.

5.4 Consultation

Subsequent to the Committee's approval, the proposed Plan Changes will be publically notified. It is proposed to allow an eight week submission period to reflect the significance and complexity of the Plan Changes. Further submissions will be advertised before the end of the year, with a view to holding a hearing in early 2010. These dates and the statutory consultation processes may be influenced by the content of the Government's amendments to the Resource Management Act.

5.5 LTCCP Implications

There are no specific OPEX or CAPEX proposals directly related to the drafting and notification of the proposed Plan Changes. The proposed Plan Changes are part of the implementation of Council's Urban Development Strategy.

There may however be appeals to these Plan Changes. If a large number of appeals were made and taken to the Environment Court additional costs may

arise. It is not possible to provide an accurate estimate of these potential costs given the uncertainty.

5.6 Consistency with the draft Regional Policy Statement

The District Plan is required by statute to give effect to the Regional Policy Statement. The Regional Council has recently notified a proposed Regional Policy Statement (proposed RPS). The proposed Plan Changes have been considered in the light of the proposed RPS, and officers believe that they are consistent. It is noted that an additional policy has been included in both the Centres and Business Areas that seeks to promote the viability and vibrancy of Regionally Significant Centres. Policy 29 of the proposed RPS refers to the central business district and a number of centres of regional significance, including Upper Hutt city centre, Lower Hutt city centre, Porirua city centre, Paraparaumu town centre, Petone, Kilbirnie and Johnsonville.

5.7 Implications of proposed Resource Management Act reforms

The Resource Management (Simplifying and Streamlining) Amendment Bill (the Bill) to amend the Resource Management Act (RMA) has been considered by the Local Government and Environment Select Committee and is due to be enacted on 1 October 2009. The Bill proposes a number of amendments which will affect the process to be followed for these proposed Plan Changes. Overall it is considered that there are no inconsistencies between these Plan Changes and the amendments in the Bill.

However one of the more significant implications relates to when a plan change has legal effect. The Bill proposes that a plan change would only have legal effect after a decision on a hearing is issued. This paper recommends that Council continue along the agreed timeframes for these Plan Changes, including publically notifying them before 1 October. As such the previous provisions of the RMA would continue to apply and the Plan Changes would have legal effect from the date of public notification.

6. Conclusion

The proposed Plan Changes outline a revised approach to managing the City's industrial, commercial and residential areas over the next 10+ years. This is the culmination of a process spanning three years, from its inception with the adoption of the Urban Development Strategy in 2006. The issues and proposals have been thoroughly debated within the wider community over this period, and the proposed Plan Changes have been carefully crafted to take account of the feedback received.

The proposed Plan Changes provide an appropriate framework for the future management of these important parts of the City. They strike a balance between achieving strategic goals, maintaining and protecting what is important, and minimising regulation to allow businesses to flourish and residents to develop their properties to suit their needs and lifestyle.

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Supporting Information

1) Strategic Fit / Strategic Outcome

The proposed Plan Changes support the strategic outcomes in the Long Term Council Community Plan, in particular the Urban Development Strategy, Transport Strategy and the Centres Policy.

2) LTCCP/Annual Plan reference and long term financial impact

There are no specific OPEX or CAPEX proposals directly related to the drafting and notification of the proposed Plan Changes. The proposed Plan Changes are part of the implementation of Council's Urban Development Strategy.

3) Treaty of Waitangi considerations

All District Plan work is required to take into account the principles of the Treaty of Waitangi (refer to section 8 of the Resource Management Act 1991).

4) Decision-Making

The proposals to change the District Plan are in accordance with Council's wider strategic framework and the results of the District Plan monitoring programme. Appropriate consultation has been undertaken and the processes are in accordance with relevant statute.

5) Consultation

a) General Consultation

Extensive consultation has already occurred in preparing these proposed Plan Changes. Following notification, it is proposed to undertake citywide consultation over an 8 week period. It is also anticipated that targeted workshops with key interest groups and professional groups will be conducted.

b) Consultation with Maori

The Wellington Tenth Trust and Te Runanga o Toa Rangatira have been consulted as part of the statutory consultation process.

6) Legal Implications

There are no specific legal implications, however there is potential for these plan changes to be subsequently appealed to the Environment Court.

7) Consistency with existing policy

The proposed Plan Changes are consistent with the Council's vision for the city, Sense of Place values, the Urban Development Strategy, the Heritage Policy and the Centres Policy.

List of Appendices

- Appendix 1:** Suburban Centres Review – Summary of Key Changes
- Appendix 2:** Residential Area Review – Summary of Key Changes
- Appendix 3:** Summary of Rezoning and Zone Amendments Table
- Appendix 4:** Proposed District Plan Change 73 – Centres and Business Areas
- Appendix 5:** Section 32 Report – Centres and Business Areas (DPC 73)
- Appendix 6:** Proposed District Plan Change 72 - Residential Areas
- Appendix 7:** Section 32 Report – Residential Areas (DPC 72)
- Appendix 8:** District Plan Maps (DPC 72 & DPC 73)

Appendix 1 Suburban Centres Review – Summary of Key Changes

Centres

#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
Objective 6.2.1: Role and Function of Centres				
1	Maintaining an efficient network of Centres	None	Yes	New policy that aims to maintain an efficient and sustainable network distribution of Centres throughout the City
2	Enabling Policy	None	Yes	New policy to enable the outward expansion of existing Centres, provided that they are compatible with adjoining landuses; are accessible to the road hierarchy and transport links; and do not generate more than minor adverse effects on the roading network
3	Regional Policy Statement	None	Yes	New policy to give effect to the Regional Policy Statement by promoting the viability and vibrancy of Regionally Significant Centres in the Wellington region
4	Intensifying activities and development around Centres	None	Yes	New policy that promotes the intensification of activities and buildings in and around Centres
5	Comprehensive development of key Centres	None	Yes	New policy to provide for the comprehensive development of key centres through a concept, master or structure plan process
Objective 6.2.2: Activities				
6	Wide range of activities in Centres	Policies and rules provide for a wide range of activities within all Suburban Centres	Yes	New policy to provide for a wide range of activities, except for large integrated retail activities, within the Centres
7	Retail activities	DPC66 introduced provisions that allow Council to consider the potential economic and transport effects of exceptionally large retail activities and integrated retail developments	Yes	Policy intent of DPC66 carried over including new policy to manage location and scale of large integrated retail developments to ensure they do not significantly adversely impact on the Golden Mile or result in more than minor adverse effects on the roading network
8	Provide for temporary activities	No provisions enabling temporary activities	Yes	Relaxation of noise standards for temporary activities during certain time periods, e.g. New Years Eve
9	Provide appropriate noise provisions	Existing noise policy and rules	Yes	Updated rules and standards including a new policy relating to reverse sensitivity and enhanced noise provisions to protect amenity in Centres
10	Environmental and amenity protection standards	Existing policies and rules	Yes	Policies revised to manage effects of activities relating to lighting, dust and discharge of contaminants and to avoid adverse effects from activities listed under the Third Schedule of the Health Act

