

Planning Assessment for the development of a civic centre and civic space in Hawera.

South Taranaki District Plan

The subject site is located within the Commercial Zone – Hawera Town Centre of the South Taranaki Proposed District Plan.

The proposal is assessed against the relevant rules and standards of this zone and relevant Heritage and General Standards.

Rule	Activity	Compliance
Section 6 Commercial Zone		
6.1.1 Permitted Activities	(d) Within areas zoned either Commercial (Hawera Town Centre), Commercial (Large Format Trade and Service) or Commercial (Mixed Use), the construction, alteration of, addition to, removal and demolition of buildings and structures for any permitted activity, except those works covered by Rule 6.1.2(a).	On the basis the activity for demolition (apart from the heritage building) complies with the standards, the proposal is permitted .
6.1.2 Controlled Activities	The following activities are controlled activities in the Commercial Zone: (a) The full or partial demolition of buildings on a site, where: (i) The site has a Defined Pedestrian Frontage. ...	Consent is required for a controlled activity on the basis the proposal involves demolition of buildings on site with a Defined Pedestrian Frontage.
6.1.3 Restricted Discretionary Activities	The following activities are restricted discretionary activities in the Commercial Zone: (a) Unless listed elsewhere in the District Plan, any permitted activity listed in Section 6.1.1, which does not meet one or more of the	Consent is required for a restricted discretionary activity on the basis not all performance standards are complied with.

Rule	Activity	Compliance
	Permitted Activity Performance Standards in Section 6.2.	
6.5 Performance Standards – Permitted Activities 6.2.1 (1) Bulk and Location	1. Yards: All buildings and storage facilities shall be located no closer than: (i) 10m to the State Highway 3 road boundary between Hawera and Normanby. (ii) 3m to the rail boundary.	NA
6.2.1 (2) Bulk and Location	Building Recession Plane: Buildings on sites adjacent to the Residential zone shall not project beyond a building recession plane from points 3m above the site boundaries adjacent to the Residential zone, as shown in Section 4: Residential Zone Appendix 1. Except that: (i) The recession plane shall not apply to road boundaries. (ii) Where a boundary abuts an access lot or right of way, the boundary may be taken from the furthest boundary of the access lot or right of way.	NA
6.2.1 (3) Bulk and Location	Building Height: No part of any building shall extend more than 10m above natural ground level. Except that: (i) All poles, support structures and fixtures associated with outdoor lighting shall not exceed a height of 13.5m. (ii) On Defined Town Centre Corner Sites identified on the Planning Maps, buildings shall have a minimum height of two storeys or 10m (whichever is the lesser) and not exceed a maximum height of 15m.	The proposed building does not comply with standard (ii) in that the building is less than 10m in height, and in reality is only one storey in height.

Rule	Activity	Compliance
6.2.2 Defined Pedestrian Frontage	<p>1. On sites with a Defined Pedestrian Frontage identified on the Planning Maps, the following standards apply:</p> <p>(i) All buildings shall be built to the front road boundary at the Defined Pedestrian Frontage.</p> <p>(ii) All buildings shall be built along the full width of the front road boundary for the Defined Pedestrian Frontage.</p> <p>(iii) All buildings shall have continuous verandas over the full width (less 300 mm along roads) and length of all footpaths or other accessways for the Defined Pedestrian Frontage.</p> <p>(iv) All buildings shall have display windows along the Defined Pedestrian Frontage of at least 75% of the ground floor facade surface. The minimum window area shall be kept clear and not be boarded up, painted or covered by signage.</p> <p>(v) No activities or development shall obstruct the footpath for the Defined Pedestrian Frontage.</p>	<p>The proposed activity does not comply with the defined pedestrian frontage requirements as</p> <p>(i) The proposed development will be stepped back from the street frontage along High Street by average 15m</p> <p>(ii) The southern section of Defined Pedestrian Frontage adjacent to Little Regent Street will not have a building along the full width</p> <p>(iii) The southern section of Defined Pedestrian Frontage adjacent to Little Regent Street will not have a verandah.</p>
6.2.4 Minimum and Maximum Floor Areas	<p>1. Within the Commercial Zone (Hawera Town Centre), no individual activity shall occupy a total floor area of 500m² or more, at ground level.</p> <p>Note: For the purpose of this Performance Standard, the total floor area shall be measured from the internal face of exterior walls, or from the centre line of common walls separating two (2) abutting individual activities, and shall exclude shared storage facilities and spaces.</p>	<p>The proposed activity does not comply with the maximum floor area of 500m².</p>

