

6 Working Zones

This chapter primarily implements Objectives 2.3 Development Management, 2.16 Economic Vitality, and 2.17 Centres (set out in Chapter 2). The following objectives are also relevant to resource management issues for the *Working Zones*:

- 2.1 Tāngata whenua
- 2.8 Strong Communities
- 2.11 Character and Amenity Values
- 2.12 Housing Choice and Affordability
- 2.13 Infrastructure
- 2.14 Access and Transport.

Introduction

The *Working Zones* of the Kāpiti Coast are the urban areas where *business activities* are the primary activity undertaken. Other activities which are complementary to and support *business activities* are also undertaken in the *Working Zones* and these may include cultural, community, civic, recreational, entertainment, education, religious and *residential activities*. A high level of amenity is envisaged for the *Working Zones*.

Where *business activities* are undertaken in other zones, they are generally *ancillary* to the primary activities within the zone.

The following issues are covered in this chapter:

- business distribution and consolidation
- a *centres* hierarchy and the intensification of *centres*
- amenity and local character
- *residential activities* in *Working Zones*
- built and urban form in *Working Zones*.

This chapter contains (policies, rules and standards) applying specifically to the *Working Zones*.

District-wide policies that set out *Council's* approach to managing *business activities* in all areas and zones across the District are set out in Chapter 2A. Rules and standards relating to *business activities* in other zones will be located in the relevant chapters (i.e. Chapter 7- Rural Zones, Chapter 5 – Living Zones).

Many areas in the *Working Zones* are characterised by special features as shown on the District Plan maps. Chapters relating to special features (i.e. Chapter 9 - Hazards, Chapter 10 - Historic Heritage and Chapter 3 - Natural Environment) also contain relevant provisions applying to the *Working Zones*.

Zone and precinct framework for the Working Zones

The *Working Zones* include a variety of business areas that have specific characteristics or are proposed for specific *development*. **The zoning framework for the *Working Zones* supports a *centres-based* approach to managing *business activities* across the District.** Within some *Working Zones*, smaller specific precincts are identified to manage location specific issues and desired outcomes. Location specific rules, and in some cases a *structure plan*, apply to zone and precinct areas.

Comment [ET1]: 15 - Coastlands Shoppingtown Ltd – seeks amendments and new text added

The *zone* and precinct framework for the *Working Zones*, as identified on the District Plan Maps, is summarised as follows:

- a) **Paraparaumu Sub-Regional Centre**
 - i. **District Centre Zone**, including:
 - a. *Precinct A* (A1 and A2);
 - b. *Precinct B*; and
 - c. *Precinct C*; and the
 - ii. **Outer Business Centre Zone** at:
 - a. **Ihakara Street West Precinct**;
 - b. Ihakara Street East Precinct;
 - c. Kapiti Road; and
 - d. Paraparaumu North Gateway Precinct;
- b) **Town Centre Zone**, including:
 - i. Ōtaki Main Street;
 - ii. Ōtaki Rail;
 - iii. Waikanae;
 - iv. Paraparaumu Beach; and
 - v. Raumati Beach;
- c) **Local Centre Zone**, including:
 - i. Paekākāriki;
 - ii. Raumati South;
 - iii. Kena Kena;
 - iv. Meadows Precinct;
 - v. Te Moana Road;
 - vi. Mazengarb Road;
 - vii. Waikanae North Development Zone Precinct 6 – Mixed Use; and
 - viii. Ngārara Zone - Waimeha *Neighbourhood Development Area*;
- d) **Civic and Community Zone**;
- e) **Industrial / Service Zone**, including:
 - i. Ōtaki South Precinct; and
- f) **Airport Zone**, including:
 - i. Airport Core Precinct;
 - ii. Airport Mixed Use Precinct;
 - iii. Airport Buffer Precinct; and
 - iv. *Aviation Heritage* Precinct.

Comment [SH2]: 15 - Coastlands Shoppingtown Ltd

6.1 Working Zone Provisions

6.1.1 Policies

Policy 6.1 – Consolidation of Business Activities

Business activities will be managed to consolidate activities in centres and other Working Zones in accordance with the following principles:

- a) **retail activity will be primarily focused within the District Centre Zone, Town Centre Zone and Local Centre Zone, and otherwise managed to avoid the dispersal of business activity which would be detrimental to the efficient operation, function, viability and sustainability of the District's centres;**
- b) **commercial activities, including offices, will be consolidated in the District Centre Zone, Outer Business Centre Zone, Town Centre Zone and Local Centre Zone, and will be only provided for in the Industrial/Service Zone where they are ancillary to industrial activities and otherwise managed to avoid detrimental effects on the efficient operation, function, viability and sustainability of the District's centres;**
- c) **industrial activities will be primarily located in the Industrial/Service Zone;**
- d) **providing for a range of business activities to be undertaken in the Airport Zone where:**
 - i. **they remain compatible with aircraft operations;**
 - ii. **they avoid reverse sensitivity effects on industrial activities undertaken at the Airport;**
 - iii. **retail activities are limited in type and scale and do not form a centre; and**
 - iv. **do not adversely affect the Centres Hierarchy (Policy 6.2) and the role and function of individual centres; and**
- e) **development within existing Working Zones will be encouraged to make efficient use of buildings, land and existing investment in public infrastructure, utilities, transport and other facilities.**

Comment [ET3]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET4]: 15 - Coastlands Shoppingtown Ltd

Comment [ET5]: 13 - Progressive Enterprises Ltd

Comment [ET6]: 13 - Progressive Enterprises Ltd

Comment [SH7]: 9 - Ballinger Industries Ltd (potentially in relation to activities that can occur on the Industrial/Service land on Kapiti Road)

Policy 6.2 – Centres Hierarchy

The role, function, distribution, size and design of each centre is managed according to a centres hierarchy to ensure they can collectively meet community needs, and enable employment, goods and services to be accessed efficiently and equitably by the community. Development, use and subdivision within each centre will be of a type, scale, intensity and design appropriate to the position of that centre in the hierarchy. Centres include a range of activities that are compatible with and support their functioning, including community and civic activities, educational and cultural activities, and appropriate residential activities.

The hierarchy of centres within the District is as follows:

- a) **Paraparaumu Sub-Regional Centre (encompassing the District Centre Zone and the Outer Business Centre Zone);**
- b) **Town Centres; and**
- c) **Local Centres.**

Comment [ET8]: 20 - Kapiti Coast Airport Holdings Ltd

Explanation

The role and function of the different centres within the Centres Hierarchy is detailed in Policies 6.7, 6.8, 6.9, 6.10, 6.11, 6.12, 6.13 and 6.14.

Comment [ET9]: 15 - Coastlands Shoppingtown Ltd

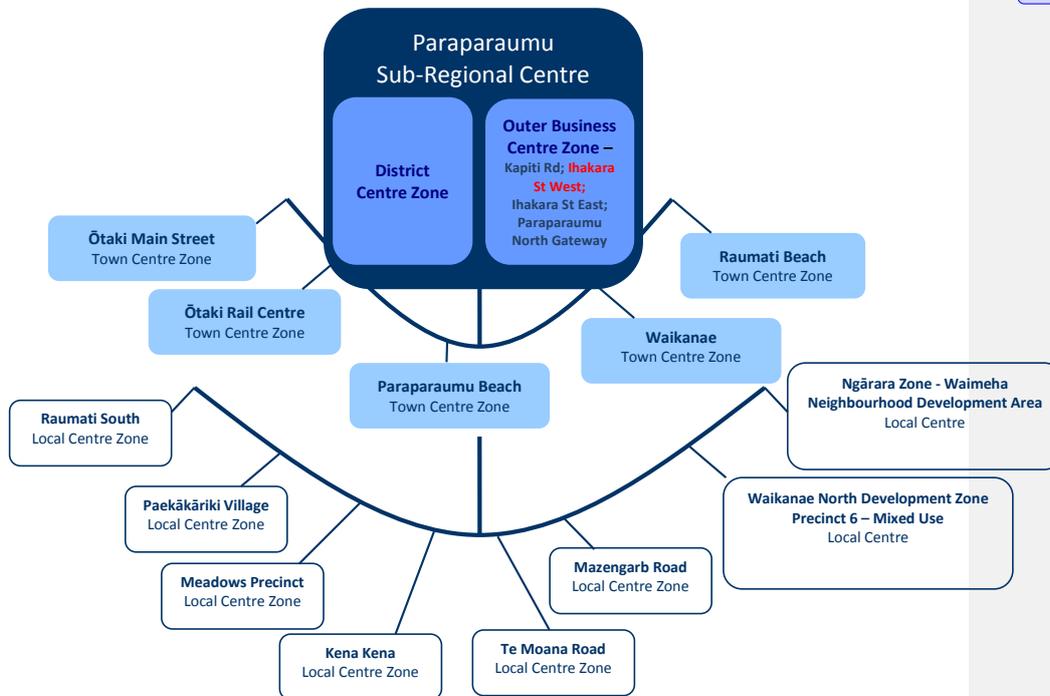


Figure 6.1: Diagrammatic representation of the centres hierarchy in Policy 6.2.

Policy 6.3 – Activities in the Working Zones

Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:

- a) local and on-site amenity values are maintained and enhanced;
- b) local built identity and character values are retained;
- c) connectivity and access within and to the Working Zones is enhanced;
- d) opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
- e) built form is compatible with the surrounding environment;
- f) facilities are integrated within the centre or other Working Zones; and
- g) temporary events will be enabled in centres where they are consistent with the scale, role and function of the centre.

Comment [ET10]: 20 - Kapiti Coast Airport Holdings Ltd

Policy 6.4 – Intensification of Centres

The growth and development of centres will be provided for in a manner which contributes to their vibrancy, vitality, efficiency and amenity values. Subdivision, use and development which increases the concentration of business activities within a centre will be provided for where it:

- a) does not detract from the role, function and viability of other higher or similar centres;
- b) is consistent with the identified role and function of the centre;
- c) increases the range of compatible and complementary land uses and activities within the centre;
- d) supports a high level of access and connectivity within the centres and between the centres, recreational and residential areas;
- e) contributes to a high amenity environment and provides a strong sense of place; and
- f) supports increased residential living opportunities, where appropriate.

Comment [ET11]: 20 - Kapiti Coast Airport Holdings Ltd

Policy 6.5 – Mixed Use Activities in Centres

Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved in accordance with the principles in Appendix 6.9 Centres Design Principles.

Policy 6.6 – Urban form and design of centres

Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary infrastructure, reinforces the District's consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. To achieve this, the principles in the Centres Design Principles in Appendix 6.9 will be applied.

Policy 6.7 – Paraparaumu Sub-Regional Centre

Subdivision, use and development will contribute to a vibrant, well-connected and safe sub-regional centre at Paraparaumu which includes a wide mix of activities and has a high level of amenity. Subdivision, use and development in the Paraparaumu Sub-Regional Centre will be managed under two zones, supported by specific precinct areas, to ensure that:

- a) the greatest intensity of building and activity occurs in the District Centre Zone as part of Precincts A, B and C; and
- b) the Outer Business Centre Zone at Kapiti Road and the Ihakara Street East and Ihakara Street West Precincts provides for peripheral centre activities and creates a buffer for more sensitive activities in adjoining zones.