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#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
Objective 6.2.3: Built Development, Urban Design and Public Space				
11	Require high quality building design and greater consideration of surrounding streetscape	DPC 52 introduced provisions to manage the urban design effects of large scale building developments in excess of 500m ² gross floor area	Yes	Policy intent of PC 52 carried over. New Policies and rules that require high quality building design and greater consideration of streetscape and neighbourhood context. Assessment against the new Centres Design Guide New policies and rules that consider the location of buildings and activities and ensure that they are well designed to avoid, remedy or mitigate adverse effects on the streetscape, environment or neighbouring sites
12	Public Space	None	Yes	New policies to maintain and enhance the streetscape of Centres and encourage developments that create attractive and comfortable street environments. Existing policy (tailored to Centres) on maintaining and enhance the streetscape by controlling the siting and design of structures on or over roads retained.
13	Residential activities	None	Yes	New policies to encourage residential living within Centres to improve the vibrancy and vitality of Centres; and to enhance quality and amenity of residential buildings in Centres.
14	Zone interfaces	None	Yes	New policy to ensure an appropriate transition between activities and buildings within Centres and adjoining Residential, Open Space and Rural Areas.
15	Building height, bulk and location	None	Yes	New policies to manage the height, bulk and location of buildings and developments in Centres so that they avoid, remedy or mitigate the adverse effects of shading, loss of daylight, privacy, scale and dominance and any other adverse effects on amenity values and heritage within Centres and on adjoining Residential and Open Space Areas.
16	New buildings and wind consideration	None	Yes	New policies and standards that address the effects of wind for new buildings higher than three storeys
17	Promote safety and security with all new developments	None	Yes	New policy that ensures that all spaces accessed by the public area safe and are designed to minimise the opportunities for crime
Objective 6.2.5: Access and Transport				
18	Multiple transport modes	None	Yes	New policy to ensure that activities and developments are designed to be accessible by multiple transport modes

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#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
19	Managing adverse effects	None	Yes	New policy and rules relating to the potential adverse effects of traffic on roading network and surrounding residential neighbourhoods
20	Manage road hierarchy	Existing policy	Minor change	Minor amendment to existing policy to support and maintain defined hierarchy
21	Accessibility for people with restricted mobility	Existing policy	Yes	Minor amendment to existing policy plus new policy relating to public transport accessibility for those with restricted mobility
22	Pedestrian network and accessibility	None	Yes	New policies relating to the safe and convenient pedestrian access to buildings, and to encourage buildings and spaces to have a high level of accessibility, particularly for people with restricted mobility
23	Servicing and site access	Existing Policy and PC52	Minor Changes	Minor wording changes to policy and standards
Remaining Objectives: 6.2.4, 6.2.6, 6.2.7, 6.2.8, 6.2.9, 6.2.10				
24	Energy efficiency and sustainability (6.2.4)	None	Yes	New policies and rules relating to sustainable building design and practice, including access to daylight for new buildings
25	Signs (6.2.6)	Existing policies and rules	Yes	New Policies and standards relating to signs. More guidance has been given on the management of signage, in particular their size and effect on visual amenities, including heritage and more sensitive Areas, and third party signage through the application of the Sign Design Guide
26	Subdivision (6.2.7)	Existing policies and rules	Minor Changes	Greater clarification in existing policy explanation. Incorporates relevant DPC 48 wording
27	Natural and Technological Hazards (6.2.8)	Existing policies and rules	Minor changes	Introduction of a new policy for the Hazard (Fault Line) Area and the carrying over of assessment criteria from DPC70 on earthworks and flood events
28	Hazardous Substances (6.2.9)	Existing policies and rules	No	Contaminated sites are now covered by DPC69
29	Tangata Whenua (6.2.10)	Existing policies	No	

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Business Areas

#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
Objective 33.2.1: Role and Function of Business Areas				
1	Provision of land for industrial and business activities (zone structure)	None	Yes	New policy to create a zone structure that creates Business 1 (mixed use) and Business 2 (industrial) Areas to ensure provisions of industrial and business land for future generations.
2	Enabling Policy	None	Yes	New policy to provide for the outward expansion or the creation of new areas for business and industrial activities provided that they are compatible with adjoining land uses; do not undermine investment in infrastructure in existing Centres; are accessible to the road hierarchy and transport links; and are designed to cater primarily for business and industrial uses.
Objective 33.2.2: Activities				
3	Wide range of activities in Business 1 Areas	Policies and rules provide for a wide range of activities within all Suburban Centres	Yes	New policy to provide for a wide range of activities, except for specified retail activities exceeding permitted sizes, within the Business 1 Areas
4	Enable business and industrial activities in Business 2 Areas	Policies and rules provide for a wide range of activities within all Suburban Centres	Yes	New policy to provide for a wide range of business and industrial activities, as well as some specified retail activities (eg. yard-based retail, wholesale retail, trade supply retail etc) in the Business 2 Areas
5	Restrict non-industrial uses in Business 2 Areas	None	Yes	New policies to ensure there is a sufficient supply of land available for industrial and business activities for future needs by restricting non-industrial land uses, such as residential and some retail from Business 2 Areas
6	Out-of-centre retail activities: <ul style="list-style-type: none"> Integrated retail developments Supermarkets Large format retail 	DPC66 introduced provisions that allow Council to consider the potential economic and transport effects of exceptionally large retail activities and integrated retail developments. DPC 52 introduced provisions to manage the effects of large scale building developments in excess of 500m ² gross floor area, on existing retail centres	Yes	Policy intent of DPC66 carried over to ensure that large-scale retail developments do not impact on the sustainability of the Golden Mile Other new policies include: <ul style="list-style-type: none"> managing the effects of supermarkets exceeding 1500m² and integrated retail developments exceeding 10,000m² in Business Areas providing for large-format retail activities at Tawa South and Takapu Island providing for specified retail activities in Business 2 Areas
7	Kiwi Point Quarry	Policies and rules provide for the development and site rehabilitation of the Kiwi Point Quarry	No	Policies and rules are carried over from Plan Change 64