Rule	Activity	Compliance
6.2.5 Outdoor storage	1. All areas used for the storage of goods, materials or waste products shall be maintained in a tidy condition and shall be fully screened from view from roads and adjacent properties.	The proposed activity complies with this standard.
6.2.6 Odour	1. No activity shall result in offensive or objectionable odours to the extent that it causes an adverse effect at or beyond the boundary of any property in separate ownership or at the boundary of the site in which the activity is located on. ...	The proposed activity complies with this standard.
6.2.7 Access and Roading	1. All activities shall be provided with practicable vehicle access from a road, and on-site parking, manoeuvring areas and loading facilities in accordance with the permitted activity standards in Section 10: Parking and Transportation. Except that activities: (i) Adjacent to the Defined Pedestrian Frontage in Hawera; or (ii) Within the Commercial Zone (Mixed Use) areas in Eltham, Normanby, Patea, Manaia, Opunake, Kaponga and Waverley; Are exempt from providing vehicle access, manoeuvring areas, loading facilities and on-site parking as set out in Sections 10.2 – 10.6 of the Plan; and	The proposed activity complies with this standard in that as the site is adjacent to the Defined Pedestrian Frontage, it is exempt from compliance with the standards within Section 10.2 – 10.6. Existing access will be utilised off Riddiford Street and a proposed new accessway will be utilised for Regent Street.

Rule	Activity	Compliance
	If vehicle access, manoeuvring areas, loading facilities and on-site parking is proposed, it shall be located to the rear of the building.	
Section 11 Noise		
11.1.1 Permitted Activities	(a) All activities provided that they comply with the relevant performance standards in Section 11.2.	On the basis the activity complies with the standards, the proposal is permitted .
11.2.4 Performance Standards – Permitted Activities - Commercial Zone	1. Noise generated by any activity in the Commercial Zone shall not exceed the following noise limits at any point within any other site in the Commercial Zone: All times 65dB LAeq (15 min) All times 90dB LMax	The proposed activity will comply with this standard.
Section 15 Heritage		
15.1.4 Discretionary Activity In all Zones	(a) Where a building or object is listed in Schedule 1A: (i) Additions or external alterations, except where provided for as a controlled activity (Rule 15.1.2(a)) or Restricted Discretionary Activity (Rule 15.1.3(a)). Note: this rule includes earthquake strengthening and building safety alterations for a Category 1 building listed in Schedule 1A. (ii) Relocation of a Category 1 or 2 building or object. (iii) Demolition (including partial demolition) of a Category 2 building or object. (iv) New building or additions to an unlisted existing building located within the heritage setting of a Category 1 or 2 building or object.	The proposal will require consent under Rule 15.1.4(a)(iii) and (v) as the proposal involves the demolition of a Category 2 Heritage Building (the former Gerrand’s Watchmaker Building) and earthworks will exceed 10m ³ . Note: Clause (iv) it not triggered in that the former Gerrand’s Watchmaker Building does not have a ‘heritage setting’ as prescribed in the Heritage Inventory.

Rule	Activity	Compliance
	(v) Earthworks within the heritage setting of a Category 1 or 2 building or object, which exceeds 10m ³ per 12 month period.	
Section 16 Financial Contributions		
16.2 Recreation and Civic Development Contributions	16.2.2 Contribution circumstances and amount	NA as the proposal will not create any additional lots or additional dwellings.
16.3 Road and Access Contributions	16.3.2 Contribution circumstances and amount	NA as the proposal will not create any additional lots or additional roading or access demands. Roading and parking improvements will be undertaken as part of the proposal.
16.4 Water Supply Contributions	16.4.2 Contribution circumstances and amount	NA as the proposal will not create any additional lots or additional water reticulation systems or demand. The proposal will connect to the existing water reticulation systems.
16.5 Sanitary Drainage and Trade Waste Disposal Contributions	16.5.2 Contribution circumstances and amount	NA as the proposal will not create any additional lots or additional wastewater reticulation systems or demand. The proposal will connect to the existing reticulation systems.
16.6 Stormwater Drainage Contributions	16.6.2 Contribution circumstances and amount	NA as the proposal will not create any additional lots or additional reticulation systems or demand. The proposal will connect to the existing stormwater reticulation systems.
16.7 Heavy Transport Contributions	16.7.2 Contribution circumstances and amount	NA as the proposal will not generate any additional heavy transport movements. Any construction effects will be temporary.
16.8 Parking Contributions	16.8.2 Contribution circumstances and amount	NA The proposal does not require compliance against the District Plan parking and access requirements within District Plan Section 10. Regardless on-site parking will be provided.