Comment [ET12]: 7 - St Heliers Ltd – seeks addition of two clauses in order to take account of the development of the Expressway and its potential implications on the Sub-Regional Centre.

Comment [ET13]: 15 - Coastlands Shoppingtown Ltd

Policy 6.8 – District Centre Zone

The *District Centre Zone* will be developed for a range of activities which recognises its importance as the core of the *Paraparaumu Sub-Regional Centre*. This zone will be developed in a way which achieves an integrated and compact core, providing for a broad range of mutually compatible activities that are integrated with public transport, and that provide a strong community focal point.

The following land uses will be provided for in the *District Centre Zone* consistent with the *District Centre Zone Structure Plan* in Appendix 6.7:

- a) retail and *commercial activities* will activate the following streets:
 - i. existing *State Highway One (Main Road)*;
 - ii. *Rimu Road*;
 - iii. the desired connector roads in *Precinct A*;
- b) residential activities near the *Wharemauku Stream*;
- c) clustered *community facilities* in *Precinct B*;
- d) *commercial*, limited *retail* and *residential activities* in *Precinct C* which do not adversely affect the role, function and vitality of *Precinct A*;
- e) a large consolidated storm water area and *wetland* to provide for flood storage, ecological values and amenity for residents and other users of the area; and
- f) recreational opportunities along the *Wharemauku Stream*, *Drain 3*, other stormwater management and *wetland* areas, and in *Precinct B*.

Comment [ET14]: 7 - St Heliers Ltd

Comment [ET15]: 15 - Coastlands Shoppingtown Ltd

Policy 6.9 – District Centre Zone Precincts

Subdivision, use and development in the *District Centre Zone* will be undertaken in accordance with the *District Centre Zone Structure Plan* in Appendix 6.7 and the principles in the *Centres Design Principles* in Appendix 6.9, in a manner that reinforces the following specific management principles for each precinct:

- a) **Precinct A**
Manage *Precinct A* to maintain and reinforce its purpose as the primary retail and commercial core within the District and to improve *amenity values* and functional diversity. Manage *Precinct A1* to enhance existing retail and commercial development, while managing *Precinct A2* to enable *development* for *retail*, *commercial* and *residential activities* and to reinforce the amenity and function of the existing retail and commercial core.

Precinct A will be developed in the following manner:

- i. transport circulation and integration within the surrounding District Centre precincts and the rail interchange, is improved;
- ii. diversity and choice in terms of the shopping and social experience for the wider Kāpiti Coast community is created, and a variety of *commercial* and *entertainment activities* is enabled;
- iii. the extent and diversity of employment is retained and increased;
- iv. *retail* and *commercial activities* adjoining *Rimu Road* are provided for where these provide an active edge, and where activities remain compatible with the role of *Precinct A* as the primary commercial core of the District Centre;

Comment [ET16]: 15 - Coastlands Shoppingtown Ltd

Comment [ET17]: 7 - St Heliers Ltd

Policy 6.9 – District Centre Zone Precincts

- v. enable apartment and mixed use activities to occur alongside the eastern edge of the green network of the Wharemauku Stream in a manner that enhances the recreational values of stream margins;
- vi. *amenity values* for pedestrians that utilise the adjoining public realm are improved; and
- vii. *building development* adjoining Rimu Road will have *active frontages* and avoid blank facades.

b) Precinct B

Manage *Precinct B* to consolidate its role as the community and civic focal point for the District.

Precinct B will be developed in the following manner:

- i. transport circulation and integration within the surrounding District Centre precincts will be provided, while reinforcing the *development* of Rimu Road as the District Centre's Main Street;
- ii. community uses and civic facilities will be consolidated in the Iver Trask Place and Ngahina Street areas; and
- iii. substantial stormwater management facilities will be provided where these also provide ecological and recreational values.

c) Precinct C

Manage *Precinct C* to provide future development areas, some being subject to the resolution of stormwater management, to reinforce the sub-regional status and the vitality and functioning of the District Centre.

Precinct C will be developed in the following manner:

- i. transport circulation will be provided in a manner that integrates the precinct into the District Centre as a whole;
- ii. adverse *effects* that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;
- iii. *amenity values* of Kāpiti Road will be maintained or enhanced;
- iv. the dune system as a key visual and landform feature within the Precinct will be protected and promoted;
- v. the establishment of complementary activities, including *commercial* and *residential activities*, will be provided for where activities remain compatible with the role and function of *Precinct A* as the primary retail and commercial core of the *District Centre Zone*;
- vi. allowance for *retail activities* will be limited in type and scale, or will be provided for when economic analysis demonstrates:
 - a. a need for additional retail capacity to address the District's retail leakage and an inability to address this in *Precinct A*;
 - b. the additional retail capacity is required to accommodate retail demand associated with household growth, which is in addition to projected retail demand; and
 - c. the additional retail capacity will contribute to the functioning and performance of the District Centre;
- vii. *medium density residential activities* will be provided for in conjunction with *commercial activities*; and
- viii. stormwater management facilities will be provided to address

Policy 6.9 – District Centre Zone Precincts

stormwater concerns and will also support ecological and recreational values.

Policy 6.10 – Civic and Community Zone and Precinct B of the District Centre Zone

Subdivision, use and development in the Civic and Community Zone and *Precinct B* of the *District Centre Zone*, will provide for community, civic, cultural, education, health and recreation uses, facilities and services which serve the local community and District. The Civic and Community Zone will have a civic focus and will provide for a network of facilities which meet the needs of the community now, and into the future.

Subdivision, use and development in the Civic and Community Zone and *Precinct B* of the *District Centre Zone* will be undertaken in accordance with the following principles:

- a) *retail and commercial activities* will only be provided for where they are limited in scale and are *ancillary* to community, civic, cultural, education, health or recreation uses;
- b) the co-location, sharing and efficient use of facilities and associated *infrastructure* will be supported;
- c) design will be high quality and contribute to a high level of amenity;
- d) *development* and landmarks will be appropriate to and reflect the natural, cultural and historical identity of the District;
- e) public spaces will provide places where people can safely meet, play and interact;
- f) viewshafts of key landforms, including remnant dunes and Kāpiti Island, will be maintained and framed by streets and *buildings*;
- g) *buildings* will have *active frontages*, including frequent entrances and windows and architectural details, which are appropriate to the use of the *building*;
- h) streets and *development* will be designed at a high quality pedestrian scale to create a slow street traffic environment;
- i) public spaces will provide for the clear and easy movement of people;
- j) *development* will be undertaken in accordance with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5;
- k) access through and around facilities, *buildings* and public spaces will be clear and convenient for all visitors and workers; and
- l) universal design principles will be adopted in *buildings, infrastructure* and streets.

Policy 6.11 – Outer Business Centre Zone

A. ***Subdivision, use and development* in the Outer Business Centre Zone will provide for high amenity commercial development in a manner which:**

Comment [ET18]: 13 - Progressive Enterprises Ltd

- a) remains compatible with the role and function of *District Centre Zone Precinct A* as the primary retail and commercial core of the *Paraparaumu Sub-Regional Centre*;
- b) is appropriate along an arterial road environment; and
- c) is compatible with adjoining residential areas.

B. *Subdivision*, use and *development* in the Outer Business Centre Zone will be undertaken in the following manner:

- a) adverse effects that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;
- b) apartment living and *medium density housing* developments will be encouraged east of Moana Road to consolidate residential densities within close proximity to *District Centre Zone Precinct A* and the rail interchange;
- c) *retail activities* will be provided for in a manner which minimises adverse effects on the role, function and vitality of the District Centre Zone and ensures the safe, efficient function of the District's *transport network* and hierarchy by:
 - i. managing the scale of *retail activities* in the Ihakara Street East and Ihakara Street West Precincts;
 - ii. limiting the type and scale of *retail activities* in Kāpiti Road; and
 - iii. limiting the type and scale of *retail activities* in Paraparaumu North Gateway Precinct (as outlined in Policy 6.12); and
- d) *amenity values* of Kāpiti Road will be maintained or enhanced;
- e) vehicle parking and manoeuvring will be provided for on-site and preferably at the rear of the *site*;
- f) activities which produce high levels of *nuisance effects* will not be provided for;
- g) *buildings* will have *active frontages*, including frequent entrances and windows, along the primary road frontage;
- h) *building* bulk, size and *height* will be of a scale and design that relates to the surrounding *environment*;
- i) *activities* and *development* will recognise the proximity of *sensitive activities* in nearby *zones*; and
- j) *buildings* will have a minimal and consistent setback from the *road boundary*.

Comment [ET19]: 15 - Coastlands Shoppingtown Ltd

Comment [SH20]: 9 - Ballinger Industries Ltd (potentially in relation to activities that can occur on the Industrial/Service land on Kapiti Road)

Policy 6.12 – Paraparaumu North Gateway Precinct

Subdivision, use and *development* for *business activities* in the Paraparaumu North Gateway Precinct will reinforce the Precinct's primary function as a gateway to Paraparaumu and will be undertaken in a manner that:

- a) is of an appropriate size, design scale and type, given the urban-rural fringe location of the Precinct;
- b) enables *commercial*, tourism (including *visitor accommodation*), education and craft-based activities;
- c) limits the location, type and scale of *retail activities* to minimise adverse effects on the District's *centres*, including the *District Centre Zone*; and
- d) avoids adverse effects on:
 - i. the function, role and vitality of the District's *centres*;
 - ii. the safe, efficient function of the *transport network* and hierarchy;
 - iii. the natural and rural character of the surrounding area.

Policy 6.13 – Town Centres

Town centres are managed to enable retail activities that provide 'convenience' goods and a range of 'comparison' goods to serve the major weekly household shopping needs of the local community, as well as a range of other business, cultural and community facilities and services. Large format retail will be managed to ensure it is of an appropriate scale and can be integrated into the existing urban fabric and character. Town centres may service a 'niche' destination retail market, as well as contain higher density residential activities and some community and civic activities. Town centres are located within the Town Centre Zones at Ōtaki Main Street, Ōtaki Rail, Waikanae, Paraparaumu Beach and Raumati Beach.

Comment [ET21]: 15 - Coastlands Shoppingtown Ltd

Policy 6.14 – Local Centres

Local centres are managed to enable a mix of limited local retail activities, other business activities, facilities and services which serve the daily convenience needs of local communities, generally within a walkable distance. Local centres may also contain residential and community and civic activities.

Local centres are located within the Local Centre Zone at Paekākāriki, Raumati South, Kena Kena, Meadows, Te Moana Road and Mazengarb Road. Local centres are also provided for in the Waikanae North Development Zone Precinct 6 (Mixed Use) and the Ngārara Zone Waimeha Neighbourhood Development Area.