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#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
8	Provide for temporary activities	No provisions enabling temporary activities	Yes	Relaxation of noise standards for temporary activities during certain time periods, e.g. New Years Eve.
9	Noise provisions	Existing noise policy and rules	Yes	New policies to facilitate the establishment of industry in Work Areas through less stringent environmental and amenity protection standards
10	Environmental and amenity protection standards	Existing policies and rules	Yes	Policies revised to manage effects of activities relating to lighting, dust and discharge of contaminants and to avoid adverse effects from activities listed under the Third Schedule of the Health Act
Objective 33.2.3: Business Precincts				
11	Ensure development is appropriate in Shelly Bay	Existing policy	Minor changes	Minor changes to the existing policy and rule to recognise potential heritage values in Shelly Bay. New policy to provide for comprehensive development of Business Areas which display unique development opportunities through a concept, master or structure plan process. No changes to Shelly Bay Design Guide
Objective 33.2.4: Built Development, Urban Design and Public Space				
12	Require appropriate development design	DPC 52 introduced provisions to manage the urban design effects of large scale building developments in excess of 500m ² gross floor area	Yes	Policy intent of DPC52 carried over. New policies and rules that require high quality building design and greater consideration of heritage, streetscape and neighbourhood context for buildings exceeding 500m ² in Business 1 Areas and exceeding 4000m ² and abutting Residential Areas or the state highway in Business 2 Areas. Assessment against the new proposed Business Areas Design Guide. New policies and rules that consider the location of buildings and activities and ensure that they are well designed to avoid, remedy or mitigate adverse effects on the streetscape, environment or neighbouring sites
13	Public Space	None	Yes	New policies to maintain and enhance the streetscape of Business 1 Areas, and encourage developments in Business 1 Areas to create attractive and comfortable street environments. Existing policy (tailored to Business Areas) on maintaining and enhance the streetscape of Business 1 Areas by controlling the siting and design of structures on or over roads retained.
14	Residential activities	None	Yes	New policies to encourage residential living within Business 1 Areas to improve the vibrancy and vitality of these Areas; and to enhance quality and amenity of residential buildings in Business 1 Areas.

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#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
15	Zone interfaces	None	Yes	New policy to ensure an appropriate transition between activities and buildings within Business Areas and adjoining Residential, Centres, Open Space and Rural Areas.
16	Building height, bulk and location	None	Yes	New policies to manage the height, bulk and location of buildings and developments in Business 1 Areas so that they avoid, remedy or mitigate the adverse effects of shading, loss of daylight, privacy, scale and dominance and any other adverse effects on amenity values and heritage within Business Areas and on adjoining Residential, Centres, Open Space and Rural Areas.
17	Promote safety and security with all new developments	None	Yes	New policy that ensures that all spaces accessed by the public area safe and are designed to minimise the opportunities for crime
Objective 33.2.6: Access and Transport				
18	Multiple transport modes	None	Yes	New policy to ensure that activities and developments are designed to be accessible by multiple transport modes
19	Managing adverse effects	None	Yes	New policy and rules relating to the potential adverse effects of traffic on roading network and surrounding residential neighbourhoods
20	Manage road hierarchy	Existing policy	Minor change	Minor amendment to existing policy to support and maintain defined hierarchy
21	Accessibility for people with restricted mobility	Existing policy	Yes	Minor amendment to existing policy plus new policy relating to public transport accessibility for those with restricted mobility
22	Pedestrian network and accessibility	None	Yes	New policies relating to the safe and convenient pedestrian access to buildings, and to encourage buildings and spaces to have a high level of accessibility, particularly for people with restricted mobility
23	Servicing and site access	Existing Policy and PC52	Minor Changes	Minor wording changes to policy and standards
Remaining Objectives: 33.2.5, 33.2.7, 33.2.8, 33.2.9, 33.2.10, 33.2.11, 33.2.12, 33.2.13				
24	Energy efficiency and sustainability (33.2.5)	None	Yes	New policies and rules relating to sustainable building design and practice, including access to daylight for new buildings
25	Signs (33.2.7)	Existing policies and rules	Yes	New policies and standards relating to signs. More guidance has been given on signage, in particular their size and effect on visual amenities, including heritage and more sensitive Areas, and third party signage through the application of the Sign Design Guide
26	Subdivision (33.2.8)	Existing policies and rules	Minor	Greater clarification in existing policy explanation.

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#	Suburban Centres Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
			Changes	
27	National Grid (33.2.9)	None	Yes	New objective and policies that recognise the NPS on Electricity Transmission and other appropriate New Zealand standards
28	Coastal Environment (33.2.10)	Existing policies and rules	Minor Change	New policy to recognise the special relationship of the port to the coastal marine area.
29	Natural and Technological Hazards (33.2.11)	Existing policies and rules	Minor changes	Introduction of a new policy for the Hazard (Fault Line) Area and retaining the assessment criteria from Plan Change 70 on earthworks and flood events
30	Hazardous Substances (33.2.12)	Existing policies and rules	No	Contaminated sites are now covered by DPC69
31	Tangata Whenua (33.2.13)	Existing policies	No	

Note: The Earthworks and Contaminated Site provisions have been deleted from the Suburban Centres Areas Chapter. These issues will be covered in stand alone chapters introduced by way of separate plan changes