Rule	Activity	Compliance
Section 19: Sign Rules		
19. 1 Permitted Activities	The following activities are permitted in all zones, provided activities comply with the relevant Performance Standards in Section 19.2: (a) Except where specifically provided for as restricted discretionary or discretionary activities, the erection of signs in all zones.	On the basis the activity complies with the standards, the proposal is permitted .
19.2.1 Performance Standards – Permitted Activities - General	(a) All signs shall be located wholly within a site and shall relate to or be associated with services, products or events available or occurring on the site on which the sign is located. Except that: This standard does not apply to community boards, signs regulated by the Public Places Bylaw 2014, or temporary signs which meet the performance standards 19.2.2.	The proposed activity complies with this standard.
19.2.1 Performance Standards – Permitted Activities - General	(b) All signs attached to buildings shall not project above the parapet level, or the highest part of that part of the building to which the sign is attached.	The proposed activity complies with this standard.
19.2.1 Performance Standards – Permitted Activities - General	(e) No sign shall be erected adjacent to a road or rail corridor which will: (i) Obstruct the line of sight of any corner, bend, intersection or vehicle/railway crossing. (ii) Obstruct, obscure or impair the view of any traffic sign or signal. (iii) Physically obstruct or impede traffic or pedestrians. (iv) Resemble or be likely to be confused with any traffic sign or signal.	The proposed activity complies with this standard.

Rule	Activity	Compliance
	(v) Use reflective materials that may interfere with a road user's vision. (vi) Use support structures which are not frangible (meaning able to be broken into fragments; brittle or fragile).	
	(f) For all signs located adjacent to a road, the minimum/maximum lettering sizes in Table 1 below shall apply: Table 1: Lettering Size Regulatory Speed Limit (km/h) of Adjoining Road: 0-50km/h: Main Message Name of Occupier/Property: - Minimum Lettering Height (mm) – 100 - Maximum Lettering Height (mm) - 150 Secondary Message: - Maximum Lettering Height (mm) - 75	The proposed activity complies with this standard.
19.2.4 Commercial, Industrial, and Rural-Industrial Zones	(a) All signs, including under veranda signs, shall be a minimum of: (i) 2.5m above a footpath, and (ii) Setback 0.5m from the kerb of a road or road boundary. Except where the sign is attached for its full length and width to the façade of a building or to a fence.	The proposed activity complies with this standard.
19.2.4 Commercial, Industrial, and Rural-Industrial Zones	(b) The total face area of any sign shall not exceed 3m ² .	The proposed activity complies with this standard.
19.2.4 Commercial, Industrial, and Rural-Industrial Zones	(c) Except on the state highway frontage between intersections with Fantham Street, Hawera and Ohangai Road, Normanby, all free standing signs on sites shall not exceed one per	The proposed activity complies with this standard.

Rule	Activity	Compliance
	site for each road frontage, with a maximum height of 7m.	
19.2.4 Commercial, Industrial, and Rural-Industrial Zones	(d) Freestanding signs adjacent to and visible from a road shall: (iii) Be placed at least 15m from any existing directional sign. (iv) Be erected at right angles to the road.	The proposed activity complies with this standard.
19.2.4 Commercial, Industrial, and Rural-Industrial Zones	(e) Any sign attached to a veranda shall be contained within the limits of the veranda fascia. Note: (i) For the purposes of measuring the face area of any sign, a double-sided sign shall be measured as the face area of one side only, being the largest of any one side.	The proposed activity complies with this standard.