In the following local centres, subdivision, use and development will be undertaken in a manner that is consistent with the specified design objectives and principles:

- a) Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 6.1;
- b) Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 6.2, and the Meadows Structure Plan in Appendix 6.3;
- c) Waimeha Neighbourhood Development Area, Ngārara Zone: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 5.7;
- d) Precinct 6 - Waikanae North Development Zone: Waikanae North Design Guide in Appendix 5.6.

Comment [ET22]: 15 - Coastlands Shoppingtown Ltd

Policy 6.15 – Connectivity to and within Centres

Subdivision, use and development will be designed and located to enhance connectivity and access to public transport, shops and services and centres in general accordance with the following principles:

- a) effective and efficient transport routes and facilities will connect new developments with the surrounding context;
- b) public spaces and streets will be designed to support a mix of land uses and activities;
- c) the provision of transport routes and nodes will be designed to integrate with adjoining land uses;

- d) opportunities for active modes and integration with public transport routes will be provided for where it is appropriate;
- e) missing transport links will be completed;
- f) high traffic-generating activities and busy roads which divide *centres* or act as a physical barrier to the connectivity of a *centre* will be managed to avoid, remedy or mitigate adverse effects; and
- g) landmarks and transport nodes will be linked with well-defined pedestrian pathways where appropriate.

Policy 6.16 – Land Use and Built Form in the Industrial/Service Zone

A range of *industrial activities* within the *Industrial/Service Zone* will be provided for in a manner which avoids or mitigates impacts on adjoining *sensitive activities* and areas.

The location, type, scale and built form of *subdivision, use and development* in the *Industrial/Service Zone* will be managed to mitigate adverse effects, whilst meeting the District's economic needs.

Subdivision, use and development in the *Industrial/Service Zone* will be undertaken in the following manner:

- a) *building* entrances will be obvious from the street through *landscaping* design or the form of the *building*;
- b) sufficient on-site service areas, including car parking, will be provided;
- c) service areas will be screened and planting and *landscaping* will be provided for visual interest;
- d) appropriate access to the arterial *road* network will be provided and direct access to local residential streets will be avoided;
- e) *buildings* will be located and designed to minimise visual impact, including effects on prominent dunes, ridgelines and other sensitive areas;
- f) the proliferation of *signs* will be avoided; and
- g) the *amenity values* and safety of the streetscape in the *Industrial/Service Zone* will be maintained and, where possible, enhanced through the application of the Crime Prevention Through Environmental Design Guidelines set out in Appendix 5.5 and the Streetscape Strategy and Guidelines set out in Subdivision and Development Principles and Requirements 2012.

Comment [ET23]: 13 - Progressive Enterprises Ltd

Policy 6.17 – Non-industrial Activities in the Industrial/Service Zone

- A. *Sensitive activities* in the *Industrial/Service Zone* will be avoided, except *residential activities* will be provided for in the form of caretaker live/work units where they:
- are limited in size and scale;
 - are *ancillary* to *industrial activities*;
 - provide a high level on-site amenity for residents; and
 - will not lead to *reverse sensitivity effects*.
- B. **Residential, retail (excluding trade supply retail and yard based retail) and commercial activities which are not ancillary to a primary industrial activity will be managed to prevent the uptake of industrial land by activities that:**
- are an inefficient use of the industrial land resource;
 - are provided for in other zones;
 - may affect the vitality, function and amenity of *centres*;
 - would be incompatible with the character and standards of amenity of the *Industrial/Service Zone*; or
 - may result in *reverse sensitivity* issues with *permitted* or consented activities.

Comment [ET24]: 15 - Coastlands Shoppingtown Ltd

Comment [SH25]: 9 - Ballinger Industries Ltd (potentially in relation to activities that can occur on the Industrial/Service land on Kapiti Road)

Policy 6.18 – Industrial Fringe

Building bulk, outdoor storage, signage, noise and vibration will be managed at the interface between the *Industrial/Service Zone* and neighbouring zones to minimise adverse effects of *industrial activities* on *open spaces, residential areas, centres, strategic arterial routes* and *major community connector routes*.

Policy 6.19 – Ōtaki South Precinct

- Subdivision, use and development* in the Ōtaki South Precinct will be provided for in a manner which is consistent with the Ōtaki South Precinct Structure Plan in Appendix 6.5 and complies with all of the following principles:
- development* is designed to address the residual risk from flooding from the Ōtaki River and the direct risk from stormwater flooding and flooding from other watercourses;
 - development* is integrated into the existing environment by respecting the existing landform and the surrounding river environment, and avoiding adverse effects on groundwater, surface water and the Ōtaki River;
 - traffic and visual effects are managed; and
 - development* does not compromise the viability of existing *centres* and industrial areas.

Policy 6.20 – Airport Zone Precincts

Subdivision, use and development will provide for sustainable aviation, business and employment opportunities through the efficient utilisation of land for aviation and associated activities, and providing for appropriate non-aviation business activities, in accordance with the Airport Precincts, as follows:

- a) the efficient use of the Kapiti Coast Airport for aviation purposes will be safeguarded and aviation and aviation related activities will be provided for within the 'Airport Core Precinct';
- b) a range of activities will be provided for to support aviation activities and provide for non-aviation commercial and other employment opportunities, with limited retail activities in the 'Airport Mixed Use Precinct' where the nature and scale of activities does not have adverse effects on the role and function of the District's centres;
- c) historic heritage, including the airport control tower and the museum, will be protected in the 'Airport Heritage Precinct'; and
- d) aviation and business activities within the Airport Zone will be buffered from adjoining residential, rural and open space zoned properties by the 'Airport Buffer Precinct' to ensure:
 - i. the amenity of adjoining properties is protected;
 - ii. public access routes and Cycleways, Walkways and Bridleways (CWB) linkages are provided;
 - iii. the ancestral connection of *tāngata whenua* with the Kapiti Coast Airport land is recognised;
 - iv. stormwater is managed;
 - v. open space is provided; and
 - vi. ecological and conservation values are protected and enhanced.

Comment [ET26]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET27]: 15 - Coastlands Shoppingtown Ltd

Comment [ET28]: 15 - Coastlands Shoppingtown Ltd – seek additional text regarding urban design and traffic assessments

Policy 6.21 – Operational Safety and Efficiency in the Airport Zone

The function of the Kapiti Coast Airport as a significant transport infrastructure node will be supported by ensuring that the following principles are achieved:

- a) the operational safety of the Airport for recreational and general aviation will be protected from hazards of encroachments by buildings, structures and trees, inappropriate development within flight paths and associated safety margins and glare from buildings;
- b) the continued use of the Airport for weather monitoring activities will be provided for and the operational requirements of weather monitoring will not be compromised by other activities on surrounding Airport land; and
- c) the amount of noise permitted from the use of the Airport for aviation purposes will be regulated to avoid unreasonable exposure of residents to noise through air noise boundaries, a night time curfew and limitations on aircraft engine testing.

Policy 6.22 – Built Form and Design in the Airport Zone

Subdivision, use and development will be well-designed and respect its setting by ensuring that:

- a) the visual impact, including the bulk, form, massing and colour of *buildings*, from Kāpiti Road and the extension of Ihakara Street, public *open spaces*, adjoining residential *properties* and from all *roads* and walkways accessible to the public *road* network will be managed and an overall design cohesiveness will be achieved while still maintaining an individual presence;
- b) visual impact of car parking areas will be managed;
- c) visual connections to Kāpiti Island and the Tararua Ranges will be maintained;
- d) Crime Prevention Through Environmental Design (CPTED) principles will be implemented, where appropriate;
- e) water and energy efficiency measures are integrated into design;
- f) restrictions on the timing of *development* will be implemented to manage traffic *effects*; and
- g) the impact from stormwater run off on surrounding *water bodies* will be minimised and natural values will be protected and enhanced, through a stormwater management plan.

6.1.2 Rules and Standards

The rules and standards applying to the *Working Zones* are contained in the following sections and rule tables as follows:

- District Centre Zone (Tables 6A.1 – 6A.5)
- Outer Business Centre Zone (Tables 6B.1 – 6B.5)
- Town Centre Zone (Tables 6C.1 – 6C.5)
- Local Centre Zone (Tables 6D.1 – 6D.5)
- Civic and Community Zone (Tables 6E.1 – 6E.5)
- Industrial/Service Zone (Tables 6F.1 – 6F.5)
- Airport Zone (Tables 6G.1 – 6G.6).

6.1.2.1 District Centre Zone

Introduction: Applicability of Rules in Tables 6A.1 – 6A.5

The rules in Tables 6A.1 to 6A.5 only apply to land and activities within the *District Centre Zone*. There may be other rules within the District Plan that also apply to *sites* and activities within these *Zones*. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity.

Table 6A.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6A.1.	<p>General permitted activity standards</p> <ol style="list-style-type: none"> Hours of operation for any <i>activity</i> adjoining or facing the <i>Living Zones</i> shall be limited to between 7.00am and 11.00pm, 7 days a week. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the property on which it is occurring. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural or Living Zone. Sites must be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and waste material) must be stored in a neat and tidy manner. Activities adjoining the Living Zones and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent height.

□

Table 6A.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
2. Any activity which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, non-complying activity</i> in the rules in Tables 6A.1-6A.5.	<p>1. The activity complies with all <i>permitted activity</i> standards in Table 6A.1 Permitted Activities.</p> <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards, Tables 11P 1-11P.4 in relation to Parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i>.</p>
3. <i>Retail, commercial</i> and <i>residential activities</i> in Precincts A1 and A2.	<p>1. Any <i>retail activity</i> within Precinct A2, that adjoins Rimu Road or is opposite or adjacent to the Wharemauku Stream reserve, shall have a maximum ground level <i>retail floor space</i> of 500m².</p> <p>2. <i>Residential activities</i> shall only be located above the ground floor level or be separated from all street frontages by <i>retail</i> or <i>commercial activities</i>, except in Precinct A2, where <i>residential activities</i> may be located on the ground floor level where they directly front the Wharemauku Stream reserve, or there is a legal <i>road</i> between the <i>residential activity</i> and the Wharemauku Stream reserve.</p> <p>3. <i>Residential activities</i> must:</p> <ol style="list-style-type: none"> Provide an <i>outdoor living court</i> or balcony of at least 6m²; and Have a main pedestrian front door accessed from the street. <p>4. Compliance with Table 12A.1 - financial contributions.</p>
4. <i>Community facilities, educational facilities, performing arts facilities</i> and <i>health facilities</i> in <i>Precinct B</i> .	<p>1. Activities must meet the <i>Civic and Community Zone permitted activity</i> standards and the <i>building permitted activity</i> standards applicable to the <i>District Centre Zone</i> in Rule 6A.1.7.</p>
5. <i>Commercial</i> and <i>residential activities</i> in <i>Precinct C</i>.	<p>1. <i>Where residential activities are incorporated into a development that includes commercial activities they must be located above ground floor level or separated from all street frontages by commercial activities.</i></p>

