ECONOMIC DEVELOPMENT

22.14 MAIN ROADS AND ENTRIES

This policy applies to the development and use of land adjoining the Road 1 Zone and Road 2 Zone.

Policy Basis

The presentation of the City is important in protecting existing amenity, the attraction of tourism and providing a sense of place for residents. This policy is required to ensure that important vistas and entries to the City are complemented by adjoining development and land uses.

Objectives

- To ensure that all new use and development makes a positive contribution to the built environment in terms of design, siting, landscaping, ongoing maintenance and presentation.
- To ensure that all use and development assists in providing a high standard of presentation for the main road entries to the City.

Implementation

It is policy that:

- Articulation of building facades that front main roads is required to prevent building mass dominating existing streetscapes or having detrimental effects on the future of the streetscape.
- Metal deck facade treatments will be discouraged unless it can be justified that the treatments serves the purpose of providing an architectural feature and enhancement to the streetscape.
- Development should be designed to address street frontages, serving to attract tourism and demonstrate civic pride.
- The importance of street trees in creating areas that offer shade and protection from the elements and that are conducive in assisting people to stop and use the City will be considered. Development along entrances to the City will take into account that the tree species used are consistent with the City Landscape Plan.
- Development located on the edge of the City should be landscaped to assist in absorbing the development within the surrounding landscape and to provide a delineated edge to the City.
- Industrial land uses, which involve large external storage areas that are visible from the road and cannot demonstrate a high standard of presentation, be discouraged.
Information to be provided

The following information will be considered for new uses and the development of land located adjacent to highways, main roads, the entrances to the City and in the presentation of main streets and roads:

- A landscape plan demonstrating compliance with local landscape themes and planting.
- For developments on the edge of the City, a landscape plan showing how the development can be absorbed by the surrounding environment.
- A design report covering the design and built form components as outlined in Section 19-03 of this scheme.
- A demonstration that the streetscape character of the City has been identified and considered.