

This entire chapter has been notified as part of an Intensification Planning Instrument, using the Intensification Streamlined Planning Process (ISPP) in accordance with Section 80E of the RMA.

He Rohe Whanake: Ngā Whare Pāhi o Kilbirnie

Development Area: Kilbirnie Bus Barns

DEV1	Development Area – Kilbirnie Bus Barns
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Introduction

The 'Bus Barns' site in Kilbirnie has the potential to be developed into a high quality mixed-use development. The provisions contained in this Development Area will guide the future comprehensive redevelopment of the site from its current use as a bus depot, should this transition occur.

The Bus Barns site includes the Metropolitan Centre Zone land bound by Onepu Road, Endeavour Street, Ross Street and Coutts Street, title WN58A/1.

Eight residential zoned properties all zoned Medium Density Residential Zone (52-58, 62-64 and 85 Ross St and 47 Endeavour Street, and 73 Onepu Road are also part of the current Kilbirnie Bus Barn operations. The provisions of the Development Area do not apply to these sites, but are identified in the Development Plan as they may be involved in future works.

The provisions do not affect the current use of the site as a bus depot. In the event that the site is redeveloped for use as a bus depot the Development Area provisions would not apply. In those circumstances the provisions of the Metropolitan Centre Zone would apply.

The Development Area provisions apply in addition to those of the Metropolitan Centre Zone. Where there are any inconsistencies between the underlying zoning and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
DEV1-O1	<p>Purpose</p> <p>High quality mixed use development is achieved on the Kilbirnie 'Bus Barns' site through a comprehensive development process.</p>
Policies	
DEV1-P1	<p>Comprehensive Development of the Bus Barns site</p> <p>Provide flexibility for development and subdivision of the Kilbirnie 'Bus Barns' site, while ensuring that development is undertaken in general accordance with the development principles of the Development Plan.</p>

Rules: Land use activities	
DEV1-R1	Construction of, or additions and alterations to, buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Any alterations or additions to a building or structure that:</p> <ol style="list-style-type: none"> i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level, including entranceways and glazing; or iii. Are not visible from public spaces; and iv. Results in the creation of new residential units; and v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; or <p>b. The construction of any building or structure:</p> <ol style="list-style-type: none"> i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; and vi. Does not involve the construction of a new building for residential activities.
	<p>4. <u>2.</u> Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV1-R1.1 cannot be achieved, <u>excluding MCZ-S1.</u></p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <u>1.</u> The matters in DEV1-P1, MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9; <u>2.</u> The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11; 3. The Centres and Mixed Use Design Guide, including guideline G107 – City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building; <u>3.</u> The Residential Design Guide; <u>4.</u> 4. The extent and effect of any identifiable site constraints; <u>5.</u> 5. Construction impacts on the transport network; <u>6.</u> 6. The extent of compliance with the Kilbirnie Bus Barns Development Plan; and <u>7.</u> 7. The availability and connection to existing or planned three waters infrastructure. <p>Notification status:</p> <p>An application for resource consent made in respect of rule MCZ-20.2 <u>DEV1-R1.2</u> that complies with MCZ-S3, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZS11 is precluded from being either publicly or limited notified.</p> <p>An application for resource consent made in respect of rule MCZ-20.2 <u>DEV1-R1.2</u> that results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S4, MCZ-S5 and MCZ-S6 is precluded from being publicly notified.</p>
	<p><u>3</u> Activity status: Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance with the requirements of MCZ-S1 cannot be achieved.</u></p>