

9

suburban commercial

SCd	Description
SCd.1	This Zone includes the suburban commercial areas at Stoke, Marsden Valley, Ngawhatu, Victory Square, Tahunanui, Annesbrook, Nayland Road, The Wood (Milton/Grove corner), Washington Road, Robinsons, Atawhai, Bishopdale and on Waimea Road (including the area dominated by tourist accommodation and professional rooms along the western side of the road). It also includes a strip along Haven Road and Wakefield Quay, from the edge of the Port area, to just beyond the yacht club.
SCd.2	Existing isolated commercial premises are generally not included in the zone. These must rely on existing use rights in the broader zones in which they are located. Some of these activities, such as the service station on Annesbrook Drive, are dealt with as scheduled sites within the Residential Zone.
SCd.3	The zone around the Stoke Centre includes land behind the Fire Station, bounded by Poorman Valley Stream. This provides a natural boundary to the zone and allows potential for some limited expansion of the shopping area. Other than that, this area has major constraints on expansion. It is bounded on the other sides by Main Road Stoke, residential and recreational areas.
SCd.4	As well as the existing shopping area at the corner of Rocks Road and Tahunanui Drive (including the Nightingale Library site), a block of land along the western side of Tahunanui Drive, from near Tahunanui School to almost Parkers Road, is included. This land was previously zoned for light industrial use, but has developed more of a commercial focus, probably as a result of its high exposure to passing traffic. In addition, the commercial area between Beach Road and Tahunanui Drive extends to Waikare Street, and almost to Rui Street.
SCd.5	The Stoke, Tahunanui corner, and Victory Square centres all have neighbouring recreational facilities including stadiums, sports grounds and/or clubrooms.
SCd.6	A Leisure Area is included, incorporating land on both sides of Wakefield Quay, in the vicinity of the Marine Rescue Centre. The Council's intention is to see this area enhanced and developed as a tourist and recreational facility.
SCd.7	The Marsden Valley Suburban Commercial Zone services the residents and visitors within Marsden Valley and the surrounding area. Schedule 1 (see Chapter 7, Residential Zone) provides for an increased height limit (through resource consent) for this particular area to allow for varied building heights and roof forms to help create a quality urban environment which supports the surrounding community and provides opportunities for meeting commercial and social needs. Additional restrictions control various activity types, and liquor sale hours to help to create the urban environment desired.
SCd. 8	See the objectives and policies relating to zones in Chapter 5. The Plan should always be considered as a whole.

objective

SC1 consolidation

Suburban commercial centres which enable the immediate or wider community to meet their needs, and which help reinforce community identity and focal points with due consideration to the appropriateness of development on any site.

Reasons

SC.1.i Suburban commercial centres are important to enable the community to meet its needs. Such centres may meet a need for convenient daily shopping, or for a particular niche market, possibly based on good siting relative to passing traffic. The objective recognises the important role such centres can play in providing a community focus and identity to neighbourhoods. However, the development on any site within the commercial centre must be appropriate in terms of its impact on the immediate and wider community.

policy

SC1.1 concentration of activities

Commercial development and related activities should preferably be located within the Suburban Commercial Zone or the Inner City Zone, in order to contain the adverse effects of such activities, and to strengthen the community focus provided by these centres, and in recognition of the inappropriateness of commercial development in the Residential and Industrial Zones. Commercial development outside these zones would be dependent on adequately avoiding, remedying or mitigating any adverse effects.

Explanation and Reasons

SC1.1.i Concentrating activities in established centres provides a better range of services, and a better focus to the commercial areas. It also encourages better use of community resources such as libraries or recreation facilities which are more convenient when located in defined centres. Consolidation is a means of mitigating potential adverse effects on neighbouring environments. However, there are limits to development densities within these centres. Otherwise problems can arise in maintaining an acceptable shopping environment, and with off site impacts such as from through traffic. The Stoke centre is probably approaching this limit. Establishment of commercial activities out of zone can expose additional areas to the adverse effects associated with such centres in terms of their immediate environs and on the wider community. However, this may be acceptable where such effects can be avoided, remedied or mitigated to an appropriate level.

Methods

- SC1.1.ii Control development of new centres through the plan change procedures.
- SC1.1.iii Rules which define a zone, set floor maximums, and include performance standards encouraging commercial development to locate in the zone while ensuring compatibility and appropriateness for each site.
- SC1.1.iv Rules in the industrial and residential zones which require resource consents for commercial development in these zones.
- SC1.1.v Rules in the Inner City Zone to complement the Suburban Commercial Zone.

policy

SC1.2 association with recreational and other facilities

Recreational and other civic facilities in or adjoining suburban centres will be promoted to enhance convenience for the public, and to lead to an overall reduction in adverse effects on the Residential Zone.