Comment [ET29]: 7 - St Heliers Ltd

Table 6A.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>2. In the area identified for <i>residential activities</i> in the Structure Plan in Appendix 6.7:</p> <p>a) <i>Commercial activities</i> must not be undertaken except <i>visitor accommodation</i> and <i>home occupations</i>.</p> <p>b) <i>Residential activities</i> must meet the following standards:</p> <ul style="list-style-type: none"> i. comprise at least one <i>household unit</i>; ii. have a minimum development area of 200m² per <i>household unit</i> and a minimum average area of 250m² per <i>household unit</i> across the development; iii. each <i>household unit</i>'s development area must be capable of containing an 8 metre diameter circle; iv. a ground floor <i>habitable room</i> must face the street in any <i>residential building</i> that fronts the street; v. <i>residential buildings</i> that front a street must have a main pedestrian 'front door' accessed from the street; vi. garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a <i>residential buildings</i> (irrespective of whether the front façade fronts a street, a common lane, a rear boundary, etc.); vii. a <i>height envelope</i> control of 2.1 metres + 45° shall apply from all <i>boundaries</i> facing the southern half of a compass including north-south faces, and one of 3 metres + 45° shall apply to all <i>boundaries</i> facing the northern half. This standard shall not apply from the <i>road</i> frontage <i>boundary</i>; viii. maximum <i>building</i> length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required. This recess must also have a maximum <i>height</i> of no less than 1 metre lower than the adjacent building mass. In addition, no more than 2 units may be terraced unless the connection is via a single storey garage, in which case an unlimited number may terrace to avoid long repetitive rows of units; ix. the maximum <i>height</i> of a front <i>boundary</i> fence, or any fence within the front <i>yard</i>, shall be 0.8 metres; x. each unit must provide a private <i>outdoor living court</i> of at least 30m², with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre diameter. This space must be directly accessible from a <i>habitable room</i>; however it must not be located between a <i>residential building</i>'s front and a street; and xi. <i>coverage</i> must not exceed 50%. <p>3. Compliance with Table 12A.1 - financial contributions.</p>
6. Recreation, community, cultural and lighting activities in the Dune Protection Area	<p>1. Activities must meet the <i>permitted activity</i> standards in the Open Space (Local Parks) Zone, with the exception of the <i>building</i> and <i>structure</i> standards in the rules in Table 8.1.</p>

Table 6A.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
identified in the Structure Plan in Appendix 6.7.	2. <i>Earthworks</i> must be for the purposes of the construction of a pedestrian or cycle way and must not exceed 20m ² in any 12 month period.
7. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing buildings.	<p>1. The maximum <i>height</i> of any <i>building</i> from <i>original ground level</i> shall be 12 metres and no <i>building</i> shall be more than 3 storeys above the <i>original ground level</i>, except in Precinct A1 where the maximum <i>height</i> of any <i>building</i> shall be 15 metres and no <i>building</i> shall be more than 4 storeys above <i>original ground level</i>.</p> <p>2. In <i>Precinct A</i>, where a <i>building</i> adjoins, or is within 2 metres of the front <i>boundary</i> of a <i>property</i>, or a main internal pedestrian route, the <i>building</i> must contain at least 75% of the ground level <i>road boundary</i> façade and façades on main internal pedestrian routes as <i>active retail frontages</i>, including pedestrian entrances and clear glass for the display of goods. This standard excludes <i>buildings</i> only used for <i>residential activities</i> in <i>Precinct A2</i>.</p> <p>3. <i>In Precinct A, buildings must be located within 10 metres of any existing retail activities on the site or adjoining sites, and provide links via footpaths to the pedestrian entrances of adjoining premises.</i></p> <p>4. <i>In Precinct A, buildings must contain a minimum of one pedestrian entrance/exit per 15 metres of frontage to legal roads, main internal pedestrian routes and public open spaces, or have smaller retail and commercial activities fronting the legal road, vehicular circulation route, right of way or public open space.</i></p> <p>5. In <i>Precinct B</i>, <i>buildings</i> must contain at least 50% of the ground level <i>road boundary</i> façade and facades on desired connector roads as <i>active frontages</i>, including pedestrian entrances and clear glass with views to activities in the <i>building</i>.</p> <p>6. In <i>Precinct C</i>, <i>buildings</i> for commercial uses must contain at least 50% of the ground level <i>road boundary</i> façade and facades on desired connector roads as <i>active frontages</i>, including pedestrian entrances and clear glass with views to activities in the <i>building</i>.</p> <p>7. All <i>buildings</i> must fit within a <i>height envelope</i>, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> where it adjoins the boundary of <i>Living Zones</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1). The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>. Where there is a right-of-way or an <i>access strip/leg</i> immediately adjacent to, and on the other</p>

Comment [ET30]: 15 - Coastlands Shoppingtown Ltd

Comment [SH31]: 15 - Coastlands Shoppingtown Ltd

Table 6A.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>side of, the <i>property boundary</i>, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>.</p> <p>8. Any <i>building</i> which is setback 2 or more metres from the <i>road boundary</i> must provide (or, in respect of existing <i>trees</i>, retain) at least one specimen tree capable of growing to 5 metres in <i>height</i> within 10 years of planting for every 10 metres of <i>property</i> frontage. Any <i>landscaping</i> provided in accordance with this standard must be included in the <i>landscaping</i> car park requirement.</p> <p>9. All <i>buildings</i>, other than temporary or accessory storage <i>buildings</i>, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>10. In <i>Precinct A</i>, <i>Precinct B</i>, and <i>Precinct C</i> along frontage to main pedestrian routes, verandahs shall be provided to the following standards, except in situations where the adjoining <i>buildings</i> on both sides do not have a verandah (excluding roads fronting the Wharemauku Stream reserve where all <i>buildings</i> must provide a verandah) and where the <i>building</i> is set back from the frontage by more than 3 metres:</p> <p>a) The verandah shall have a minimum depth of 3 metres; and</p> <p>b) The verandah shall be at least 0.5 metres behind the kerb face.</p> <p>11. Verandahs must extend along the entire frontage of the building and shall adjoin existing verandahs on adjacent buildings.</p> <p>12. Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>13. All <i>buildings</i> on <i>properties</i> adjoining <i>Living Zones</i> must meet the <i>permitted activity</i> standards for <i>buildings</i> in the adjoining <i>Living Zone</i> (including <i>height</i>, <i>yard</i>, <i>height envelope</i>).</p> <p>14. <i>Buildings</i> shall be sited a minimum of 4 metres from the <i>boundary</i> of the <i>Living Zones</i>.</p> <p>15. Except in <i>Precinct C</i>, no <i>building</i> shall be set back more than 2 metres from the legal <i>road boundary</i> or main internal pedestrian route edge.</p> <p>16. In <i>Precinct C</i>, <i>buildings</i> shall be set back less than 2 metres from the legal <i>road boundary</i> or main internal</p>

Table 6A.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>pedestrian route edge, or shall be set back more than 10 metres where the setback is not used for <i>vehicle access</i> and parking. Any setback less than 2 metres must be entirely paved for pedestrian circulation (except for <i>ancillary landscaping</i>). This rule does not apply to <i>ancillary buildings</i>; that is <i>buildings</i> used for a purpose which is secondary to the main use of the <i>site</i>, provided that the <i>ancillary buildings</i> are located to the rear of the main <i>building</i> on the <i>site</i>.</p> <p>Note: These setbacks allow for future small-scale activities.</p> <p>17. Pedestrian pathways must be provided with a minimum width of 2 metres and be separated from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances.</p> <p>18. The maximum <i>block length</i> of the <i>development</i> shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed.</p> <p>19. No vehicle entrances to car parking or loading areas shall be located:</p> <ol style="list-style-type: none"> on Rimu Road in Precinct A2; or on Kāpiti Road in <i>Precinct C</i>. <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>
8. Construction of <i>roads</i> (including necessary <i>earthworks</i>) identified in the Structure Plan in Appendix 6.7.	Note: All <i>roads</i> and associated <i>infrastructure</i> must be constructed to the standards specified in Chapter 11.
9. <i>Industrial Activities</i> .	1. <i>Industrial activities</i> must be located above the ground floor level or be separated from all street frontages by <i>retail</i> or <i>commercial activities</i> .

Comment [SH32]: 15 - Coastlands Shoppingtown Ltd (unclear why this standard has been appealed as relates to Precinct C – the std is not specifically identified in the notice of appeal but it is identified in their Annexure C changes sought)

Comment [SH33]: 15 - Coastlands Shoppingtown Ltd

Comment [SH34]: 15 - Coastlands Shoppingtown Ltd

Table 6A.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created.	<ol style="list-style-type: none"> Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>lot</i> and a larger <i>lot</i> which can then be further subdivided and would not <i>have met all restricted discretionary activity</i> standards including minimum or average <i>lot</i> sizes prior to this <i>subdivision</i> occurring). Public <i>roads</i>, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. The relevant standards under Rules 6A.2.2 must be complied with. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> 	<ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network. Visual, character and amenity <i>effects</i>. Design, size, shape and location of reserves and <i>esplanade reserves</i>. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i> and <i>outstanding natural features and landscapes</i>. <i>Natural hazard</i> management. <i>Council's</i> <i>Subdivision</i> and <i>Development Principles</i> and <i>Requirements</i> 2012. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA. Within Precinct A2, the alignment of <i>road</i> reserves so that

Comment [MM35]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6A.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

	provisions of Schedule 8.1 must be complied with.	views (including glimpses) of Kāpiti Island are maintained from at least three points along Rimu Road.
2. Except as provided for under Rule 6A.2.1, the <i>subdivision</i> of land within the <i>District Centre Zone</i> Structure Plan area that is consistent with the Structure Plan in Appendix 6.7.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in Rule 6A.1.7. 3. Each <i>lot</i> must have a flood free <i>building area</i> above the estimated <i>1% Annual Exceedence Probability</i> flood event. 4. Public <i>roads</i>, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 5. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 6. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 7. For <i>sites</i> adjoining <i>Living Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening. 8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and esplanade reserves. 5. <i>The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i> 6. <i>Natural hazard</i> management. 7. <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA. 10. The imposition of <i>financial contributions</i> in accordance with

Comment [MM36]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6A.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

	<p>provisions of Schedule 8.1 must be complied with.</p> <p>9. Compliance with Table 12A.1 - financial contributions.</p>	<p>Chapter 12 of this Plan.</p> <p>11. The provision of walkways, cycleways and bridleways.</p> <p>12. Within Precinct A2, the alignment of <i>road</i> reserves so that views (including glimpses) of Kāpiti Island are maintained from at least three points along Rimu Road.</p>
--	---	---

Table 6A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
2. Any <i>subdivision</i> of land which is not a <i>controlled activity</i> under Rule 6A.2.1 or Rule 6A.2.2.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in Rule 6A.1.7. 3. Public <i>roads</i>, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> and landscaping must be provided. 5. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of <i>reserves</i> and <i>esplanade reserves</i>. 5. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>. 6. <i>Natural hazard</i> management. 7. The extent of consistency with <i>Council's Subdivision and Development Principles and Requirements 2012</i>

