

Appendix 6 – Planning Assessment

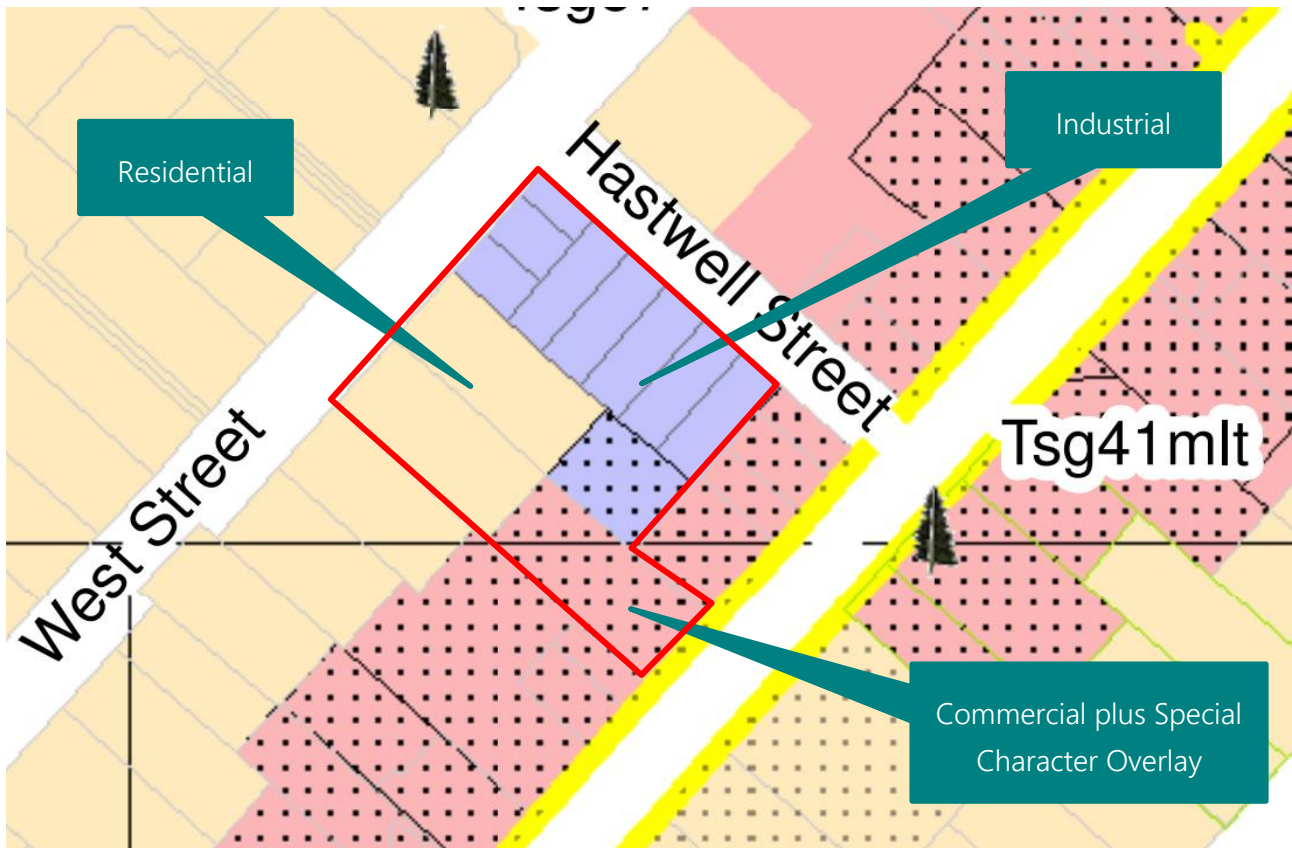
1. Site Information

Address	12 Hastwell Street, 105 West Street and 134 Main Street, Greytown
Land Area	Approx. 3789m ² (FreshChoice), 900m ² (105 West St – car park), 1000m ² (134 Main Street)
Title	LOT 1 DP 311712 SUBJ TO R/W PT LOTS 7 9, Pt Lot 2 DP 18242, Lot 3 DP 18242
Relevant Interests on Titles	None relevant
Current Land Use	Supermarket and dwelling
Operative District Plan Zones	FreshChoice – Residential (105 West) and Industrial (12 Hastwell) 134 Main Street – Commercial
Operative District Plan Notations	Special Character and Historic Heritage Overlay – affects 134 Main Street only Designation 076 for State Highway 2 along Main Street Historic heritage items – shops at 130 and 132 Main Street Scheduled tree opposite the site in Stella Bull Park
Hazards known to Council	None
Other Information	Main Street is part of the State Highway network (SH2)

