LURP Action 26 – Key Activity Centres

Amend the Waimakariri District Plan as follows:

Chapter 1. Definitions

Add a new definition of Key Activity Centres to read as follows:

Key Activity Centres

Key Activity Centres means commercial centres identified as focal points for employment, community activities, and the transport network; and which are suitable for more intensive mixed-use development. The location of the Key Activity Centres are Rangiora and Kaiapoi shown on District Plan Map 181.

Chapter 15. Urban Activities

Add new Objective 15.1.2 to read as follows:

Objective 15.1.2: Role of Key Activity Centres

Recognise the role of the Key Activity Centres at Rangiora and Kaiapoi as significant concentrations of business activities with key transport, cultural and community infrastructure in a way that:

a. strengthens the Business 1 Zones of Rangiora and Kaiapoi as the primary employment and civic destinations;
b. identifies the role of local retail centres as providing convenience retail functions appropriate within the zone to which they are located;
c. acknowledges the Business 1 Zones of Woodend, North Woodend, Pegasus and Oxford, that provide for a similar range of activities to the Key Activity Centres at a size sufficient to provide for the needs of those communities; and,
d. provides for limited retail activities within Business 2 Zones that are supportive of the Key Activity Centres.

Add new Policy 15.1.2.1 to read as follows:

Policy 15.1.2.1

Provide for activities within Key Activity Centres in a way that:

a. achieves efficient utilisation and redevelopment of sites;
b. considers integrated public transport linkages;
c. allows for the efficient movement of pedestrians;
d. avoids reverse sensitivity effects on existing Key Activity Centre activities; and

e. anticipates appropriately located commercial tenancies that fulfil a retail anchor function.
Delete Policy 16.1.1.3 and Add new Policy 16.1.1.3 to read as follows:

Policy 16.1.1.3

Provide for dwellinghouse development within the Key Activity Centre areas of Rangiora and Kaiapoi, and the Woodend Business 1 Zone, that:

- ensures business activities are predominant within the site and across the zone;
- locates above buildings used for business activities to maximise ground floor business space; and
- achieves high levels of amenity, including mitigation of reverse sensitivity effects between business and residential activity.

Chapter 31. Health Safety and Wellbeing - Rules

Delete Rule 31.1.1.26 and Add new Rule 31.1.1.26 to read as follows:

31.1.1.26 Any structure in a Business 1, 2 or 6 Zone shall not exceed a height of 15m except:

- for the Business 1 Zone in Pegasus, where any structure shall not exceed a height of 10m.
- within the Key Activity Centre areas, where any structure shall not exceed a height of 12m.

Delete Rule 31.5.5 and Add new Rule 31.5.5 to read as follows:

31.5.5 The erection of any dwellinghouse at ground floor level within the Key Activity Centre areas at Kaiapoi and Rangiora, and the Business 1 Zone at Woodend, is a non-complying activity.

Delete Rule 31.24.2 and Add new Rule 31.24.2 as follows:

31.24.2 Any building in the Key Activity Centre areas that:

- has a net floor area of 450m² or greater; or
- is located on a site with a road frontage or public open space frontage of 20m or greater in length

is a discretionary activity.

In considering any resource consent application under Rule 31.24.1 or Rule 31.24.2, the Council shall, in deciding whether to grant consent, and in deciding whether to impose conditions, have regard to (but not be limited by) the following matters:

- the extent to which the proposed retail activity is complementary to retail activities in the Business 1 Zones, or Key Activity Centre areas;
ii. the extent to which the proposed retail activities have physical characteristics and effects, or adverse amenity effects, unsuited to a Business 1 location, or Key Activity Centre area;

iii. the extent to which the proposed retail activity would reinforce the District’s Key Activity Centre areas by locating in a Business 2 Zone which immediately adjoins a Business 1 Zone;

iv. any cumulative effects of the proposed activity;

v. the extent to which the proposal is pedestrian-oriented or creates significant pedestrian movements beyond the site, and the effects that may have on the surrounding environment;

vi. the potential indirect effects of reduced options for use of heritage buildings in the Business 1 Zone or Key Activity Centre areas with the redirection of retail development away from the town centre;

vii. the effect on the overall availability of commercial and community services and facilities, and the effects on the community’s access to such facilities within a concentrated area (e.g., a potential reduction in convenience with the need for multiple trips);

viii. the effects on the continued efficient utilisation of existing infrastructure supplying and servicing the town centres (car parking areas, street and landscaping improvements, sewerage, water etc);