Appendix 2 Residential Area Review – Summary of Key Changes

#	Residential Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
Objective 4.2.1: Containment and Intensification				
1	Urban containment	General policy of containment and encouraging new development to locate within the existing urban area.	Yes	Further guidance has been included in the policy about when it is appropriate to consider expansion beyond the existing urban form
2	Intensification in Areas of Change	None, currently managed by Outer Residential provisions.	Yes	Areas of Change are a new concept. Policy and rules have been inserted to encourage comprehensive residential redevelopment within the identified Areas of Change in Johnsonville and Kilbirnie
3	Intensification in Inner and Outer Residential Areas	Operative Plan provisions encouraged residential intensification throughout the residential area.	Yes	Policy and rules are carried over from Plan Change 56. These provisions provide for some degree of intensification in these areas but place a strong emphasis on new development complimenting existing character
4	Re-use of existing houses in Inner and Outer Residential Areas	None	Yes	Building on changes made via Plan Change 56 it is proposed to include specific policy regarding the benefits of reusing existing building stock. New rules provide for additions and alterations to existing buildings that do not comply with the current planning standards.
Objective 4.2.2: Character and Sense of Place				
5	Inner Residential Character Areas	Controls on the removal or demolition of pre-1930 buildings in Thorndon, Mt Victoria, Aro Valley, Newtown, Berhampore and Mt Cook.	Yes	Current provisions have been refined to provide greater clarity as to the purpose of the pre-1930 rule, and also to ensure that a consistent rule structure applies to all areas. Three new areas have been added to the rule; Patanga Crescent, Bolton Street and The Terrace
6	Residential Coastal Edge	None, managed by Outer Residential Policies and Rules	Yes	New Residential Coastal Edge area added to District Plan maps. New policies, rules and design guidance have been added to ensure that new development in this area respect the existing character and unique setting.
Objective 4.2.3: Urban Form				
7	Development in Inner and Outer Residential Areas	Operative provisions recognise different scale of buildings and site coverage in Inner and Outer Residential Areas. Plan Change 56 introduced additional controls relating to open space.	Yes	Continued recognition of the differences between older and newer residential suburbs. Policies and rules from Plan Change 56 have been carried over into the review

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#	Residential Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
8	Development in Areas of Change.	None	Yes	Provisions promote intensive redevelopment within Areas of Change and note that the existing character of these areas is likely to change over time. New development will be 3-4 storeys, with less of a focus on provision of ground level open space.
9	Development in the Oriental Bay Height Area	Oriental Bay Height Area identified as having unique development potential due to its amenity and location.	No	Policies and rules regarding on development in the Oriental Bay Height Area prepared through Plan Change 18 and 19 will be rolled over.
10	Development of the Tapu Te Ranga Marae site	Subject to specific rules that recognise the landscape and earthwork issues applying to the site	Yes	Policies and rules have been carried over from Plan Change 9 regarding development on the Tapu Te Ranga Marae site.
11	Open space	Plan Change 56 introduced open space requirements for all residential areas	Minor change	Provisions from Plan Change 56 have been rolled over, with additional policy guidance as to when it may be appropriate to reduce the open space requirement.
12	Minimise hard surfaced areas	Plan Change 56 introduced hard surfacing requirements for all residential areas	Minor change	Provisions from Plan Change 56 have been rolled over.
13	Retention of mature, visually prominent trees and bush	Plan Change 56 introduced policy encouraging the retention of prominent vegetation in all residential areas	Minor change	Provisions from Plan Change 56 have been rolled over.
14	Buildings on legal road	Council controls new buildings on legal road. Controls include ensuring that new buildings do not block views of the harbour.	Minor change	Additional policy guidance has been added to ensure that new buildings on legal road within the Residential Coastal Edge do not detract from the visual quality of the coastal escarpment.
Objective 4.2.4: Amenity				
15	Residential amenity	Policies and rules identify that there are higher expectations of amenity in residential areas. Rules seek to strike a balance between facilitating development and protecting existing amenity	Minor changes	Provisions from Plan Change 56 have been rolled over.
16	Infill housing and multi-unit development	Plan Change 56 expanded on the controls relating to infill and multi-unit developments. The new rules put a much stronger focus on existing character and retention of amenity for neighbouring properties.	Yes	Provisions from Plan Change 56 have been rolled over, with additional policy guidance regarding when it may be appropriate for infill and multi-unit developments to be built taller than 4.5 metres. A new policy has been added regarding the need to ensure that new infill and multi-unit developments provide satisfactory amenity for occupants.

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#	Residential Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
17	Additions and alterations	None. Plan Change 56 introduced rules regarding additions and alterations to buildings that do not comply with current standards	Yes	Provisions from Plan Change 56 have been rolled over, and a new policy has been added to provide clarification as to the intent of the rule.
18	Safety and security	Policies to ensure new developments consider the health and safety of occupants and the wider community.	No	The existing provisions have been rolled over.
Objective 4.2.5: Sustainability				
19	Sustainable built environment	None (other than reference in the subdivision policies).	Yes	A new policy has been added recognising the benefits of energy efficiency buildings. Existing provisions have been tweaked to remove barriers to the adoption of 'green' building technologies i.e. solar panels are exempt from sunlight access planes.
20	Energy efficiency and renewable energy	Plan Change 32 introduced policies promoting small scale renewable energy generation in residential areas.	Yes	Policy carried over from Plan Change 32.
Objective 4.2.6: Subdivision				
21	Energy efficient subdivision design	Encourage subdivision design that optimises resource and energy use.	No	The existing provisions have been rolled over.
22	Design, development and servicing of subdivision	Ensure sound design, development and servicing of all subdivisions	No	The existing provisions have been rolled over.
23	Infill and multi-unit subdivision within established suburbs	Plan Change 56 introduced new provisions to better manage the effects of infill and multi-unit subdivision within established urban areas.	Yes	Provisions from Plan Change 56 have been carried over.
24	Greenfield subdivision	Plan Change 45 introduced a new policy structure for consideration of large scale green-field development in the Northern Growth Area.	Yes	Provisions from Plan Changes 45 and 56 have been carried over.
Objective 4.2.7: Activities				
25	Effects of activities	Activities are managed to ensure that they do not generate effects that would be detrimental to the amenity of surrounding residential areas.	No	No significant changes are proposed.