Explanation and Reasons

SC1.2.i Associating suburban centres with parks and playgrounds can have benefits in terms of an improved amenity and outlook for the centres. Sports grounds, stadiums and clubrooms, however, can have adverse effects such as noise and traffic, particularly on residential areas. Concentrating these activities with commercial centres, rather than having them dispersed through other zones, can reduce the net effect on these other zones. At the same time, combining them can help strengthen the community focus.

policy **SC1.3 boundaries**

Suburban centres should, where practicable, be contained by distinct boundaries or by the creation of effective buffers to adjoining Residential Zones.

Explanation and Reasons

SC1.3.i Roads, streams or other features can provide a transition, and thereby reduce any adverse effects of suburban centres on residential areas. Similarly public parks and recreational areas can serve this function.

Methods (policies SC1.2 and SC1.3)

- SC1.3.ii Definition and enforcement setting zone boundaries.
- SC1.3.iii Plan changes to alter boundaries.
- SC1.3.iv Rules requiring adequate screening or landscaping next to residential areas.
- SC1.3.v Siting and management of Council reserves, public buildings and services in order to maintain a defined boundary.

policy **SC1.4 cumulative effects**

Change of activities in, or the expansion or redevelopment of, suburban centres should avoid significant cumulative effects, particularly in terms of adverse impacts on the amenity of surrounding Residential Zones.

Explanation and Reasons

SC1.4.i The nature and scale of suburban commercial areas can change incrementally over time. The combined effect of each change may ultimately have adverse effects. These effects can be particularly on the quality of life in neighbouring areas in the Residential Zone, and on other aspects such as traffic safety. The policy aims to address these matters, as well as the one-off larger expansions.

Methods

- SC1.4.ii Rules setting performance standards to deal with adverse effects.
- SC1.4.iii Explicitly address cumulative effects, as part of the “assessment criteria” against which resource consents or plan changes are assessed.

objective

SC2 amenity and adverse effects

Suburban commercial centres which have a high level of on site amenity, and which do not have significant adverse effects on neighbouring areas or on the safe and efficient operation of the road network.

Reasons

SC2.i Suburban commercial areas should be pleasant places for people, and should not generate significant levels of adverse effects on neighbouring areas or activities.

policy
SC2.1 residential streets

Activities should not detract to a significant extent from the character and function of residential roads in the vicinity, particularly in terms of significant increases in vehicle movements and parking, the number of heavy vehicles, and associated noise and fumes.

policy
SC2.2 roads/carparking

Activities should ensure a safe environment for pedestrians and traffic using the suburban centre and the road network.

Explanation and Reasons (policies SC2.1 and SC2.2)

SC2.2.i Local residences should reasonably expect that the amenity of their streets will not be adversely affected by nearby suburban centres through significantly increased traffic. Centres are also required to ensure that safe access and egress and pedestrian movement is provided.

Methods (policies SC2.1 and SC2.2)

SC2.2.ii Rules setting requirements for car parking, loading and manoeuvring.

SC2.2.iii Rule making large developments discretionary (allowing traffic and other impacts to be considered).

policy
SC2.3 odour, dust, glare and noise

Activities should not give rise to odour, dust, glare, or noise:

- a) *in any neighbouring zone, inconsistent with levels or times that can reasonably be expected in such a zone, or*
- b) *at levels, or times which would adversely affect the character and function of the centre.*

policy
SC2.4 daylight and sunlight

Buildings and structures should be designed and sited to allow reasonable access of daylight and sunlight to any neighbouring area, including any road or public area.

policy
SC2.5 scale of buildings and visual appearance

The size and scale of buildings, and the visual appearance of sites within any suburban commercial centre, should not detract from the character and amenity of neighbouring areas.

Explanation and Reasons (policies SC2.3 to SC2.5)

SC2.5.i The policies aim to preserve amenity values both within and outside suburban centres. Access of daylight and sunlight is an important factor in the pleasantness of an area. This is particularly so for residential areas and public open space, and for ensuring suburban centres are attractive places for people to visit and use. Buildings and sites need to be attractive, and be of a size or type that might be expected in the neighbourhood.

Methods (policies SC2.3 to SC2.5)

SC2.5.ii Rules setting standards for glare, dust, and noise.

SC2.5.iii Rule setting recession plane for access of sunlight to adjacent residential site and public open space.

SC2.5.iv Rules for maximum building height, setback from residential boundary and landscaping.

SC2.5.v Rules controlling the appearance of large buildings.

- SC2.5.vi Enhancement of centres by the Council and property owners through paving, planting and similar measures.

policy

SC2.6 Wakefield Quay - leisure area

The form, style, and height of buildings and structures in the Leisure Area of Wakefield Quay (as shown on the Planning Maps) should have regard to natural landforms, the coastal setting, and any neighbouring development, including the maintenance of the views from residential areas on the hill above, and from Wakefield Quay towards the Haven.