ix. the effects on private and public transport patterns, in particular, the extent to which the proposal results in the reduction (or increase) in the use of fossil fuels by decreasing (or increasing) travel distances; and/or encourages the use or maintains the integrity of the public transportation network;

x. the effects of the proposal on the characteristics of the zone as set out in:
   — Objective 14.1.1 for the Rural Zone,
   — Policies 16.1.1.1, 16.1.1.2, 16.1.1.3 and 16.1.1.6 for Business Zones, or
   — Policies 17.1.1.2 and 17.1.1.3 for Residential Zones;

xi. effects on the form and function of the Urban Environment as set out in Policy 15.1.1.1;

xii. the role and function of Key Activity Centre areas as set out in Objective 15.1.2 and Policy 15.1.2.1

xiii. proposals to avoid, remedy or mitigate any significant adverse effects identified by the assessment of i to xi above and in relation to Policy 15.1.1.2;

xiv. financial contributions as set out in Chapter 20: Financial Contributions and Chapter 34: Financial Contributions – Rules; and

xv. in addition to the matters listed above, and in respect of retail activities located within the Residential 6 Zone outside the “Town Centre”:
   — the visual appearance of the development, including building design, setback from streets, detailing, colours and materials, and the provision of an integrated design theme throughout the development.
— the provisions of any landscape plan devised for all or part of that zone,
— the avoidance of parking allotments between the street and the buildings,
— the design and location of buildings so that they face public spaces such as streets and parks,
— the location and design of vehicle access, parking and manoeuvring areas and the effects of vehicle and pedestrian movements on traffic safety and efficiency and on levels of noise, glare and general disturbance for neighbouring sites,
— the avoidance of dominance of outlook from neighbouring sites by bulky buildings,
— the avoidance of overshadowing of neighbouring sites and the street,
— the avoidance of loss of privacy for neighbouring sites and the street,
— the avoidance of traffic and parking congestion on adjoining streets, and
— the size, scale and nature of the development and its compatibility with the size, scale and nature of activities in the surrounding locality.

xvi in addition to matters i to xiii listed above, and in respect to the Key Activity Centre Areas of Rangiora and Kaiapoi:
— the extent to which the proposal addresses the road frontage, public open space and provides for pedestrian and vehicular connectivity within a site, between sites, roads and public open spaces and considers the relationship of buildings with sunlight and daylight to the street;
— the extent to which the proposal contributes to the built character of the town centre, taking into account height, location of doors for primary pedestrian access and glazing provision;
— the provision of façade modulation and articulation, and the avoidance of blank walls;
— the extent to which the proposal complements heritage buildings or the setting of heritage buildings;
— the extent to which the proposal provides pedestrian verandahs along road frontages, taking into account weather protection for pedestrians;
— the design, including plantings, hard paving, and fences and intended use of land adjacent to the road frontage;
— the location and design of vehicle access, maneuvering areas and any effects on adjoining activities, sites and the transport network;
— the avoidance of car parking between the building and any road;
— safety and security as it applies to public open spaces, roads and footpaths;
— the extent to which building materials and colour appropriately relate to existing buildings and town centre character; and
— the design guidelines for the Business 1 Zones of Rangiora and Kaiapoi.

Add new exemption Rule 31.21.2 to read as follows:

31.21.2 Exemptions

Any retail activity located within the Business 2 or Residential 1 and 2 Zones within Key Activity Centre areas is exempt from complying with Rules 31.21.1.6 and 31.21.1.7.

Delete Rule 31.21.1.2 and Add new Rule 31.21.1.2 to read as follows:

31.21.1.2 Except as provided for by Rule 31.21.1.1, buildings in the Key Activity Centre areas shall:

a. position any on-site car parking to the rear or side of the road frontage;

b. be landscaped along the length of the road boundary, except where set back less than 2m from the road boundary or where necessary to provide pedestrian and vehicle access;

c. contain clear glazing to a minimum of 40% and a maximum of 90% of the ground floor frontage for the display of goods and services where facing the road boundary;

d. contain clear glazing to a minimum of 20% and a maximum of 90% on any upper floor where facing the road boundary; and

e. include pedestrian access directly from the road frontage.

Add new District Plan Map 181 – Rangiora and Kaiapoi Key Activity Centre areas.

Apply any consequential renumbering or amendments throughout the District Plan as necessary.