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#	Residential Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
26	Noise	Policy and rules	Minor changes	Inclusion of port noise provisions from Plan Change 49 and the introduction of provisions to control helicopter landing areas. Changes to noise provisions to clarify where noise measurements can be taken from and to reflect the new noise standards.
27	Non-residential activities	Policy and rules. Non-residential activities excluded from parts of the inner residential area.	Yes	Further guidance is provided regarding when non-residential activity is appropriate. New policies regarding the potential impact of non-residential activities on existing town centres, and to encourage mixed use activities at ground floor along Oriental Parade.
28	Early childhood centres	Covered by non-residential activities policy, rules	Yes	A new policy is introduced to give planners and decision-makers specific guidance on the development of early childhood centres. Removal of the provision excluding early childhood centres from parts of the inner residential area.
29	Temporary activities	Temporary activities are currently permitted as of right and are exempt the noise standards specified in the plan.	Yes	New rules to clarify when it is appropriate to relax noise standards for temporary activities e.g. New Years Eve.
Remaining Objectives – 4.2.8, 4.2.9, 4.2.10, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 4.2.15				
30	Natural features (4.2.8)	Policies and rules	No	Existing provisions have been rolled over. The findings of Plan Change 33 (Ridgelines and Hilltops) have been incorporated into the chapter.
31	Coastal Environment (4.2.9)	Policies and rules	No	Existing provisions have been rolled over
32	Natural and Technological Hazards (4.2.10)	Policies and rules	Minor changes	Introduction of a new policy for the Hazard (fault line) Area and the carrying over of assessment criteria from Plan Change 65 on earthworks and flood events.
33	Hazardous Substances (4.2.11)	Policies and rules	No	No changes proposed to the Hazardous Goods provisions. Contaminated sites controls deleted as these will form part of a separate plan change to be notified in the coming months.
34	Accessibility (4.2.12)	Policies and rules	Minor changes	Minor changes have been made to policy 4.2.12.3 to update connector routes as a result of Plan Change 45. Amended vehicle access and parking requirements to align with the NZ/Australian Standard.
35	National Grid (4.2.13)	Policies and rules	Yes	New policies and provisions to recognise the national importance of maintaining the capacity of the national grid. New provisions are consistent with the National Policy Statement on Electricity Transmission 2008 (NPSET).

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#	Residential Issue	Current Approach	Are changes proposed?	Description of change proposed and reason
36	Signs (4.2.14)	Controls are placed on signs to ensure that they are of a size and type that is appropriate for a residential setting.	Yes	More guidance has been given on signage, in particular their size and effect on visual amenities.
37	Tangata Whenua (4.2.15)	Policies	No	Fuller review of the Tangata Whenua provisions expected in future plan review.

Note: The Earthworks and Contaminated Site provisions have been deleted from the Residential Chapter. These issues will be picked up in stand alone chapters introduced by way of separate plan changes.

APPENDIX 3

Appendix 3 Summary of Rezoning and Zone Amendments

Suburban Centre	Location and Proposed Rezoning	Consideration
Mt Cook (Adelaide Road)	Retain the existing zone boundaries but change the Mt Cook area (Adelaide Road) from Suburban Centres to Centres	The Centres zoning reflects the role and function of the area and the type of mixed use activities anticipated in the future
Aro Valley	Retain the existing zone boundaries but change the Aro Valley neighbourhood centre from Suburban Centres to Centres	The Centres zoning reflects the role and function of this retail area and the type of mixed use activities anticipated in the future
Berhampore	Rezone 32- 40 Luxford Street (BP petrol station site) from Inner Residential to Centres	Caters for the current use of the site as a petrol station
	Rezone the buildings with commercial frontage at 454 and 456 Adelaide Road from Inner Residential to Centres	Better reflects the retail use of the front of these sites
	Rezone 13 Palm Grove, 23 Palm Grove and 29 Luxford Street from Suburban Centres to Inner Residential	The buildings are wholly residential in activity and character (13 Palm Grove is a large multi-unit development)
	Rezone 94 Britomart Street and 21 Palm Grove (Lot 11 DP 113 and Pt Sec 1014 Town of Wellington) from Suburban Centres to Inner Residential	Allows for redeveloped as higher density residential development in the future
	Rezone 201, 207 and 195 Rintoul Street from Inner Residential to Centres	Better reflects the retail use of these sites
	Amend the remaining Suburban Centres land to Centres.	The Centres zoning reflects the role and function of the area and the type of mixed use activities anticipated in the future
Brooklyn	Rezone 207-213 Ohiro Road (eastern side) from Outer Residential to Centres.	207-211 is a carpark for the centres-zoned Penthouse cinema. Remaining rezoning would complete the 'block' and more clearly define the southern entrance to Brooklyn.
	Amend the remaining Suburban Centres land to Centres.	The Centres zoning reflects the role and function of the retail area and the type of mixed use activities anticipated in the future
Collins Ave	Rezone 97 and 101 Collins Avenue from Suburban Centre to Business 2 Area	Zoning better reflects the industrial use of the site
Crofton Downs	Rezone 6-14 Thatcher Crescent from Outer Residential to Centres	Zoning better reflects commercial use of the site as a garden centre
	Rezone the church meeting room hall at 122 Churchill Drive from Outer Residential to Centres	Zoning allows for expansion of the centre
Glenside	Rezone 230 Middleton Road from Suburban Centres to Outer Residential	The proposed rezoning better reflects the existing use of the properties which are wholly residential in activity and character (i.e. a large multi-unit development)
	Rezone 236-238 Middleton Road from Suburban Centres to Business 1 Area	The Business 1 zoning reflects the role and function and the area and the type of mixed use activities anticipated in the future.
	Rezone 196 Middleton Road from Suburban Centre to Business 2 Area	The Business 2 Area zoning reflects the existing and anticipated continued light industrial use of the area.
Grenada North	Rezone Grenada North from Suburban Centre to Business 2 Area	Given the existing and anticipated continued light industrial use of the area, it is considered appropriate