Comment [MM37]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p>and the Centres Design Principles in Appendix 6.9.</p> <p>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</p> <p>9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>10. The provision of walking, cycle pathways and bridleways.</p>
3. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> where one or more of the <i>permitted activity</i> standards in Rule 6A.1.7 is not met.	1. <i>For active retail frontages in Precinct A, the distance between pedestrian entrances must not exceed 18 metres.</i>	<p>1. Location, layout, size and design of the proposed <i>development</i>.</p> <p>2. Consideration of the standard(s) not met.</p> <p>3. <i>Visual, character, amenity, historic heritage and streetscape effects.</i></p> <p>4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9.</p> <p>5. <i>Effects</i> on landform and landscape.</p> <p>6. Traffic and transport <i>effects</i>.</p> <p>7. <i>Design and appearance of buildings.</i></p>

Comment [SH38]: 15 - Coastlands Shoppingtown Ltd

Comment [SH39]: 15 - Coastlands Shoppingtown Ltd

Comment [SH40]: 15 - Coastlands Shoppingtown Ltd

Table 6A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative effects. 12. Whether any <i>nuisance effects</i> are created. 13. The consistency with the relevant objectives and policies.
4. Retail activities in <i>Precinct C</i> .	1. <i>Retail activities</i> are limited to the following activities: a) <i>trade supply retail</i> ; b) <i>yard based retail</i> ; c) <i>food and beverage outlets</i> ; and d) <i>service stations</i> . 2. <i>Food and beverage outlets</i> must be less than 500m ² gross floor area and have an <i>active retail frontage</i> to Kāpiti Road. 3. The activity must meet the <i>permitted activity standards</i> for <i>buildings</i> in <i>Precinct C</i> . 4. The activity must be consistent with the Structure Plan in Appendix 6.7.	1. <i>Location, layout, size and design of the proposed development</i> . 2. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9. 3. <i>Visual, character, amenity, historic heritage and streetscape effects</i> . 4. <i>Traffic and transport effects</i> . 5. Location and design of parking, traffic circulation areas, loading and access.

Comment [ET41]: 7 - St Heliers Ltd

Comment [ET42]: 15 - Coastlands Shoppingtown Ltd

Table 6A.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<ul style="list-style-type: none"><li data-bbox="1128 456 1308 480">6. Public safety.<li data-bbox="1128 507 1435 531">7. Context and surroundings.<li data-bbox="1128 558 1597 582">8. Whether any <i>nuisance effects</i> are created.<li data-bbox="1128 609 1659 665">9. The consistency with the relevant objectives and policies.

Table 6A.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards, unless otherwise specifically stated.

Table 6A.5 Non-Complying Activities

The following activities are **non-complying** activities.

Non-Complying Activities

1. Any activity which does not comply with *permitted activity* Rules 6A.1.8 - 6A.1.10 and does not meet the *restricted discretionary activity* standards including land uses and *development* which are not in accordance with the Structure Plan in Appendix 6.7.
2. **New buildings and additions and alterations to existing buildings in the Dune Protection Area identified in the Structure Plan in Appendix 6.7.**
3. Activities which create *offensive odours* detected at any *boundary* with the *Living Zones*.
4. *Offensive trades*.

Comment [ET43]: 7 - St Heliers Ltd

6.1.2.2 Outer Business Centre Zone

Introduction: Applicability of Rules in Tables 6B.1 – 6B.5

The rules in Tables 6B.1 to 6B.5 only apply to land and activities within the Outer Business Centre Zone. There may be other rules within the District Plan that also apply to *sites* and activities within these *Zones*. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity.

Table 6B.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6B.1.	<p>General permitted activity standards.</p> <ol style="list-style-type: none"> Hours of operation for any activity adjoining or facing the Living Zones shall be limited to between 7.00am and 11.00pm, 7 days a week. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the property on which it is occurring. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural or Living Zone. Sites must be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and waste material) must be stored in a neat and tidy manner. Activities adjoining the Living Zones and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent height.

Table 6B.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
2. Any activity which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary</i> or <i>non-complying activity</i> in the rules in Tables 6B.1-6B.5.	<p>1. The activity complies with all <i>permitted activity</i> standards in Table 6B.1 Permitted Activities.</p> <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from waterbodies standards, Tables 11P 1-11P.4 in relation to Parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i>.</p>
3. <i>Commercial activities.</i>	
4. <i>Retail activities.</i>	<p>1. <i>Retail activities</i> shall be limited to internet-based retail sales that do not involve any direct door sales to the public or for wholesale, and do not have any goods on display to the public.</p> <p>2. In addition to Standard 1, within the Paraparaumu North Gateway Precinct <i>retail activities</i> are limited to <i>food and beverage outlets</i> (on-licence only), but must not include <i>drive-through restaurants</i>.</p> <p>3. In the Ihakara Street West Precinct, any retail activity with frontage to Ihakara Street or Trieste Way shall have a maximum retail floor space of 1000m².</p> <p>4. In the Ihakara Street East Precinct, any <i>retail activity</i> must have a minimum <i>retail floor space</i> of 150m² and a maximum <i>retail floor space</i> of 1000m².</p> <p>Note: for the avoidance of doubt, Standards 1 and 2 above do not apply to the Ihakara Street West or Ihakara Street East Precincts.</p>
5. <i>Residential activities.</i>	<p>1. <i>Residential activities</i> shall only be located above the ground floor level or be separated from all street frontages by <i>commercial activities</i>.</p>
6. New <i>buildings</i> and <i>additions</i> to existing <i>buildings</i> , except in the Paraparaumu North Gateway Precinct.	<p>1. The maximum <i>height</i> of any <i>building</i> from <i>original ground level</i> shall be 12 metres and no <i>building</i> shall be more than 3 storeys above the <i>original ground level</i>.</p> <p>2. <i>Buildings</i> must contain at least 25% of the ground level <i>road boundary</i> façade and facades on boulevards as <i>active frontages</i> including pedestrian entrances and clear glass with views to activities in the <i>building</i>.</p>

Comment [ET44]: 15- Coastlands Shoppingtown Ltd

Comment [SH45]: 15 - Coastlands Shoppingtown Ltd

Table 6B.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>3. <i>Buildings</i> located on <i>properties</i> with frontage along the north-eastern side of Kāpiti Road must be set back at least 3 metres from the Kāpiti Road <i>boundary</i>.</p> <p>4. All <i>buildings</i> must fit within a <i>height envelope</i>, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> where it adjoins the boundary of <i>Living Zones</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1). The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>. Where there is a right-of-way or an <i>access strip/leg</i> immediately adjacent to, and on the other side of, the <i>property boundary</i>, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>.</p> <p>5. Any <i>building</i> which is set back 2 or more metres from the <i>road boundary</i> must provide (or, in respect of existing <i>trees</i>, retain) at least one specimen <i>tree</i> capable of growing to 5 metres in height within 10 years of planting for every 10 metres of <i>property</i> frontage. Any <i>landscaping</i> provided in accordance with this standard must be included in the <i>landscaping</i> car park requirement.</p> <p>6. All <i>buildings</i>, other than temporary or accessory storage <i>buildings</i>, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>7. All <i>buildings</i> on <i>properties</i> adjoining a <i>Living Zone</i> must meet the <i>permitted activity</i> standards for <i>buildings</i> in the adjoining <i>Living Zone</i> (including <i>height</i>, <i>yard</i>, <i>height envelope</i>).</p> <p>8. <i>Buildings</i> shall be sited a minimum of 4 metres from the boundary of the <i>Living Zones</i>.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>

Table 6B.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
7. Tourist activities, <i>commercial</i> and <i>residential activities</i> in the Paraparaumu North Gateway Precinct.	1. <i>Residential activities</i> must be limited to caretaker units which are: <ol style="list-style-type: none"> a) located above or behind the <i>commercial activity</i> on the <i>property</i>; b) limited in size to 100m²; and c) a <i>minor flat</i> shall not be allowed.
8. <i>Industrial Activities</i> .	1. <i>Industrial activities</i> must be located above the ground floor level or be separated from all street frontages by <i>retail activities</i> .

Table 6B.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created.	<ol style="list-style-type: none"> Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small lot and a larger lot which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>lot</i> sizes prior to this <i>subdivision</i> occurring). Public <i>roads</i>, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. The relevant standards under Rule 6B.3.1 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the zone standards and standards attached as notations differ, the notations shall take precedence. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> 	<ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>. Visual, character and <i>amenity effects</i>. Design, size, shape and location of reserves and <i>esplanade reserves</i>. The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature and outstanding natural features and landscapes <i>Natural hazard</i> management. <i>Council's</i> Subdivision and Development Principles and Requirements 2012. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

Comment [MM46]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6B.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	provisions of Schedule 8.1 must be complied with.	
2. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> in the Paraparaumu North Gateway Precinct.	<ol style="list-style-type: none"> 1. <i>Buildings</i> must comply with the <i>permitted activity</i> standards for <i>buildings</i> in the Outer Business Centre Zone. 2. <i>Buildings</i> shall have a maximum <i>height</i> of 10 metres and a maximum <i>gross floor area</i> of 1000m². 3. <i>Buildings</i> must be located a minimum of 15 metres from a <i>state highway</i>, or limited access <i>road</i> (LAR) and a minimum of 5 metres from the precinct area boundary. 4. <i>Coverage</i> must not exceed 40%. 5. Walls 20 metres or greater in length must be broken up with windows, recesses, entrances and changes in materials. 6. Security fencing must be visually permeable (e.g. chain-link). 7. A landscaped area of at least 1 metre in width and 2 metres in height must be provided along <i>property boundaries</i> to screen <i>buildings</i> and activities from adjoining rural properties outside the Paraparaumu North Gateway Precinct, identified in the District Plan Maps. 	<ol style="list-style-type: none"> 1. Location, layout, size and design of the proposed <i>development</i>. 2. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 6.9. 3. Visual, character and amenity <i>effects</i>. 4. Context and surroundings. 5. Cumulative effects. 6. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.

Table 6B.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>	

Table 6B.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
2. Any <i>subdivision</i> of land which is not a <i>controlled activity</i> under Rule 6B.2.1.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. 3. Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 5. For <i>properties</i> adjoining <i>Living Zones</i>, development must meet the <i>permitted activity</i> standards of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. <i>The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i> 6. <i>Natural hazard</i> management. 7. <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres Design</i> Principles in Appendix 6.9.