Figure 2 - Aerial Photograph of Site



Figure 3 - Operative District Plan Zoning (Site outlined in red)



2. NES – Managing Contaminants

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (“NES – Contamination”) will apply if the sites (or parts of the sites) are likely to have been used in the past for an activity described in the Ministry for the Environment’s Hazardous Activities and Industries List (“HAIL”).

It is not known whether the sites are subject to contamination however given the long standing and established use for the supermarket, and the residential use of 134 Main Street, it is unlikely that any HAIL activities have been accommodated on the sites. Notwithstanding, the proposal to change the use of land on 134 Main Street from residential to commercial and the relatively small-scale land disturbance is unlikely to result in consenting implications under the NES – Contamination. Given the total site size, approximately 285m³ of soil can be disturbed as a permitted activity. It is unlikely this permitted threshold will be exceeded. No further assessment is made, therefore.

3. Regional Plans

Such plans govern discharge of contaminants to land, stormwater discharge and potentially overland flow diversions. Given the scale and nature of works proposed it is unlikely that any consents under regional plans will be required. No further assessment has been undertaken at this time.

4. Operative District Plan

4.1. Site Information

Operative District Plan (ODP)	Wairarapa Combined District Plan
ODP Zones	FreshChoice – Residential (105 West) and Industrial (12 Hastwell) 134 Main Street – Commercial
ODP Notations	Special Character and Historic Heritage Overlay – affects 134 Main Street only Designation 076 for State Highway 2 along Main Street Historic heritage items – shops at 130 and 132 Main Street Scheduled tree opposite the site in Stella Bull Park
Other Information	Main Street is part of the State Highway network (SH2)

4.2. Rule Compliance

The following table addresses the relevant rules that would apply to the proposed redevelopment on the subject sites, as currently provided for by the ODP and the three relevant zones that apply, noting that the proposed works largely occur in the Commercial zone within 134 Main Street.

Rule	Comment	Resource Consent
Part 5 – Residential zones		
5.5.1 Permitted activities	Residential activities Non-residential activities being: <ul style="list-style-type: none"> - Residential business - Reserves and recreational activities - Healthcare - Childcare - Community amenities - Etc 	N/A – the scope of works within 105 West St, being residentially zoned, is comprised of slightly reconfigured car parking (addition of one space), and loading arrangement for the supermarket, and could be considered within scope of existing consent 3919.

Rule	Comment	Resource Consent
	Any activity listed as a district-wide permitted activity that is not otherwise specified	
5.5.2 Standards for permitted activities	<p>Max height 10m</p> <p>Height to boundary 3m plus 45 degrees</p> <p>Min setback from front boundary 5m</p> <p>Min setback from all other boundaries 1.5m - 3m</p> <p>Max fence height 1.8m</p> <p>No. dwellings N/A</p>	Not strictly applicable given proposal is not permitted activity but no change from existing in residentially zoned portion of site.
	<p>Noise limits</p> <p>Daytime 7am – 7pm 55dBA</p> <p>Night-time 7pm – 7am 45dBA</p>	Complies / no change
	Signs max area 0.5m ² plus additional controls	No new signage proposed within this portion of the site
	<p>Roads, access, parking and loading – refer Appendix 5 below</p> <p>One vehicle crossing per frontage permitted</p> <p>No contiguous parking area containing 5 or more spaces</p>	Complies / no change from consented
	<p>Non-residential activities</p> <p>(i) Any area containing more than four parking spaces shall be screened by fencing, planting or other treatment so it will not be visible from any public road, public open space, or dwelling on an adjoining property.</p> <p>(ii) No more than 2 persons (fulltime equivalent) who reside off the premises may be employed in the activity.</p> <p>(iii) No outdoor storage of goods and materials.</p> <p>(iv) No accessory building and enclosures for the housing and keeping of animals in confinement shall be located within 20m from the boundary of the site.</p>	Complies / no change from consented
5.5.3 Controlled activities	N/A	
5.5.4 Restricted discretionary activities	Any permitted or controlled activity that does not meet one or more of the standards	No change from consented