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Suburban Centre	Location and Proposed Rezoning	Consideration
		to rezone Grenada North from Suburban Centre to Business 2 Area
Greta Point	Retain the existing zone boundaries but zone amendment to change the Greta Point from Suburban Centres to Business 1 Area.	The Business 1 Area zoning reflects the role and function of the area and the type of mixed use activities anticipated in the future.
Hataitai	Rezone 37 and 39 Waitoa Road Avenue from Suburban Centres to Outer Residential	The proposed rezoning better reflects the existing use of the properties which are wholly residential in activity and character
	Amend the remaining Suburban Centres land to Centres.	The Centres zoning reflects the role and function of the area and the type of mixed use activities anticipated in the future
Island Bay	Rezone 212-214 and 216 The Parade from Outer Residential to Centres Rezone 213-215 and 217 The Parade from Outer Residential to Centres	The majority of the buildings have been purpose built for commercial/retail activities and the rezoning better reflects the established use of the area
	Rezone 347-355 The Parade from Outer Residential to Centres	
	Retain the existing zone boundaries but change the main Island Bay district centre from Suburban Centres to Centres.	The Centres zoning reflects the role and function of this retail area and the type of mixed use activities anticipated in the future
Johnsonville	Rezone Johnsonville from Suburban Centres to Centres	The Centres zoning reflects the role and function of Johnsonville as a Sub-Regional Centre
	Rezone 6 Trafalgar Street from Outer Residential to Centres	The proposed rezoning better reflects the current use of the site as a carpark for the adjacent medical facility to the south
	Rezone 1-9 Frankmoore Avenue and 34 Moorefield Road from Outer Residential to Centres	The proposed rezoning better reflects the use and function of the site as a community centre. This is better provided for under the Centres zoning
Kaiwharawhara	Rezone Kaiwharawhara from Suburban Centres to Business 1 Area	The area has a distinct mixed use character. The Business 1 Area will allow for the expansion of business operations in the area and limited residential if necessary
Karori	Rezone 11-13 Parkvale Road (medical centre) from Outer Residential to Centres	The front building is purpose built for medical purposes and is on the edge of the Centre. The rear building could be re-developed as part of the medical centre or for another Centres use
	Rezone 270A, 272A and 278 Karori Road from Outer Residential to Centres	Allows for potential intensive redeveloped for residential and mixed use purposes
	Rezone 235-237 Karori Rd and 4 Campbell Street (St Johns Church) from Outer Residential to Centres	235-237 is an empty site ready for commercial use. 4 Campbell Street could be redeveloped completing the commercial 'block' and more clearly defining the entrance to Karori
	Rezone 232 Karori Road (telecommunications building) from Outer Residential to Centres	Better reflects the use of the site and its proximity to the core of the town centre
	Rezone 6, 8 and 10 Raine Street from Outer Residential to Centres	The rezoning of the properties could free up space on the fringe of the centre which could potentially be more intensively redeveloped for residential and mixed use purposes.
	Amend the remaining Karori Suburban Centres land to Centres.	The Centres zoning reflects the role and function of the retail area and the type of mixed use activities anticipated in the future

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Suburban Centre	Location and Proposed Rezoning	Consideration
	Rezone 356 Karori Road (Tringham Street shops) from Outer Residential to Centres	The proposed rezoning better reflects the established use of the area
	Rezone 2-20 South Karori Road and 1-5B Allington Road from Suburban Centre to Residential	The proposed zoning reflects now established residential nature of the area
	Rezone 55-85 Curtis Street from Outer Residential and Open Space to Business 2 Area	The site is inappropriate for residential and open space purposes. The proposed zoning will allow for a more constructive use of the site for business-type activities.
Kelburn	Retain the existing zone boundaries but change Kelburn from Suburban Centres to Centres	The centres zoning reflects role and function and the centre and the type of activities prevalent in the village
Khandallah	Rezone 8 Dekka Street from Outer Residential to Centres	Better reflects the use of the site and its proximity to the core of the neighbourhood centre
	Rezone 35 Ganges Road from Suburban Centre to Residential	The site contains a multi-unit development used wholly for residential purposes and accordingly should be zoned to reflect this use
	Amend the remaining Khandallah Suburban Centres land to Centres.	The Centres zoning reflects the role and function of the retail area and the type of mixed use activities anticipated in the future
	Rezone 2 Baroda St / 7 Burma Road from Residential to Centres	The site was previously zoned for suburban purposes in the District Scheme and their commercial use continues today
Kilbirnie	Rezone 112 Kilbirnie Crescent ('Hove Building') from Outer Residential to Centres	This building is used for commercial purposes and the rezoning reflects the existing use
	Amend the remaining Suburban Centres land to Centres	The Centres zoning reflects the role and function of the retail area and the type of mixed use activities anticipated in the future
	Rezone 138-144 Onepu Road and 143A-155 Onepu Road from Outer Residential to Centres	These have been purpose built for commercial purposes. The sites were previously zoned for suburban purposes in the District Scheme and most continue their commercial use today
Kilbirnie North	Rezone 16 Kemp Street and 22-24 Tacy Street from Outer Residential to Business 1 Area	The proposed rezoning better reflects the commercial nature of the activities in the area and the type of mixed use activities occurring now and anticipated in the future
	Rezone 25 Tacy Street from Suburban Centre to Residential	The proposed rezoning better reflects the existing use of the properties which are wholly residential in activity and character (i.e. a large multi-unit development).
	Rezone the remaining land currently zoned Suburban Centres to Business 1 Area	The Business 1 Area zoning reflects the role and function and the area and the type of mixed use activities occurring now and anticipated in the future
Kingston	Retain the existing zone boundaries but zone amendment to change Kingston from Suburban Centres to Centres	The current zoning will allow for retail development and rejuvenation if there is a demand in the future
Linden	Rezone 10 and 12 Collins Avenue from Outer Residential to Centres	Better reflects the use of the site, completes the 'block' and is in proximity to the core of the neighbourhood centre
	Rezone 17 and 19 Collins Avenue from Outer Residential to Centres	The proposed zoning of the better reflects the use of the sites and its proximity to the core of the neighbourhood centre
	Rezone 3-5 Handyside Street from Outer Residential to Centres	The site is taken up by a large factory building and the proposed zoning recognises this use and its location within the centre