Comment [ET47]: 15 - Coastlands Shoppingtown Ltd - seek additional matters of discretion re: economic vibrancy and traffic & traffic effects

Comment [MM48]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6B.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>differ, the notations shall take precedence.</p> <p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with.</p> <p>8. In the <i>Paraparaumu North Gateway Precinct</i>, lots must have a minimum area of 1000m² and a minimum average for the <i>subdivision</i> of 2500 m².</p> <p>9. Compliance with Table 12A.1- financial contributions.</p>	<p>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</p> <p>9. The imposition of <i>financial contributions</i> in accordance with chapter 12 of this Plan.</p> <p>10. The provision of walkways, cycleways and bridleways.</p>
3. <i>Retail activities</i> in the Paraparaumu North Gateway Precinct that do not meet the <i>permitted activity</i> standards.	1. <i>Retail activities</i> must be limited to <i>yard based retail activities</i> and have a maximum <i>retail floor space</i> of 300m ² per total <i>property area</i> .	<p>1. Location, layout, size and design of the proposed <i>development</i>.</p> <p>2. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements, 2012 and the <i>Centres Design Guide</i> in Appendix 6.9.</p> <p>3. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>.</p> <p>4. Visual, character and amenity <i>effects</i>.</p> <p>5. Traffic and transport <i>effects</i>.</p> <p>6. Location and design of parking, <i>traffic</i> circulation areas, loading and access.</p>

Comment [SH49]: 9 - Ballinger Industries Ltd – seeks amendment of table 6B.3 to add a new sub-clause 3A for retail activities in a the Kapiti Road Precinct that do not meet permitted activity standards for the Ihakara St West Precinct.

Table 6B.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<ul style="list-style-type: none"> 7. Context and surroundings. 8. Cumulative effects. 9. Whether any <i>nuisance effects</i> are created. 10. The consistency with the relevant objectives and policies.
<p>4. <i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 3.1.</p>	<p>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p>	<ul style="list-style-type: none"> 1. The scale of biodiversity, energy or water quality benefits created by the proposal. 2. Layout, size, design and location of proposed <i>buildings</i>. 3. Visual, character and amenity <i>effects</i>. 4. Ecological or biodiversity <i>effects</i>. 5. Traffic and transport <i>effects</i>. 6. Proposed mitigation, remediation or ongoing management measures. 7. <i>Effect on natural character values</i>. 8. Cumulative effects. 9. The Centres Design Principles in Appendix 6.9.

Comment [ET50]: 15 - Coastlands Shoppingtown Ltd – seek additional matters added re traffic and economic effects

Table 6B.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
5. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> where one or more of the <i>permitted activity</i> standards in Rule 6B.1.6 is not met.		<ol style="list-style-type: none"> 1. Location, layout, size and design of proposed <i>development</i>. 2. Consideration of the <i>permitted activity</i> standard not met. 3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>. 4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 6.9. 5. <i>Effects</i> on landform and landscape. 6. Traffic and transport <i>effects</i>. 7. Design and appearance of <i>buildings</i>. 8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative effects. 12. Any <i>nuisance effects</i>.

Table 6B.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		13. The consistency with the relevant objectives and policies.

Table 6B.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards unless otherwise specifically stated.

Table 6B.5 Non-Complying Activities

The following activities are **non-complying** activities.

Non-Complying Activities

1. *Activities* which create *offensive odours* detected at any *boundary* adjoining the *Living Zones*.
2. *Offensive trades*.

Comment [ET51]: 15 - Coastlands Shoppingtown Ltd - seek additional N/C activity for retail in OBCZ not meeting RD standards

6.1.2.3 Town Centre Zone

Introduction: Applicability of Rules in Tables 6C.1 – 6C.5

The rules in Tables 6C.1 to 6C.5 only apply to land and activities within the Town Centre Zone. There may be other rules within the District Plan that also apply to *sites* and activities within these *Zones*. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity.

Table 6C.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6C.1.	<p>General permitted activity standards</p> <ol style="list-style-type: none"> Hours of operation for any activity adjoining or facing the <i>Living Zones</i> shall be limited to between 7.00am and 11.00pm, 7 days a week. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the <i>boundary</i> of the <i>property</i> on which it is occurring. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the <i>boundary</i> of any adjoining Rural or <i>Living Zone</i>. <i>Sites</i> must be maintained so that they are clear of all rubbish, except <i>waste</i> materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and <i>waste</i> material) must be stored in a neat and tidy manner. Activities adjoining the <i>Living Zones</i> and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or <i>trees</i> of an equivalent <i>height</i>.
2. Any activity which is not specified as a <i>permitted, controlled, restricted</i>	<ol style="list-style-type: none"> The activity complies with all <i>permitted activity</i> standards in Table 6C.1 Permitted Activities. <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards, Tables 11P 1-11P.4 for</p>

Table 6C.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
<i>discretionary, discretionary, or non-complying activity</i> in the rules in Tables 6C.1-6C.5.	Parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i> .
3. <i>Retail activities.</i>	1. <i>Retail activities</i> must have a maximum <i>retail floor space</i> of 500m ² for any <i>building</i> or a maximum <i>coverage</i> of 100% per total <i>property</i> area, whichever is lesser.
4. <i>Commercial activities.</i>	
5. <i>Residential activities.</i>	1. <i>Residential activities</i> must only be located above the ground floor level or be separated from all street frontages by <i>retail activities</i> .
6. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> , except in the Raumatī Beach Town Centre Zone.	<p>1. The maximum <i>height</i> of any <i>building</i> from <i>original ground level</i> shall be 12 metres and no <i>building</i> shall be more than 3 storeys above the <i>original ground level</i>.</p> <p>2. Where a <i>building</i> adjoins, or is within 2 metres of the front <i>boundary</i> of a <i>property</i>, or a main internal pedestrian route, the <i>building</i> must contain at least 75% of the ground level <i>road boundary</i> façade and facades on main internal pedestrian routes as <i>active retail frontages</i>, including pedestrian entrances and clear glass for the display of goods.</p> <p>3. All <i>buildings</i> must fit within a <i>height envelope</i>, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> where it adjoins the boundary of <i>Living Zones</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1). The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>. Where there is a right-of-way or an <i>access strip/leg</i> immediately adjacent to, and on the other side of, the <i>property boundary</i>, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>.</p> <p>4. Any <i>building</i> which is setback 2 or more metres from the <i>road boundary</i> must provide (or, in respect of existing <i>trees</i>, retain) at least one specimen <i>tree</i> capable of growing to 5 metres in <i>height</i> within 10 years of planting for every 10 metres of <i>property</i> frontage. Any <i>landscaping</i> provided in accordance with this standard must be included in the <i>landscaping carpark</i> requirement.</p>

Table 6C.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>5. All <i>buildings</i>, other than temporary or accessory storage <i>buildings</i>, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>6. Verandahs shall be provided to the following standards, except in situations where the adjoining <i>buildings</i> on both sides do not have a verandah (excluding Raumati Beach Town Centre Zone where all <i>buildings</i> shall provide a verandah) and where the <i>building</i> is set back from the frontage by more than 3 metres:</p> <p>a) The verandah shall have a minimum depth of 3 metres.</p> <p>b) The verandah shall be at least 0.5 metres behind the kerb face.</p> <p>7. Verandahs must extend along the entire frontage of the <i>building</i> and must adjoin existing verandahs on adjacent <i>buildings</i>.</p> <p>8. Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>9. All <i>buildings</i> on <i>properties</i> adjoining a <i>Living Zone</i> must meet the <i>permitted activity</i> standards for <i>buildings</i> in the adjoining <i>Living Zone</i> (including <i>height</i>, <i>yard</i>, <i>height envelope</i>).</p> <p>10. <i>Buildings</i> shall be sited a minimum of 4 metres from the <i>boundary</i> of any <i>Living Zone</i>.</p> <p>11. No <i>building</i> shall be set back more than 2 metres from the <i>legal road boundary</i> or main internal pedestrian route edge. Any setback less than 2 metres must be entirely paved for pedestrian circulation (except for <i>ancillary landscaping</i>). This rule does not apply to <i>ancillary buildings</i>; that is <i>buildings</i> used for a purpose which is secondary to the main use of the <i>property</i> and which are located to the rear of the main <i>building</i> on the <i>property</i>.</p> <p>12. Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>

Table 6C.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
7. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and activities in the Raumati Beach Town Centre Zone.	<ol style="list-style-type: none"> 1. The activity must comply with the <i>permitted activity</i> standards for new <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> under Rule 6C.1.6. 2. No <i>building</i> shall be set back from the <i>road boundary</i> except where the setback provides open space/courts for non-vehicle use. This rule does not apply to <i>ancillary</i> buildings; that is <i>buildings</i> used for a purpose which is secondary to the main use of the <i>property</i> and which are located to the rear of the main <i>building</i> on the <i>property</i>. 3. Any <i>buildings</i> used for <i>residential activities</i> must comply with the following standards: <ol style="list-style-type: none"> a) A ground floor retail or commercial use must face the street with a main residential front door accessed from the street. b) A building recess must be provided for each 12 metres of building length. The recess must have a minimum horizontal length and width of 3 metres x 3 metres, and must be at least 1 metre lower than the adjoining section of the <i>building</i> (this reduced section shall extend from one side of the <i>building</i> to the other). In relation to this standard, <i>building</i> length is the external measurement of the <i>building</i> from front to back, or from one side to the other. The recess shall not apply to the ground floor street frontage. c) Each <i>household unit</i> must provide a private <i>outdoor living court</i> of at least 20m², with a minimum dimension of 1.5 metres. The <i>outdoor living court</i> must be directly accessible from a living room (lounge / dining / family etc.) d) <i>Residential buildings</i> must be acoustically designed to achieve the <i>permitted activity</i> standards in Chapter 12 <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>
8. <i>Industrial activities</i> .	<ol style="list-style-type: none"> 1. <i>Industrial activities</i> must be located above the ground floor level or be separated from all street frontages by <i>retail activities</i>.

