

Proposed Plan Change 49 Town Centre & Outer Commercial Design Guidelines - Summary of Submissions

Submitter Name: Progressive Enterprises Ltd

Submission No: 1

Provision Affected: Objective 5.2.12 & Policy 5.3.20

Summary:

Opposed in part to Plan Change 49. Specifically opposed to objective 5.2.12 and Policy 5.3.20. States that both the objective and policy need amending to recognise the functional and operational requirements of large format retail activities such as supermarkets.

Decision Sought:

1. Amend Objective 5.2.12 to recognise the functional and operational requirements of large format retail activities such as supermarkets, discount department stores, furniture stores and bulky goods stores.
2. Amend Policy 5.3.20 to allow some large format retail activities such as supermarkets exemption from some or all of the design provisions.
3. Amend Rule 5.10.3 to allow supermarkets to be set back from the street with car parking in front of the main entrance.

Submitter Name: John Anderson and Geoffrey Anderson

Submission No: 2

Provision Affected: Entire Plan Change

Summary:

Opposed to the Plan Change. The changes make no sense in light of Council's intention to become business friendly. Further restrictive regulations will accelerate the move for businesses to relocate beyond the town centre and Outer Commercial zone. We should move on by looking forward to the realities of the 21st Century rather than exclusively romanticising the past.

Decision Sought:

Keep the status quo until a proper and coherent evaluation of existing regulations is completed and the wider Town Centre Regeneration project has had time and space to make its recommendations.

Submitter Name: Harvey Norman Properties (N.Z.) Limited

Submission No: 3

Address: 287 Victoria Avenue

Summary:

The submitter supports the Council's approach to apply the Outer Commercial Design Guidelines to the front half of the Harvey Norman store only. States that it is necessary for urban design guidelines to give due regard to the functional requirements of bulky goods and large format retail outlets and it is often difficult for them to integrate with the surrounding, finer-grained developments.

Decision Sought:

Retain the proposed exclusion of Lots 11-14 DP 43519 from the Outer Commercial Design Guideline Overlay as shown on Planning Map U21.

Submitter Name: Horizons Regional Council

Submission No: 4

Address: N/A

Summary:

Supports the design guidelines but seek some amendments. Seek amendment to an advice note in the guidelines relating to development in flood prone areas to ensure Horizons advice may be used by WDC in deciding both floor levels and alternative flood mitigation methods in relation to building consents. Lack of advice on resilient building design may result in lower uptake of alternative methods. Support the encouragement of permeable paving and planting in car parks to help minimise localised flooding from stormwater run-off. Support the encouragement of cyclist parking in new developments.

Decision Sought:

1. Amend advice note in the Town Centre Design Guide relating to development in areas at risk of flooding to ensure it is more consistent with Policy 9.2(f) in the One Plan.
2. The Town Centre Design Guide be amended to include advice on resilient building design.
3. Retain the guidelines within the Town Centre and Outer Commercial Design Guides relating to management of stormwater.
4. Retain the guidelines within both design guides relating to the provision of cyclist parking.

Submitter Name: Foodstuffs Properties (Wellington) Ltd

Submission No: 5

Address: 167 Glasgow Street ('Pak n Save') & 374 Victoria Avenue ('New World')

Summary:

In support of the concept of design guidelines but opposed to the area west of Dublin Street being within the Outer Commercial Design Guide overlay. Consider the environment west of Dublin Street to be a car based environment that is not conducive to creating a high quality environment. Comment that there is no uniformity of buildings addressing Victoria Avenue, no distinctive streetscape treatment but rather a combination of car parking, building and planting. Suggest amendments to Objective 5.2.12 and Policy 5.3.20 to specifically refer to sites subject to the design guideline overlay.

Policy 5.3.21 relating to the establishment of an Urban Design Panel is a method rather than a policy. More direction is needed around the scale and significance of a development before it is referred to an Urban Design Panel. Not clear if this is mandatory or voluntary. Referral to the panel should only apply to sites that are subject to the Design Guide Overlay.

Decision Sought:

1. The Outer Commercial Design Guideline Overlay should not apply to the area west of Dublin Street. Objective 5.2.12 and Policy 5.3.20 should be amended to only reference new buildings on sites subject to the design guidelines overlay.
2. Amend Policy 5.3.21 (acknowledging this should not be a policy) to limit the use of the Urban Design Panel in the Outer Commercial zone to the design guideline overlay area.