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Suburban Centre	Location and Proposed Rezoning	Consideration
	Amend the remaining Suburban Centres land to Centres	The Centres zoning reflects the role and function of the retail area and the type of mixed use activities anticipated in the future
Marsden	Rezone 142-144 Karori Road from Outer Residential to Centres	The buildings fronting the road operate as commercial premises and the proposed zoning recognises this use and aligns more practically with the function of the village
	Rezone 161-163 Karori Road from Outer Residential to Centres	This site is occupied by a church and has a positive connection with the commercial core of the village. The site could be redeveloped in the future for mixed-use purposes.
	Amend the remaining Suburban Centres land to Centres	The Centres zoning reflects the role and function of the retail area and the type of mixed use activities anticipated in the future
	Rezone 94-104 and 99 Karori Road (the Standen Street Shops and the former petrol station) from Outer Residential to Centres	The proposed rezoning better recognises this use and function of the shops
MIRAMAR		
Miramar Town Centre	Rezone 73 Miramar Avenue from Outer Residential to Centres.	The proposed zoning better reflects the commercial use of the building.
	Rezone remaining existing Miramar Suburban Centre to Centres.	The proposed Centres zone best reflects the role and function of the Miramar Town Centre.
Maupuia area	Rezone 1-32 Macalister Place and 8-16 Tahi Street (Principal Units 1-12 and 14-31 DP 79699) from Suburban Centres to Outer Residential.	The proposed zoning better reflects the residential use of the units on Macalister Place.
	Rezone 6 Brussels Street and 3 Byron Street (Principal Units 1-28 DP 89544) from Suburban Centres to Outer Residential.	The proposed zoning better reflects the residential use of the units.
	Rezone 27-29 Miramar Avenue from Suburban Centres to Business 1 Area.	The proposed zoning better reflects the commercial use of the site as a service station.
	Rezone 24-34 and 36 Tauhinu Road from Suburban Centres to Business 1 Area.	The proposed zoning better reflects the commercial nature of the units and also allows for some residential development above ground floor if necessary.
	Rezone 15 Miramar Avenue and 3-19 Tauhinu Road from Suburban Centres to Business 1 Area.	The proposed zoning better reflects the mixed use commercial and industrial nature of the buildings.
	Rezone 1-15 & 2, 12, 14 & 18 Ropa Lane; 27 & 37 Maupuia Road; and 7-9A Aranui Street from Suburban Centres to Business 1 Area.	The proposed zoning better reflects the mixed use commercial and industrial nature of the buildings but allows for some residential development if necessary.
Burnham Wharf/Portsmouth Road area	Rezone the existing Suburban Centres-zoned land on the western side of Shelly Bay Road (3, 19 & 31 Shelly Bay Road) from Suburban Centres to Business 2 Area. Rezone the existing Suburban Centres-zoned land on the eastern side of Cobham Drive and south of Miramar Avenue (2 Miramar Avenue (Pt Lot 2 DP 2592 & Reclamation and Sec 1 SO 25805) from Suburban Centres to Business 2 Area. Rezone existing Suburban Centres-	The proposed zoning better reflects the industrial nature of the land and buildings.

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Suburban Centre	Location and Proposed Rezoning	Consideration
	zoned block of land south of Miramar Avenue and north of Wexford Street, and to the west of Stone Street and Southampton Road, from Suburban Centres to Business 2 Area.	
Miramar Park Road	<p>Rezone the existing Suburban Centres-zoned land at 124-148 Park Road, and the:</p> <ul style="list-style-type: none"> - Park Road block (bound by Miramar North Road and Park Road south of Revans Street) - the Weta Workshop site (1 Camperdown Road, 3 & 9 Manuka Street) <p>from Suburban Centres to Business 1 Area</p>	The proposed zoning better reflects the mixed use commercial and industrial nature of the buildings but allows for some residential development if necessary.
Miramar – Miramar Park Road South	Rezone 95 Park Road and the front of 91-93 Park Road; 78 & 83 Rex Street; and 47 Brussels Street from Outer Residential to Centres	The proposed zoning better reflects the commercial nature of the buildings
Miramar – Caledonia Street Shops	Rezone 64 Hobart Street and 3 Devonshire Road, and 63 Hobart Street from Outer Residential to Centres	The buildings have been purpose-built and continue to be used for commercial purposes. Previously zoned commercial under the former district scheme
Miramar – Darlington Road Shops	Rezone 121, 123 & 133 and front of 108 & 110 Darlington Road from Outer Residential to Centres	Most buildings have been purpose-built and continue to be used for commercial purposes. Previously zoned commercial under the former district scheme
Miramar – Rotherham Terrace	Rezone 80-82 & 81 Rotherham Terrace from Outer Residential to Centres	The proposed zoning better reflects the mixed use nature of the buildings
NEWLANDS		
Newlands	Retain the existing zone boundaries but zone amendment to change Newlands town centre from Suburban Centres to Centres	The Centres zoning reflects the role, function and the type of activities in the town centre
Newlands – Ngauranga	Rezone 99-105 Newlands Road from Outer Residential to Centres	The proposed zoning better reflects the mixed use of the activities in the area
	Rezone 2D, 6, 12 and 46 Newlands Road and 6 Hurring Place from Suburban Centres to Work Area	The proposed zoning better reflects the industrial nature of the activities in the area.
NEWTOWN		
Constable Street	Rezone 13-47 Constable Street (on the northern edge of Constable Street between Riddiford Street and Daniel Street) from Inner Residential to Centres	The proposed zoning recognises the existing activities along the northern edge of Constable Street
	<p>Split zone the following properties, half Centres (shops) and half Inner Residential (rear gardens):</p> <ul style="list-style-type: none"> - 76-78 Constable St - 80, 82,84 Constable St 	This split zoning recognises the existing retail shops that front Constable Street but also recognises the residential character to the rear of these shops. The owners of these properties are currently in the process of formally subdividing this land
	<p>Rezone the following properties from Inner Residential to Centres</p> <ul style="list-style-type: none"> - 69 Owen St (Units 1 and 2 DP 395650) - 74 Constable Street - 83 Constable St - 89-91 Constable St 	The proposed zoning recognises the existing cluster of retail shops around the intersection of Constable Street and Owen Street as a neighbourhood shopping centre and better reflects the mixed use of the activities. Most of these buildings were also previously zoned for commercial use under the former District Scheme

