

Proposed District Plan Change 8 – Sites in the Central Commercial Activity Area adjacent to residential areas

This proposed District Plan Change introduces to Chapter 5A – Central Commercial Activity Area, provisions and a rule to control the height of buildings and structures.

Changes to Chapter 5A – Central Commercial Activity Area

1. **Add new 5A 1.2.6 “Heading”, “Issue”, “Objective”, “Policy” and “Explanation and Reasons” to 5A 1.2 Site Development Issues as follows:**

“5A 1.2.6 Sites that do not abut residential activity areas but are adjacent to residential activity areas

Issue

It is important that adverse effects of buildings and structures in the Central Commercial Activity Area on adjacent residential activity areas are mitigated.

Objective

To mitigate adverse effects caused by buildings and structures in the Central Commercial Activity Area on the amenity values of adjacent residential activity areas.

Policy

(a) To ensure that where buildings and structures in the Central Commercial Activity Area are within 30 metres of a residential activity area, adverse effects on amenity values of adjacent residential activity areas are mitigated.

(b) To ensure that buildings and structures in the Central Commercial Activity Area comply with the recession plane requirements of the General Residential Activity Area, which will be measured from the natural ground level of the nearest residential activity area boundaries so that adverse effects of buildings and structures on adjacent residential amenity values are mitigated.

Explanation and Reasons

Buildings and structures in the Central Commercial Activity Area may adversely affect amenity values of adjacent residential activity areas. Examples of such adverse effects on residential amenity values can include visual dominance and possible overshadowing. Placing a height restriction on buildings and structures within 30 metres of a residential activity area will ensure that such adverse effects are

mitigated. In addition, complying with the recession plane requirements of the General Residential Activity Area (measured from the natural ground level at the nearest residential activity area boundaries) for buildings and structures more than 30 metres from a residential activity area will provide for a transition in the height of buildings between commercial and adjacent residential activity areas, thereby protecting residents from the impact of buildings and structures.

2. **Add new Rule to 5A 2.1.1 “Permitted Activities – Conditions” as follows:**

“(h) Sites that do not abut residential activity areas:

Where a site does not abut a residential activity area, the following conditions shall apply:

- (i) The maximum building height for buildings and structures within 30 metres of a residential activity area shall be 12 metres.
- (ii) Buildings and structures more than 30 metres from a residential activity area shall comply with the recession plane requirements of the General Residential Activity Area. This shall be measured from the natural ground level at the nearest residential activity area boundaries adjacent to the site.

And renumber **(h)** Building Frontages and Display Windows and **(i)** General Rules as **(i)** and **(j)** respectively.