Table 6C.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or legal road to be vested in <i>Council</i>) are created.	<ol style="list-style-type: none"> Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>lot</i> and a larger <i>lot</i> which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>lot</i> sizes prior to this <i>subdivision</i> occurring). Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. The relevant standards under Rules 6C.3.1 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the zone standards and standards attached as notations differ, the notations shall take precedence. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with. 	<ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>. Visual, character and amenity <i>effects</i>. Design, size, shape and location of <i>reserves</i> and <i>esplanade reserves</i>. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, and <i>outstanding natural features and landscapes</i>. <i>Natural hazard</i> management. <i>Council's Subdivision and Development Principles and Requirements 2012</i>. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

Comment [MM52]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6C.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
2. Any <i>subdivision</i> of land which is not a <i>controlled activity</i> under Rule 6C.2.1.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. 3. Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 4. The maximum <i>block length</i> of the <i>development</i> shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 5. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 6. For <i>properties</i> adjoining <i>Living Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Living Zone</i> for <i>building</i> separation, 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. <i>The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i> 6. <i>Natural hazard</i> management. 7. <i>Council's</i> Subdivision and Development Principles and

Comment [ET53]: 15 - Coastlands Shoppingtown Ltd - seeks additional matters of control re: economic viability and transport & traffic effects

Comment [MM54]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6C.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>setbacks and screening.</p> <p>7. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</p> <p>8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with.</p> <p>9. Compliance with Table 12A.1 - financial contributions.</p>	<p>Requirements 2012 and the <i>Centres Design Principles</i> in Appendix 6.9.</p> <p>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</p> <p>9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>10. The provision of walking, cycle pathways and bridleways.</p>
<p>3. <i>Retail activities</i> that do not comply with one or more of the <i>permitted activity</i> standards.</p>	<p>1. <i>Retail activities</i> in the following <i>zones</i> shall have a ground level <i>retail floor space</i> less than:</p> <p>a) 1000m² in the Raumatī Beach Town Centre Zone;</p> <p>b) 1000m² in the Ōtaki Main Street <i>Town Centre Zone</i>;</p> <p>c) 2000m² in the Paraparaumu Beach <i>Town Centre Zone</i>.</p> <p>2. Supermarkets in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone.</p>	<p>1. Location, layout, size and design of the proposed <i>development</i>.</p> <p>2. Consideration of the standard(s) not met.</p> <p>3. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres Design Principles</i> in Appendix 6.9.</p> <p>4. Visual, character, amenity and streetscape <i>effects</i>.</p> <p>5. Traffic and transport <i>effects</i>.</p> <p>6. Location and design of parking, traffic circulation areas,</p>

Comment [ET55]: 15 - Coastlands Shoppingtown Ltd

Table 6C.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		loading and access. 7. Public safety. 8. Context and surroundings. 9. Cumulative <i>effects</i> . 10. Whether any <i>nuisance effects</i> are created. 11. The consistency with the relevant objectives and policies. 12. Economic <i>effects</i> including <i>effects</i> on the vitality of <u>centres</u> .
4. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> where one or more of the <i>permitted activity</i> standards is not met.	1. For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres.	1. Location, layout, size and design of the proposed <i>development</i> . 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, <i>historic heritage</i> , streetscape and stream <i>effects</i> . 4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 6.9.

Comment [ET56]: 15- Coastlands Shoppingtown Ltd - seek specific link to Precinct A retail activities

Table 6C.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<ul style="list-style-type: none"> 5. <i>Effects</i> on landform and landscape. 6. Traffic and transport <i>effects</i>. 7. Design and appearance of <i>buildings</i>. 8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative <i>effects</i>. 12. Whether any <i>nuisance effects</i> are created. 13. The consistency with the relevant objectives and policies.
<p>5. <i>Papakāinga</i> activities at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).</p>	<ul style="list-style-type: none"> 1. A maximum of 10 <i>papakāinga</i> units shall be permitted on the <i>property</i>. 2. Each <i>papakāinga</i> unit must have an <i>outdoor living court</i> for the exclusive use of the individual <i>papakāinga</i> unit. 3. The <i>outdoor living court</i> must be a minimum of 30m², with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre 	<ul style="list-style-type: none"> 1. Location, layout, size and design of the proposed <i>development</i>. 2. Visual, character, amenity, streetscape and stream <i>effects</i>. 3. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design

Table 6C.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>diameter.</p> <p>4. The <i>outdoor living court</i> must be directly accessible from a living room (lounge / dining / family etc.) however it shall not be located between a <i>residential building's</i> front and a street.</p> <p>5. The <i>outdoor living court</i> must provide sunlight access to an area of the space with a minimum radius of 2 metres that is capable of receiving no less than 1 hour of continuous sunlight between the hours of 11:00am—2:00pm on June 21 (mid-winter solstice).</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>	<p>Principles in Appendix 6.9.</p> <p>4. Traffic and transport <i>effects</i>.</p> <p>5. Location and design of parking, traffic circulation areas, loading and access.</p> <p>6. Public safety.</p> <p>7. Context and surroundings.</p> <p>8. Whether any <i>nuisance effects</i> are created.</p> <p>9. The consistency with the relevant objectives and policies.</p>
<p>6. <i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 3.1.</p>	<p>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p>	<p>1. The scale of biodiversity, energy or water quality benefits created by the proposal.</p> <p>2. Layout, size, design and location of proposed <i>buildings</i>.</p> <p>3. Visual, character and amenity <i>effects</i>.</p> <p>4. Ecological or biodiversity <i>effects</i>.</p> <p>5. Traffic and transport <i>effects</i>.</p>

Table 6C.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<ul style="list-style-type: none"> 6. Proposed mitigation, remediation or ongoing management measures. 7. <i>Effect</i> on natural character values. 8. Cumulative <i>effects</i>. 9. The <i>Centres</i> Design Principles in Appendix 6.9.

Table 6C.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which is listed as a *restricted discretionary-activity* and does not comply with one or more of the associated standards, unless otherwise specifically stated.

Table 6C.5 Non-Complying Activities The following activities are non-complying activities.	
Non-Complying Activities	
1.	Activities which create <i>offensive odours</i> detected at any <i>boundary</i> with the <i>Living Zones</i> .
2.	<i>Offensive trades</i> .

Comment [ET57]: 15 - Coastlands Shoppingtown Ltd –seek additional rule for retail activities not meeting permitted or RD standards

6.1.2.4 Local Centre Zone

Introduction: Applicability of Rules in Tables 6D.1 – 6D.5

The rules in Tables 6D.1 to 6D.5 only apply to land and activities within the Local Centre Zone and Waikanae North Development Zone Precinct Area 6. There may be other rules within the District Plan that also apply to *sites* and activities within these Zones. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity.

Table 6D.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6D.1.	<p>General permitted activity standards</p> <ol style="list-style-type: none"> Hours of operation for any <i>activity</i> adjoining or facing the <i>Living Zones</i> shall be limited to between 7.00am and 11.00pm, 7 days a week. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the <i>boundary</i> of the <i>property</i> on which it is occurring. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the <i>boundary</i> of any adjoining Rural or <i>Living Zone</i>. <i>Sites</i> must be maintained so that they are clear of all rubbish, except <i>waste</i> materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and <i>waste</i> material) must be stored in a neat and tidy manner. Activities adjoining the <i>Living Zones</i> and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or <i>trees</i> of an equivalent <i>height</i>.

Table 6D.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
2. Any activity which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, or non-complying activity</i> in the rules in Tables 6D.1-6D.5.	<p>1. The activity complies with all <i>permitted activity</i> standards in Table 6D.1 Permitted Activities.</p> <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards, Tables 11P 1-11P.4 for Parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i>.</p>
3. <i>Retail activities</i> .	1. <i>Retail activities</i> must have a maximum <i>retail floor space</i> of 500m ² for any <i>building</i> or a maximum <i>coverage</i> of 100% per total <i>property area</i> , whichever is lesser.
4. <i>Commercial activities</i> .	
5. <i>Residential activities</i> .	1. <i>Residential activities</i> must only be located above the ground floor level or be separated from all street frontages by <i>retail activities</i> .
6. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> (except in Paekākāriki).	<p>1. The maximum height of any <i>building</i> from <i>original ground level</i> shall be 12 metres and no <i>building</i> shall be more than 3 storeys above the <i>original ground level</i>.</p> <p>2. Where a <i>building</i> adjoins, or is within 2 metres of the front <i>boundary</i> of a <i>property</i>, or a main internal pedestrian route, the <i>building</i> must contain at least 75% of the ground level <i>road boundary</i> façade and façades on main internal pedestrian routes as <i>active retail frontages</i>, including pedestrian entrances and clear glass for the display of goods.</p> <p>3. All <i>buildings</i> must fit within a <i>height envelope</i>, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> where it adjoins the boundary of <i>Living Zones</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1). The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>. Where there is a right-of-way or an <i>access strip/leg</i> immediately adjacent to, and on the other side of, the <i>property boundary</i>, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>.</p> <p>4. Any <i>building</i> which is setback 2 or more metres from the <i>road boundary</i> must provide (or, in respect of existing <i>trees</i>, retain) at least one specimen <i>tree</i> capable of growing to 5 metres in height within 10 years of planting for</p>

Table 6D.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>every 10 metres of <i>property</i> frontage. Any <i>landscaping</i> provided in accordance with this standard must be included in the <i>landscaping</i> car park requirement.</p> <p>5. All <i>buildings</i>, other than temporary or accessory storage <i>buildings</i>, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>6. Verandahs shall be provided to the following standards, except in situations where the adjoining <i>buildings</i> on both sides do not have a verandah (excluding Paekakariki, where all <i>buildings</i> shall provide a verandah) and where the <i>building</i> is set back from the frontage by more than 3 metres:</p> <ol style="list-style-type: none"> a) The verandah shall have a minimum depth of 3 metres; and b) The verandah shall be at least 0.5 metres behind the kerb face. <p>7. Verandahs must extend along the entire frontage of the <i>building</i> and must adjoin existing verandahs on adjacent <i>buildings</i>.</p> <p>8. Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.</p> <p>9. All <i>buildings</i> on <i>properties</i> adjoining a <i>Living Zone</i> must meet the <i>permitted activity</i> standards for buildings in the adjoining <i>Living Zone</i> (including <i>height</i>, <i>yard</i>, <i>height envelope</i>).</p> <p>10. <i>Buildings</i> shall be sited a minimum of 4 metres from the <i>boundary</i> of any <i>Living Zone</i>.</p> <p>11. No <i>building</i> shall be set back more than 2 metres from the <i>legal road boundary</i> or main internal pedestrian route edge. Any setback less than 2 metres shall be entirely paved for pedestrian circulation (except for <i>ancillary landscaping</i>). This rule does not apply to <i>ancillary buildings</i>; that is <i>buildings</i> used for a purpose which is secondary to the main use of the <i>property</i> and which are located to the rear of the main <i>building</i> on the <i>property</i>.</p> <p>12. Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule</p>

Table 6D.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.
7. <i>Buildings</i> and activities in the Meadows Precinct in the Local Centre Zone identified in the District Plan Maps.	<ol style="list-style-type: none"> The activity must comply with the <i>permitted activity</i> standards for new <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> under Rule 6D.1.6. Before a childcare facility can commence operation, a report prepared by a suitably qualified acoustic engineer that demonstrates compliance with the <i>permitted activity</i> standards relating to <i>noise emissions</i> must be provided to the satisfaction of <i>Council</i>. The total <i>gross floor area</i> of all <i>commercial</i> and <i>retail activities</i> within the Meadows Precinct shall be a maximum of 8,000m². The total <i>gross floor area</i> of <i>retail activities</i> within the Meadows Precinct shall be a maximum of 1,400 m² and any single retail activity must not exceed a <i>gross floor area</i> of 200m². Provision of a heavy vehicle and bus entrance/egress point on Mazengarb Road to serve the Meadows Precinct in accordance with the vehicle access requirements in Rule 11.C.1 in Chapter 11 of this plan prior to the auditorium or any commercial or <i>retail activity</i> commencing operation. Vehicle movements via the Realm Drive access point shall be restricted to entry only. <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>
8. <i>Buildings</i> and activities in Waikanae North Development Zone Precinct 6 identified in the District Plan Maps.	<ol style="list-style-type: none"> The activity must comply with the <i>permitted activity</i> standards for the Local Centre Zone under Rule 6D.1.6. Any <i>habitable room</i> that will be used for residential accommodation purposes must be protected from noise arising from other activities (i.e. <i>commercial activities</i> within the Mixed Use Precinct) by ensuring the <i>external sound insulation level</i> achieves the minimum performance standard specified in Rule 12D.1.14 in Chapter 12. <ol style="list-style-type: none"> all <i>retail activity</i> must not exceed 1,200m²; and all <i>commercial service</i> activity must not exceed 2,000m².
9. <i>Industrial Activities</i> .	<ol style="list-style-type: none"> <i>Industrial activities</i> must be located above the ground floor level or be separated from all street frontages by <i>retail</i>

