

Best Practise Example

Objectives and Policies: Wellington District Plan

4.2 Residential Objectives and Policies

OBJECTIVE

4.2.1 To promote the efficient use and development of natural and physical resources in Residential Areas.

POLICIES

4.2.1.2 Provide for a greater mixture of residential and non-residential activities within Residential Areas, provided character and amenity standards are maintained.

METHOD

• Rules

In keeping with the aim of promoting a sustainable city, residents should have the opportunity to work from home, or close to home, and should have convenient access to necessary services and facilities.

For this reason, working from home is provided for in Residential Areas and other uses compatible with residential environments may also be established.

The environmental result will be a greater mix of uses within Residential Areas which will help to reduce travel and save energy.

OBJECTIVE

4.2.2 To maintain and enhance the amenity values of Residential Areas

POLICIES

4.2.2.2 Control the establishment and effects of non-residential activities in Residential Areas.

METHOD

• Rules

From the earliest days of urban settlement, a wide variety of non-residential activities has been established in suburban residential neighbourhoods. These activities provide needed services, facilities or work opportunities for local residents. In some cases, the uses serve wider city or regional populations.

These activities are generally located in buildings designed for the purpose - many

of them former shops for which retail uses are no longer viable. These isolated non-residential activities and small groups of shops have not been identified on the District Plan Maps but are included in the general Residential Areas as the difficulties of administering many small special zones, as well as the complexities of the restrictions that past controls have imposed, are not justified for the small benefits they bring.

Because non-residential activities can impact adversely on the amenities of Residential Areas, control over these has been maintained in the District Plan.

Nevertheless, Council supports work from home and the establishment of other non-residential activities, provided that they are appropriately located and are compatible with existing Residential Areas in scale, intensity and design of buildings. Working from home is a Permitted Activity subject to conditions to maintain residential amenities. All other non-residential activities are Controlled or Discretionary Activities and are to be carefully assessed against defined criteria to ensure that they are compatible with the character of the residential area. However, more stringent controls have been maintained around the Central City area where there is pressure for Central Area activities to establish in adjacent residential neighbourhoods. The limitations on non-residential activities in these areas will assist in protecting existing amenities.

The environmental result will be that Residential Areas are maintained primarily for residential purposes, but a mix of activities will be allowed to a level that will not detract from amenity values.