Appendix 2: Recommended Amendments to rule SCr.21

S42A Report Addendum – City Centre, Commercial & Infrastructure

Item	**Permitted**	**Controlled**	**Discretionary/Non-complying/Prohibited**
SCr.21 **~~Floor Space Maximum~~ New buildings and ~~External Appearance~~ alterations and additions to buildings ~~Large Buildings~~**	SCr.21. 1 ~~No~~~~Minor alterations and additions to a building on any site may exceed a gross floor area~~~~that does not change its external design and appearance of~~ 800m2, ~~except for the Stoke Centre, west of Main Road Stoke, where a gross floor area of 1,600m2 is building are permitted.~~ 1. Alterations to existing buildings are permitted where they involve: a. maintenance or repair of an existing building; or b. internal alterations to an existing building; or c. external alterations to an existing building that are: i. less than 25m^2 of any street facing building facades; and ii. less than 100m^2 of any non-street facing building façade. 2. Additions to an existing building are permitted where they: a. are less than 25% of the existing floor area of the building or 250m^2, whichever is the lesser; and b. are not located on a street facing building façade or within 10m of a street boundary; and c. do not include a residential activity.	SCr.21.2 ~~The erection or substantial alteration of a building in the Stoke Centre, west of Main Road Stoke, where the gross floor area of the building is in excess of 1,600m2, is controlled:~~not applicable ~~Control reserved over: the visual appearance of the site and buildings (including advertising and landscaping), and the layout of, and access to, the site.~~	SCr.21.3 ~~Activities~~ A new building, or any alterations and additions to existing buildings that ~~contravene a permitted condition and~~ are not ~~a controlled activity~~ otherwise permitted by SCr21.1 are a restricted discretionary activity. Discretion is restricted over: i. effects of the building design and development layout on the visual quality and interest of streets and public open spaces; and ii. effects on amenity values for building occupants, including access to the street and provision for waste; and effects on the heritage values of adjacent heritage precincts or heritage building scheduled buildings; and iv. effects on residential amenity values for building occupants, including outlook, privacy, access of sunlight and storage. i. Resource consent applications will be considered without notification, or obtaining written approval of affected persons

Assessment Criteria	Explanation
SCr.21.4 a. the ~~extent~~ effects of the building or addition/alteration on the visual quality and of streets and public open spaces, in particular: i. whether the street facing facades maximise opportunities for glazing and active uses, having regard to ~~which expansive~~ the function of the street; and ii. whether pedestrian shelter is provided in appropriate locations to provide weather protection, particularly over building or tenancy entrances, and having regard to the function of the street; and iii. whether the development minimises long expanses of blank walls ~~can be softened through~~ and visually breaks up the mass of the building into distinct elements. Techniques to achieve this include, the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façade modulation and articulation; and iv. whether the building has well proportioned windows and opening that relate to the shape and size of the building; and v. whether tenancies are visually expressed as separate entities within a building's form and façade; and vi. whether a variety of architectural ~~features~~ detail is provided at ground and middle levels, including ~~form~~ maximizing doors, windows and balconies over the street or ~~surface treatment~~ public open space; and vii. whether mechanical plant for heating and ~~landscaping~~ ventilation will be screened from public view. b. the ~~degree~~ effects on amenity values for building occupants, in particular: i. whether clearly defined and convenient pedestrian and micromobility access is provided from building entrances and tenancies from the street; and ii. whether adequate provision is made for on-site rubbish storage and sorting of recyclable materials, that is sufficiently sized to ~~which~~ cater for the rubbish generated by the development, and is in an accessible location. For new buildings, rubbish areas should be located within the building. Where a building ~~appearance~~ is being altered and ~~site layout, including advertising,~~this is ~~harmonious with other development in~~ not possible, the ~~surrounding~~ rubbish area~~, particularly any residential development~~ should not be visible from the street or public open space and should be appropriately screened. c. the ~~extent~~ effects on residential amenity values, in particular: whether residential units are located, proportioned and orientated to ~~which~~ provide a good standard of amenity for future residents, including by maximizing passive solar access, while balancing the ~~site layout will minimise potential~~ need for buildings to front the street, and encouraging natural cross ventilation and the provision of communal open space; and ii. whether adequate space for the storage of bulky	SCr.21.5 ~~Larger buildings can detract from amenity values.~~ This ~~can be particularly the case with large buildings in Suburban Commercial areas which are in close proximity to residential areas. The~~ rule allows ~~control over visual and other aspects~~ for the qualitative assessment of ~~the development~~ new buildings or alternations/additions to ~~address some of these concerns.~~ ~~A floor area control is included~~ existing buildings to ensure ~~the scale~~ that a quality mixed use environment for people is achieved. The matters of ~~activity is compatible with~~ discretion and assessment criteria complement rather the ~~mainly residential neighbours. Larger premises may be possible but may require a resource consent so d~~uplicate the effects that ~~traffic and other impacts can be assessed on a case by case basis. Except in relation the~~ rules seek to ~~new development in the Stoke Centre west of Main Road, Stoke, effects on the City Centre should also be assessed (see Chapter 8)~~ manage.

goods is, including for bicycles, is included within the residential unit, or within a secure and conveniently located part of the building. d. the effects on the ~~neighbouring area including~~ ~~noise~~ heritage values of adjacent historic heritage buildings, ~~appearance~~ in particular: i. whether the proposed building is located and ~~glare.~~ ii. designed to have regard to the ~~efficient use~~ significant historic heritage elements and the built form of the ~~site~~ adjacent heritage building. This does not mean rigid adherence to the height of the heritage building, but it does require careful consideration in terms of the form and design of the building to ensure the design is sympathetic and visually integrated; and iii. ~~safe access of traffic to and~~ where the adjoining heritage building is set back from the ~~site and any effects on traffic generation.~~ iv. ~~the extent or otherwise to which a larger area would make better use of public infrastructure.~~ v. ~~the effects of a larger floor area on~~ street frontage, whether aligning the ~~role~~ setback of the ~~City Centre as~~ new building would achieve a better design outcome; and vi. whether the ~~focal point for bu~~ilding uses materials and/or design details that respect rather than replicate any patterns or elements of the ~~city.~~ vii. ~~any~~ adverse ~~effects on a Residential zone~~ heritage new building, however new and contemporary interpretations in form and detail may be used.	