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Suburban Centre	Location and Proposed Rezoning	Consideration
Newtown	Rezone the following properties from Suburban Centres to Business 1 Area: <ul style="list-style-type: none"> - 7-17 Donald McLean St - 10-16 Donald McLean St - 2-14 Fergusson Street - 5-15 Fergusson St - 102 Daniell St - 5-11 Rhodes St - 253-257 Riddiford St 	The proposed Business 1 Area zoning recognises the range of mixed use industrial and commercial activities located in this area
	Zone amendment to change the remaining Suburban Centre zoned land to Centres	The Centres zoning reflects the role and function of Newtown
Ngaio	Rezone: <ul style="list-style-type: none"> - 1 Khandallah Rd - 71 and 75A Ottawa Rd - 2-4A Khandallah Rd - 59 Ottawa Rd - 45-51 Ottawa Rd (BP station) from Outer Residential to Centres	The proposed rezoning better reflects the current uses and function of the area
	Rezone 4, 4A and 4B Crofton Rd and 2 Kenya Street from Outer Residential to Centres	The proposed rezoning better reflects the current uses and function of the area
	Rezone the remaining existing Ngaio centre from Suburban Centres to Centres	The zoning correctly identifies Ngaio as a neighbourhood centre
Ngauranga	Rezone the eastern portion of the building at 4 Glover Street from Open Space B to Business 2 Area (non-cadastral boundary to follow footprint of building)	Currently the open space zoning cuts through the eastern portion of this commercial building. The boundary adjustment better reflects the commercial use and function of the land
	Rezone the southern corner (Lot 1 DP 85099) of 1a Lower Tyers Road from Open Space B to Business 2 Area.	Currently the open space zoning cuts through the southern corner of this commercial building. The boundary adjustment better reflects the commercial use and function of the land
	Rezone the remaining properties currently zoned Suburban Centres to Business 2 Area.	The proposed rezoning better reflects the commercial and industrial nature of the activities
Northland	Rezone 52-56 Northland Road from Outer Residential to Centres.	The proposed rezoning better reflects the function and current land use of these sites
	Rezone rear of 60, 62 and 64 Northland Road from Outer Residential to Centres.	Eliminates the non-cadastral boundary that 'splits' the zoning of each property. Each site is proposed to be zoned Centre in entirety
	Rezone the entire Northland centre from Suburban Centres to Centres.	The proposed Centres zoning recognises Northland as a Neighbourhood Centre
Quarry	Rezone 118-154 Burma Road (Malvina Major Retirement Village) from Suburban Centres to Outer Residential.	The proposed zoning better reflects the residential appearance and type of residential care activities on site
	Rezone current quarry area from Suburban Centres to Business 2 Area.	The proposed rezoning better reflects the commercial and industrial nature of the activities on site

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Suburban Centre	Location and Proposed Rezoning	Consideration
	Rezone 130-150 (vacant land) and 170 (school) Fraser Ave from Suburban Centres to Business 1 Area	The proposed rezoning better reflects the mixed use nature of the land and will allow for mixed redevelopment in the future
Rongotai East	Retain the existing zone boundaries but zone amendment to change land currently zoned Suburban Centres to Business 2 Area	The proposed rezoning better reflects the commercial and industrial nature of the activities on site
Rongotai South	Retain the existing zone boundaries but zone amendment to change land currently zoned Suburban Centres to Business 1 Area	The proposed rezoning better reflects the varied nature of the land and will allow for redevelopment in the future
Roseneath	Rezone 21 Maida Vale Road from Outer Residential to Centres	The proposed Centres zoning best reflects the function and current land uses in the area
Seatoun	Retain the existing zone boundaries but zone amendment to change Seatoun from Suburban Centres to Centres	The proposed Centres zoning best reflects the function and current land uses in the area
Shelly Bay	Retain the existing zone boundaries but zone amendment to change Shelly Bay from Suburban Centres to Business 1 Area	The proposed zoning best reflects the mixed use character of the area and will also allow for different types of buildings and activities in the future
Southern Landfill	Retain the existing zone boundaries but zone amendment to change land currently zoned Suburban Centres Business 2 Area	The proposed rezoning better reflects the current industrial land use
Strathmore and Broadway, Strathmore	Rezone 382-386 Broadway from Outer Residential to Centres	The proposed rezoning better reflects the current land use
	Rezone 357-367 Broadway and 3 Hobart St from Outer Residential to Centres	The proposed rezoning better reflects the current land use
	Retain the existing zone boundaries but zone amendment to change Strathmore from Suburban Centres to Centres	The centres zoning reflects role and function and the centre and the type of activities prevalent in the village.
TAWA		
Tawa East	Retain the existing zone boundaries but zone amendment to change land currently zoned Suburban Centres to Business 1 Area	This large site is in close proximity (5 minutes walk) to the Tawa town centre, making it a good candidate for mixed use intensification
Tawa Main	Rezone entire centre from Suburban Centres to Centres	The centres zoning reflects role and function and the centre and the type of activities prevalent in the centre
Tawa, Oxford Street	Retain the existing zone boundaries but zone amendment to change land currently zoned Suburban Centres to Centres	The proposed rezoning better reflects the current mixed use land use
Tawa, Tawa Street	Rezone eastern side of Main Road south of Tawa Street (68-100 Main Road) from Suburban Centres to Business 2 Area	The proposed rezoning better reflects the current industrial land use
	Rezone western side of Main Road south of Tawa Street (87A-99 Main Road) from Suburban Centres to Business 1 Area	The area has a distinct mixed use character. The Business 1 Area will allow for the expansion of business operations and limited residential if necessary
Tawa South	Rezone the southern end of Tawa (16-42 Main Road) from Suburban Centres to Business 1 Area	The area has a distinct mixed use character. The Business 1 Area will allow for the expansion of business operations and limited residential if necessary

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Suburban Centre	Location and Proposed Rezoning	Consideration
Thorndon	Rezone 318 Tinakori Road from Inner Residential to Centres	<p>This property is a new build and has been purpose built to contain shops at ground floor and residential above. It is situated in the middle of the commercial hub of Thorndon.</p> <p>The ground for use of retail is anticipated to continue in the future and it is considered appropriate to rezone the property to Centres</p>
	Split zone the front part of 300, 302 and 304 Tinakori Road to Centres, with the rear as Inner Residential.	These properties contain shops at ground floor (or potential for) and residential above. They are situated on the edge of Thorndon village and should be recognised for its commercial use
	Rezone 352 and 356a Tinakori Road from Inner Residential to Centres	These properties operate as a drycleaners and an antique shop and are most likely to continue to be used for commercial purposes in the future. Given the location and proximity to the Thorndon village it is considered appropriate to rezone these properties to Centres
	Rezone the remaining existing Thorndon centre from Suburban Centres to Centres	The proposed Centres zoning best reflects the commercial nature of the area
Wadestown	Retain the existing zone boundaries but change land currently zoned Suburban Centres to Centres	The proposed Centres zoning best reflects the commercial nature of the area