

STAGE 3 - SECTION 32

CHAPTER 15

COMMERCIAL - STANMORE ROAD, RICHMOND

Section 32 analysis

The proposal is to rezone the land at 75 London Street and 311 Stanmore Road to Commercial Core. In stage 1 of the proposed Replacement District Plan, Council proposed the zoning of the subject land as Residential Medium Density (75 London Street) and Commercial Local (311 London Street).

The proposal as described above is based on the following evaluation. The evaluation has been made in respect of the (operative) Strategic Directions objectives and the Commercial proposal. In terms of the Commercial proposal an evaluation has been made against the Objectives of the Commercial proposal dated 11 June 2015 and attached to Council's closing legal submissions for the hearing on the Commercial and Industrial proposals. This reflects a more up to date position of Council than what was notified by Council in August 2014.

The Section 32 evaluation of the Commercial proposal as notified on 27 August 2014 provides an evaluation of the policy direction and objectives, which is relevant for those parts of the Commercial proposal dated 11 June 2015 that reflect the notified proposal.

Evaluation of Effectiveness of the zoning and associated rules (and alternatives)

	Effectiveness of proposal against Objectives of the Commercial proposal	Benefits	Costs
Commercial Core zoning	<p>Rezoning the land to Commercial core is appropriate in achieving:</p> <p>a. Objective 3.3.1(a) of the Strategic Directions chapter (meeting the community's needs for economic development) by enabling ongoing use of the site for commercial/ entertainment/ community uses serving the surrounding residential catchment. It also fosters investment certainty, minimises transaction costs and reliance on resource consent processes (Objective 3.3.2 (a)) in providing clarity of the anticipated use of the site and enabling redevelopment for a range of activities.</p> <p>b. Objective 2 of the Commercial proposal in supporting intensification within the centre (clause (a)(i) of Objective 2) by enabling a greater range of activities to utilise the available resource at a greater scale (up to 12 metres in height). Rezoning to Commercial core is also consistent with and strengthens the role of Richmond as a Neighbourhood centre (Objective 2(a)(v))), which is intended as a focal point for retail and community activities, and in some cases, a broader range of activities (including entertainment) as has existed and continues to occupy the site. All but two other Neighbourhood centres have a Commercial Core zoning to recognise the range of activities and scale of development appropriate to their role.</p>	<p>Provides for a range of activities as permitted (subject in some cases to an urban design assessment) reducing compliance costs.</p> <p>Meets the needs of the community for their social wellbeing (including through employment)</p> <p>Enables redevelopment of a vacant site contributing to the amenity of the location and surrounds</p> <p>Supports the efficient use of the site as a physical resource in the context of Section 5 to the RMA.</p>	<p>Enables the development of a supermarket or department store as an anchor store which may attract a larger number of people and has the potential to generate significant effects. This necessitates an assessment on a case by case basis.</p> <p>The requirement for an urban design assessment for development over 1,000 m² increases compliance costs.</p> <p>Commercial development of the whole site may result in greater effects than are anticipated by the local community.</p>

	<p>The proposal also supports the integration of activities in a location accessible by a range of modes of transport (Objective 2(a)(vi)) and supports the Neighbourhood centre's recovery (Objective 2(a)(viii)).</p> <p>Provision for a supermarket/ department store on the site as permitted supports the achievement of objective 3.3.7(e) of the Strategic Directions chapter in maintaining a Neighbourhood centre as a community focal point, and Objective 2(a)(iii) of the Commercial proposal, which identifies Neighbourhood centres as a focal point specifically for convenience shopping. However, it may not be the most appropriate method in achieving Objective 4(a)(v) of the Commercial proposal, which seeks, amongst other matters, a form of development that manages adverse effects on the surrounding environment.</p>		
<p>Commercial Local</p>	<p>Rezoning the land to Commercial Local achieves Objective 2(a)(i) of the Commercial proposal in supporting intensification within the centre and enabling commercial and community activities that utilise the available resource.</p> <p>Rezoning to Commercial Local is also consistent with and supports the role of Richmond as a Neighbourhood centre (Objective 2(a)(v)) which is intended as a focal point for retail and community activities, while supporting the integration of activities in a location accessible by a range of modes of transport (Objective 2(a)(vi)). Commercial Local zoning also supports the Neighbourhood centre's recovery (Objective 2(a)(viii)).</p>	<p>Provides for a range of activities as permitted at a small scale.</p> <p>Meets the needs of the community for their social wellbeing (including through employment)</p> <p>Enables redevelopment of a vacant site contributing to the amenity of the location and surrounds</p> <p>Supports the efficient use of the site as a resource</p>	<p>Existing activities (Richmond Working Mens Club) are reliant on existing use rights, increasing transaction and compliance costs.</p> <p>Limits on the range and scale of activities permitted increases compliance costs.</p> <p>Commercial development of the whole site may result in greater effects than are anticipated by the local community.</p> <p>Constraints on the range and scale of activities may result in the site</p>

	<p>However, it is less appropriate in achieving:</p> <p>a. Objective 3.3.1(a) of the Strategic Directions chapter (meeting the community's needs for economic development) as it does not support the historic/ existing activities, which serve the surrounding residential area.</p> <p>b. Objective 3.3.2(a) of minimising transaction costs and reliance on resource consent processes due to the reliance on existing use rights for Entertainment activities and a scale of development beyond what is permitted by the Commercial Local zone rules.</p>		<p>remaining vacant, reducing the level of amenity and quality of the environment.</p>
<p>Residential zoning with scheduling at 75 London Street (Status quo)</p>	<p>Zoning 75 London Street as Residential with scheduling achieves Objective 3.3.1(b) of the Strategic Directions chapter in providing investment certainty for the Richmond Working Mens Club that their activity can continue as a permitted activity with specific standards.</p> <p>The zoning of 75 London Street as residential is appropriate in achieving Objective 3.3.7(d) of increasing housing development opportunities of suitable brownfield areas.</p> <p>However, development of a greater scale or for a broader range of activities is not consistent with Objective 3.3.2 of the Strategic Directions chapter as it will not minimise transaction costs and reliance on resource consent processes.</p> <p>It is not the most appropriate method in achieving Objective 2 of the Commercial proposal including:</p>	<p>Recognises and provides for ongoing use of the site by Richmond Working Mens Club at a scale anticipated by the plan.</p> <p>Enables residential intensification adjoining a commercial centre and on a public transport route, contributing to an increase in the population. This in turn may increase activity in the centre during the day and at night.</p>	<p>Limits on the range and scale of activities permitted increases compliance costs for activities beyond that anticipated by a residential zoning.</p> <p>An overlay providing for entertainment as well as residential activities presents uncertainty for the wider community of the anticipated use of the site and does not recognise the role of the activity as a part of the centre.</p> <p>Constraints on the range and scale of activities may result in the site remaining vacant, reducing the level of amenity and quality of the environment.</p>

	<ul style="list-style-type: none"> a. clause (ii) of enabling the efficient use and continued viability of the physical resource of the site, which is an integral part of the Neighbourhood centre b. clause (vii) of supporting the recovery of a centre that sustained significant damage c. clause (viii) of providing for a range of activities and community facilities. 		
<p>Risk of acting or not acting</p>			
<p>There is a risk of changes to activity and/or development in the Richmond Neighbourhood centre, which may influence its future role. However, this risk is low and based on the current levels of activity it is anticipated that it will continue to achieve this role.</p>			