Rule	Comment	Resource Consent
5.5.5 Discretionary activities	Any other activity including any commercial and retail activity that is not otherwise specified	No change from consented
5.5.6 Non-complying activities	N/A	
Part 6 – Commercial zone		
6.5.1 Permitted activities	Any activity listed as a district-wide permitted activity that is not otherwise specified Any activity not listed as district-wide permitted activity that complies with the relevant Commercial zone standards and is not otherwise specified	The proposal involves demolition of a dwelling and construction of a new vehicle crossing, parking, landscaping and signage within the Commercial zoned portion of the site. These are permitted subject to the following standards. Consent required – for externally illuminated sign exceeding 2m ² in area, see below.
6.5.2 Standards for permitted activities	Max height 15m Height to boundary 3m plus 45 degrees where site adjoins residential zone Min setback from residential zone boundary 3m Max fence height 1.8m for boundaries with the Residential zone	Complies – canopy over loading area comprises just over 5m in height and is located more than 5m from site boundary. Proposed 2.4m high acoustic fence proposed along southern boundary – continuing existing acoustic fence – is not located adjacent residentially zoned land. Therefore, no consent required.
	Noise limits as experienced in residential zone Daytime 7am – 7pm 55dBA Night-time 7pm – 7am 45dBA	Likely to be able to comply / no change from consented / condition can address
	Signs max area 5m ² (total face area of all signs), except for vehicle-oriented activities where the following rules apply:	Complies - no change to consented elevational signage of existing supermarket.

Rule	Comment	Resource Consent
	One free-standing sign up to 7.5m in height and 6m ² in area (all faces) per site	Complies – revised 1.8m by 3.6m free-standing sign proposed (including frame), with total sign face visible comprising 3.7m ² in area.
	Price board and services board (1 each only) up to 3m in height	N/A
	Illuminated signs cannot exceed 2m ² total face area	Does not comply – sign face comprises 3.7m ² and will be externally illuminated. Restricted discretionary activity consent required.
	Cannot face adjoining residential zoned sites	Complies
	Must be located fully within site of which it is located	Complies
	Where affixed to a building, must comply with max height and setback requirements	N/A
	All signs must comply with sight distance requirements	Complies
	No sign shall be located where it conceals the visibility of an existing official sign or traffic controlling device	Complies
	Any sign illuminated and visible from Residential zone must not be lit unless the premises are open for business	Complies
	No sign shall be affixed to the exterior of any heritage item	Complies / N/A
	Roads, access, parking and loading – refer Appendix 5 below One vehicle access point per frontage permitted	Complies – refer Transport Assessment
	Landscape and screening Effective screening from any site zoned residential adjoining or opposite must comprise 1.8m height being either a densely planted buffer of 2m in width or a solid fence or wall Outdoor storage or vehicle parking or service area more than 10m ² visible from a residential zoned site must be screened from that site and from the road in accordance with methods set out above	Complies – refer Urban Design Assessment

Rule	Comment	Resource Consent
6.5.3 Controlled activities	Relocating a dwelling or other principal building	N/A
6.5.4 Restricted discretionary activities	Any permitted or controlled activity that does not meet one or more of the standards above	Consent required in respect of illumination of signage – restricted discretionary activity
6.5.6 Discretionary activities	Any residential unit at ground level, with frontage onto road	N/A
Part 7 – Industrial zone		
7.5.1 Permitted activities	Any activity listed as a district-wide permitted activity that is not otherwise specified Any activity not listed as district-wide permitted activity that complies with the relevant Industrial zone standards and is not otherwise specified	No changes proposed within Industrial zoned portion of the site – no consents required
7.5.2 Standards for permitted activities	Max height 15m Height to boundary 3m plus 45 degrees where site adjoins residential zone Min setback from any other zone boundary 5m Max fence height 1.8m	Complies / no change
	Noise limits as experienced in residential zone Daytime 7am – 7pm 55dBA Night-time 7pm – 7am 45dBA	Complies / no change
	One free-standing sign up to 7.5m in height and 6m ² in area (all faces) per site Cannot face adjoining residential zoned sites	Complies / no change
	Roads, access, parking and loading – refer Appendix 5 below One vehicle crossing per frontage permitted	Complies / no change
	Landscape and screening Effective screening from any site zoned residential adjoining or opposite must comprise 1.8m height being either a densely planted buffer of 2m in width or a solid fence or wall Outdoor storage or vehicle parking or service area more than 10m ² visible from a residential zoned site must be	Complies / no change

