

D22. Identified Growth Corridor Overlay

D22.1. Overlay description

The Identified Growth Corridor Overlay is applied to a limited number of significant road corridors or significant segments of these corridors. The purpose of the overlay is to provide additional opportunity to those retail activities (predominantly large format retail) that:

- may not be appropriate for, or are not able to locate in centres due to the size, scale or nature of the activity; and
- are not typically provided for in the underlying zone.

Where retail activities are enabled by an identified growth corridor, these should:

- respect the current land uses and the design outcomes anticipated by the underlying zone;
- support a compact urban form;
- maintain the safety and efficiency of the road network; and
- not diminish the function, role and amenity of the city centre, metropolitan, town and local centres.

The overlay can change the activity status of land use activities within the overlay area. It also provides specific objectives and policies that must be considered when assessing a proposal for a resource consent.

D22.2. Objectives

- (1) Provide for retail activities that may not be appropriate for, or are not able to locate in centres, where they will not have adverse effects on the function, role and amenity of centres, beyond those ordinarily associated with trade effects on trade competitors.
- (2) An appropriate level of amenity and a street environment that integrates with the transport network.
- (3) Activities avoid, remedy or mitigate adverse effects on existing development in the surrounding area.

D22.3. Policies

- (1) Apply the overlay only to those sites which:
 - (a) have frontage or access to a major arterial road;
 - (b) are proximate to catchments that can be served efficiently and appropriately by retail development; and
 - (c) are capable of being developed in a way that is compatible with surrounding activities.

- (2) Recognise the functional requirements of large format retail in business zones, so that where the built form outcomes of the underlying zone are not achieved the development positively contributes to the streetscape and character of its surroundings.
- (3) Require applications for retail activities in business zones to avoid, remedy or mitigate all of the following:
 - (a) adverse effects, including cumulative effects, on the function, role and amenity of the city centre, metropolitan, town and local centres, beyond those effects ordinarily associated with trade effects on trade competitors;
 - (b) effects on community social and economic well-being and accessibility;
 - (c) impacts on the safe and efficient operation of the transport network including public transport and the road network; and
 - (d) conflicts between incompatible activities.

D22.4. Activity table

Table D22.4.1 Activity table specifies the activity status of land use activities in the Identified Growth Corridor Overlay pursuant to section 9(3) of the Resource Management Act 1991.

The land use activity status is to be determined in accordance with the underlying zoning of the site unless the following table applies a more lenient activity status.

Table D22.4.1 Activity table

Activity		Activity status
(A1)	Food and beverage	D
(A2)	Retail up to 450m ² gross floor area per tenancy	D
(A3)	Retail greater than 450m ² gross floor area per tenancy	RD
(A4)	Trade suppliers	RD

D22.5. Notification

- (1) Any application for resource consent for an activity listed in Table D22.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

D22.6. Standards

There are no standards in this overlay.

D22.7. Assessment – controlled activities

There are no controlled activities in this overlay.

D22.8. Assessment – restricted discretionary activities

D22.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

(1) retail greater than 450m² gross floor area per tenancy and trade suppliers:

(a) new buildings:

- (i) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - the effectiveness of screening of car parking and service areas from the view of people using the public space.
- (ii) the provision of floor-to-floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
- (iii) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - the degree of visibility that it provides between the public space and the building interior; and
 - the opportunities for passive surveillance of the street from the ground floor of buildings.
- (iv) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;

- (v) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (vi) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (vii) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (viii) taking an integrated stormwater management approach; and
 - (ix) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate.
- (b) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (i) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety.
- (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
- (d) for activities on sites within the Business – Light Industry Zone, any location, design and operational characteristics which could give rise to potential reverse sensitivity effects which could inhibit or discourage light industry from operating in the Business – Light Industry Zone;

(e) the effects on the function and the safe and efficient operation of the transport network including pedestrian movement, particularly at peak traffic times; and

(f) the integration of the development with transport network improvements or transport infrastructure upgrades where implementation is programmed.

D22.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) retail greater than 450m² gross floor area per tenancy and trade suppliers:

(a) for Matter D22.1.7(1)(a) refer to H14.8.2(4) of Business – General Business Zone;

(b) for Matter D22.1.7(1)(b) refer to Policy D22.3(3)(a);

(c) for Matter D22.1.7(1)(c) refer to Policy D22.3(3)(d);

(d) for Matter D22.1.7(1)(d) refer to Policy D22.3(3)(c); and

(e) for Matter D22.1.7(1)(e) refer to Policy D22.3(3)(c);

D22.9. Special information requirements

There are no special information requirements in this zone.