Explanation and Reasons

SC2.6.i Much of the waterfront area has a utilitarian appearance which reflects its origins as a working port. With the reorganisation of the Port Industrial Area, and the movement of a number of activities from Wakefield Quay to the reclamation and other sites, the Council is taking the opportunity to upgrade this area. The amenity of the seaward side of Wakefield Quay is being enhanced, which makes the landward side more attractive for commercial developments or other activities that might capitalise on a seaside location. Because of the importance of the coastal environment, and the visibility and high use of the area by both local residents and the wider public, any development within the precinct needs to be sympathetic to the setting and the uses located behind it. Any development in this area should also be aware, however, of the close proximity of the Port Operational Area, and the industrial nature of its present and likely future operations. Port activities can be expected to occur within the Port Industrial Area, and in particular the area defined by Port Nelson Limited's coastal permit (shown by the dotted line on the Planning Maps, and may include ship manoeuvring or potentially (subject to resource consent) extension of existing facilities.

Methods

- SC2.6.ii Rules making construction or alteration of buildings on the seaward side of Wakefield Quay in the Leisure Area a discretionary activity, in order to retain control over the views from the road to the sea, and over the design and appearance of such buildings.
- SC2.6.iii Rules limiting the height of buildings on the landward side of Wakefield Quay in the Leisure Area in order to provide reasonable protection of views from the residential area above.
- SC2.6.iv Rules making construction or alteration of buildings on the landward side of Wakefield Quay in the Leisure Area a controlled activity with respect to design and appearance.
- SC2.6.v Council works in terms of paving, planting and related developments.
- SC2.6.vi Conditions on land sold or leased by the Council, as property owner, to protect or enhance the amenity of the area.
- SC2.6.vii Rules requiring acoustic insulation for residential units, or any building used for sleeping accommodation.

SC3 Marsden Valley Suburban Commercial Zone

To recognise and provide for a vibrant Marsden Valley Suburban Commercial centre, which through its central location, provision of an area of publicly accessible open space central to the Zone, mix of suitable activities, and high quality building design, allows for the creation of a quality urban environment.

Reasons:

SC3.i The Marsden Valley Suburban Commercial Zone will form the centre of a new residential community in the valley. It will support the surrounding community and provide opportunities for meeting commercial and social needs. This area is different

to many existing Suburban Commercial zones in that it is central to the creation of a new community and as such can be designed in an integrated manner with this community to achieve the best result from an urban design perspective.

policy

SC3.1 building and outdoor space design

Promotion of variety, modulation, active frontages, and creativity in building and outdoor space design which is at a human scale, and contributes to high quality, coordinated public outdoor areas.

Explanations and Reasons:

SC3.1.i Buildings of a uniform design, with blank walls, a lack of interaction with the street or public places, or of a dominating scale can detrimentally affect the spaces and areas to be used by people. To ensure a quality urban environment is developed it is essential that the buildings and outdoor spaces are designed in such a way as to support this.

Methods

SC3.1.ii Rules to control buildings over a certain height

SC3.1.iii Assessment criteria and restricted discretionary matters to ensure buildings, activities and subdivision which trigger a resource consent are assessed for their contribution to achieving the Overall Design Principles for the Marsden Valley Suburban Commercial Zone.

Policy

SC3.2 mixed use

To enable a mix of activities (primarily commercial (retail and office) and residential) within the zone which supports the creation of a quality urban environment, adds vibrancy, and provides a wide choice of places to live, work and play.

Explanations and Reasons:

SC3.2.i Suburban Commercial zones provide an opportunity for mixed use activities, for example retail on the ground floor and residential or offices above. This mix of uses has a number of benefits including: increased vibrancy of these centres; wider range of living options; reduced travel dependence; increased surveillance of public spaces and a larger customer base for retailers.

Methods

SC3.2.ii Rules which permit mixed uses (retail, office and residential)

SC3.2.iii Rules which limit the establishment of activities which may be detrimental to creation of a quality urban environment.

SCe environmental results anticipated and performance indicators

SCe.i The following results are expected to be achieved by the above objectives, policies and methods. This means monitoring whether the Plan achieves the outcomes intended:

Anticipated Environmental Result	Indicators	Data Source
SCe.1 Control of adverse effects to acceptable levels of environmental quality	SCe.1.1 a) Complaints about adverse effects b) Changes in ambient noise levels and other environmental effects	Council's complaints register Data collected at certain sites
SCe.2 Consolidation of commercial activity within the zoned land	SCe2.1 a) Number of applications for commercial activities to establish outside the zone (eg. in the Residential Zone) b) Number of plan changes to extend zoning	Resource consent data Council records

(This page is intentionally blank)