Rule	Comment	Resource Consent
	screened from that site and from the road in accordance with methods set out above	
	Retail activities For any retail activity not associated with the retailing of products assembled or manufactured on the same premises, the maximum cumulative area of gross retail floor space is 800m ² on any site or contiguous area within one building	Does not comply with existing FreshChoice supermarket located within Industrial zoned portion of the site, however Consent 3919 authorised the use of the site for this purpose and no change proposed
7.5.7 Restricted discretionary activities	Any permitted or controlled activity that does not meet one or more of the standards	Complies / no change
	Any retail activity with a gross floor area from 800m ² up to 2,000m ²	Consented / no change – existing GFA is 1725m ²
7.5.8 Discretionary activities	Any retail activity with a gross floor area over 2,000m ²	Complies / no change
District-wide land use rules		
21.1 Permitted activities		
21.1.1 Notable Trees and Street Trees	None exist on site currently but it is known that Council is considering including the Copper Beech tree a Notable Tree on the site. Refer Arborist Reports therefore, noting the tree is to be retained. No street trees affected.	
21.1.3 Historic Heritage Precincts	(a) Minor repairs and maintenance of any premises within the precincts listed in Appendix 1.8 (which includes the character area in Greytown) – permitted if meets standards	N/A – proposal involves demolition which does not meet this activity or standards
	(b) Signs in Commercial and Industrial zones within the precincts which meet the following standards: (i) no individual sign exceeds 2m ² in area (all faces). Total signage on any one building shall not exceed 4m ² in area; - N/A as no on-building signage proposed (ii) not illuminated by means other than directional lighting; - complies (iii) located above verandahs but within the parapet height or suspended within verandahs; - N/A	Consent required – discretionary activity. New free-standing sign proposed within Special Character Overlay on Main Street, that exceeds the 0.5m ² max area (3.7m ² proposed)

Rule	Comment	Resource Consent
	(iv) one free-standing sign per site and shall not exceed 0.5m ² in area (all faces) – does not comply	
21.1.11 Outdoor artificial light	8 lux measured at 1.5m above ground level at site boundary Within the Dark Sky Management Area all outdoor lighting shall have a colour temperature of light emitted of 3000K Kelvin or lower; all outdoor lighting with light output of 500 lamp lumens or greater shall be shielded or tilted so as to not emit any light at or above a horizontal plane measured at the light source	Complies / no change / can be conditioned in respect of external illumination
21.1.12 Dust and odour	No nuisance beyond boundary	Complies / no change
21.1.13 Noise	Subject to zone rules and comply with general standards re measurement, construction and vibration etc	Complies / no change
21.1.25 Roads, access, parking and loading areas	(a) all sites and activities shall have safe and practicable vehicle access from a public road.	Complies
	(b) Parking requirements – 1 space per 45m ² GFA plus 1 per 100m ² outdoor display area; loading space complies – refer Appendix 5 and Transport Assessment	Complies - 64 parks existing, one proposed (38 required)
21.2 Controlled activities – N/A		
21.3 Restricted discretionary activities		
21.4.14	Any activity that does not comply with the requirements in Rule 21.1.25	N/A – proposal complies
21.6 Discretionary activities		
	(a) Any activity that does not comply with the standards for permitted activities or is otherwise not specified – discretionary activity (g) Demolition, removal or relocation of structures and buildings – discretionary activity	Consent required – discretionary activity for demolition within heritage precinct and infringing signage standards within Special Character Overlay
Appendix 5 Requirements for roads, access, parking and loading		
Refer Transport Assessment – complies in terms of standards and design		

4.3. Designations

Designation 076 affects the frontage of 134 Main Street, being the designation for State Highway 2 along Main Street. Waka Kotahi is the requiring authority for this designation and the Applicant has been in consultation with Waka Kotahi prior to lodgement of this application. The outcome of that discussion is summarised in the application, specifically the Transport Assessment. Consultation is ongoing.

4.4. Relevant Plan Changes

There are no relevant plan changes.

The Proposed District Plan is scheduled for release “mid-2023” and the Draft District Plan which was released for comment last year has no statutory weight relative to this proposal.