Table 6D.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<i>activities.</i>

Table 6D.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created in the Local Centre Zone.	<ol style="list-style-type: none"> Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>lot</i> and a larger <i>lot</i> which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>lot</i> sizes prior to this <i>subdivision</i> occurring). Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. The relevant standards under Rules 6D.3.1 must be complied with, including any additional <i>restricted discretionary activity</i> standards for subdivision attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied 	<ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network. Visual, character and amenity <i>effects</i>. Design, size, shape and location of reserves and <i>esplanade reserves</i>. The location of any associated building area(s) relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i> and <i>outstanding natural features and landscapes</i>. <i>Natural hazard</i> management. The extent of consistency with <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. <p>Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.</p>

Comment [MM58]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6D.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	with.	
2. <i>Buildings</i> in the Meadows Precinct in the Local Centre Zone identified in the District Plan Maps.	<ol style="list-style-type: none"> 1. Within the Meadows Precinct all new and relocated <i>buildings</i> shall have a maximum <i>height</i> of: <ol style="list-style-type: none"> a) 8 metres except for a single auditorium <i>building</i> which shall not exceed 12 metres; and b) 6 metres for a minimum of 50% of any <i>building</i> fronting Mazengarb Road. 2. An auditorium within the Meadows Precinct shall not exceed 12 metres in <i>height</i> and may accommodate up to a maximum of 1,500 people. 3. Prior to the construction of an auditorium, a report must be prepared by a suitably qualified acoustic engineer that demonstrates compliance with the <i>permitted activity</i> standards relating to noise emissions. The report must be provided to <i>Council</i> as part of the <i>resource consent</i> application. The findings of the report must be incorporated into the design and construction of the facility. 4. Within the Meadows Precinct, all new and relocated <i>buildings</i> shall be sited in general accordance with the Meadows Structure Plan (Appendix 6.3). 	<ol style="list-style-type: none"> 1. Location, layout, size and design of proposed <i>development</i>. 2. Visual, character, amenity and streetscape <i>effects</i>. 3. Consistency with the Meadows Precinct Design Guidelines (Appendix 6.2). 4. The extent of consistency with Council's Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9. 5. <i>Effects</i> on landform and landscape. 6. <i>Landscaping</i> associated with any new <i>building</i>. 7. Incorporation of methods to conserve energy and water use. 8. Incorporation of methods to reduce and treat stormwater runoff. 9. Consistency with the <i>landscaping</i> and <i>building</i> locations shown on the Meadows Structure Plan (Appendix 6.3). 10. Provision of a <i>travel plan</i> and traffic <i>effects</i>.

Table 6D.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<p>5. A <i>landscaping/planting plan</i>, <i>building development plan</i> and <i>travel plan</i> must be provided with each application.</p> <p>6. As part of the first <i>development</i> within the Meadows Precinct an Environmental Management Plan (EMP) must be prepared jointly by suitably qualified and experienced professionals (engineer, ecologist and landscape architect) in consultation with the <i>Council's</i> stormwater engineer. This report must be provided to <i>Council</i> as part of the <i>resource consent</i> application. The EMP shall aim to ensure the ongoing ecological health of the water bodies of the Meadows New Life Trust <i>site</i> (Lot 3 DP 363188 & Lot 33 DP 79983) and the adjacent <i>Council</i> Recreation Reserve. The EMP shall include, but not be limited to, the following matters:</p> <ul style="list-style-type: none"> a) the design of the Upper Stormwater Pond shall ensure that the southern embankment of the Upper Stormwater Pond is benched to create a large shallow area of <i>wetland</i> habitat; b) the design of the Upper Stormwater Pond shall include an adjustable water level control device to ensure that water levels within the pond can be adjusted as necessary, and that the range of adjustable water levels is set in conjunction with the detailed design of the 	

Table 6D.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<p>flood storage on the <i>site</i>;</p> <ul style="list-style-type: none"> c) a planting plan is prepared for the riparian margins of the Upper and Lower Stormwater Ponds and extending to the edge of the Council Recreation Reserve using appropriately sourced native species. This planting plan shall include the re-location and re-planting of the existing <i>Carex secta</i>, <i>Carex virgata</i> and <i>Schoenoplectus validus</i> <i>wetland</i> plants within the Upper Stormwater Pond; d) an invasive weed control plan shall be prepared; e) an ongoing monitoring programme is developed to monitor the stormwater ponds, riparian planting and ecological health of the adjacent Council Recreation Reserve; f) baseline and ongoing hydrological monitoring of water levels is undertaken in the Upper and Lower Stormwater Ponds in relation to the Council Recreation Reserve; g) the design of a Low Impact Urban Design stormwater attenuation system to filter runoff and attenuate peak flows before entering the Lower Stormwater Pond; h) a detailed storm water design is provided to demonstrate how <i>hydraulic neutrality</i> for the <i>site</i> will be achieved, and to identify the forms of low impact 	

Table 6D.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<p>stormwater technology to be utilised in the development of the <i>site</i>, e.g. including swales, rain gardens, roof runoff water tanks among others;</p> <p>i) planting along the Realm Drive <i>boundary</i> be established within 6 months of the removal of existing vegetation, or in the case of the road reserve by Building 1, within 3 months of completion of the <i>building</i>; <i>and</i></p> <p>j) planting of <i>Open Space</i> zoned areas shall be established within 6 months of completion of <i>earthworks</i> in these areas.</p> <p>7. The agreed EMP is an information requirement for resource consent applications for development within the Meadows Precinct.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>	

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
2. Any <i>subdivision</i> of land which is not a <i>controlled activity</i> under Rule 6D.2.1.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in the rules in Table 6D.1. 3. Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 5. For <i>properties</i> which adjoin <i>Living Zones</i>, <i>development</i> must meet the <i>Permitted Activity Standards</i> of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. <i>The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i> 6. <i>Natural hazard</i> management. 7. The extent of consistency with Council's <i>Subdivision and Development Principles and Requirements 2012</i>

Comment [ET59]: 15 - Coastlands Shoppingtown Ltd –seek additional matters added re traffic and economic effects

Comment [MM60]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>zone standards and standards attached as notations differ, the notations shall take precedence.</p> <p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with.</p> <p>8. Compliance with Table 12A.1 - financial contributions.</p>	<p>and the Centres Design Principles in Appendix 6.9.</p> <p>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</p> <p>9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>10. The provision of walkways, cycleways and bridleways.</p>
<p>3. <i>Subdivision</i> in Waikanae North Development Zone Precinct 6 in the Waikanae North Development Zone.</p> <p>Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	<p>1. All services must be underground.</p> <p>2. Vehicle access must be to Parata Street or David Street.</p> <p>3. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>.</p> <p>4. Each <i>lot</i>, including the balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in the rules in Table 6D.1.</p> <p>5. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided.</p> <p>6. For <i>properties</i> adjoining <i>Living Zones</i>, <i>development</i> must meet the <i>Permitted Activity</i> Standards of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening.</p>	<p>1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>.</p> <p>2. Character and amenity <i>effects</i>.</p> <p>3. <i>Landscaping</i> and planting.</p> <p>4. The design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>5. The extent of consistency with <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9.</p> <p>6. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>7. Vehicle access points onto <i>legal road</i> including the State <i>Highway Network</i> and any transport <i>effects</i>.</p> <p>8. Any legal mechanisms required for legal access.</p>

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with.</p> <p>8. Compliance with Table 12A.1 - financial contributions.</p> <p>Note: There is no minimum <i>lot</i> size.</p>	<p>9. The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes.</p> <p>10. Stormwater management.</p> <p>11. Water management and <i>water saving devices</i>.</p> <p>12. The extent of consistency with the Waikanae North Design Guide in Appendix 5.6.</p> <p>13. The application shall assess how the <i>subdivision</i> will contribute to achieving, or is consistent with, the environmental enhancements and water management required to implement the Concept Masterplan and for the area of the <i>subdivision</i>, how environmental enhancements and water management will be implemented and maintained.</p> <p>14. <i>Lot</i> design, frontage and area.</p> <p>15. Utility and reticulated service provision.</p> <p>16. Standard, construction and location of <i>vehicle access</i> and parking.</p> <p>17. Location of <i>roads</i> and the design of the road</p>

Comment [MM61]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p>environment, including <i>tree</i> planting.</p> <p>18. The extent of consistency with the Regulatory Plan in Appendix 5.6.</p>
<p>4. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> in the Local Centre Zone (except in Paekākāriki) where one of the following <i>permitted activity</i> standards is not met:</p> <ul style="list-style-type: none"> a) <i>active retail frontages</i>; b) <i>height envelope</i>; c) <i>landscaping</i>; d) <i>lighting</i>; e) <i>verandahs</i>; f) <i>buildings</i> adjoining <i>Living Zones</i>; g) <i>building setback</i>; h) <i>pedestrian pathways</i>; and i) <i>vehicle entrances</i>. 	<p>1. For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres.</p>	<ul style="list-style-type: none"> 1. Location, layout, size and design of the proposed <i>development</i>. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>. 4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 6.9. 5. <i>Effects</i> on landform and landscape. 6. Traffic and transport <i>effects</i>. 7. Design and appearance of <i>buildings</i>. 8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings.

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		11. Cumulative <i>effects</i> . 12. Whether any <i>nuisance effects</i> are created. 13. The consistency with the relevant objectives and policies.
5. <i>Earthworks</i> within the Meadows Precinct Local Centre Zone that do not comply with the <i>permitted activity</i> Standards.	1. <i>Earthworks</i> must be undertaken in accordance with the Environmental Management Plan prepared under Rule 6D.2.2. If an Environmental Management Plan has not been prepared and approved in accordance with Rule 6D.2.2, an Environmental Management Plan meeting the requirements of that provision must be prepared and complied with.	1. Visual, character and amenity <i>effects</i> . 2. Location, layout, size, extent and design of proposed <i>earthworks</i> . 3. Consistency with the Meadows Precinct Design Guidelines (Appendix 6.2) and Meadows Structure Plan (Appendix 6.3). 4. <i>Effects</i> on landform and landscape. 5. The degree to which any cut or fill will: a) alter existing landforms; b) affect water quality; c) cause or contribute to soil erosion and slope stability; or d) affect any <i>waterbody, historic heritage, locally indigenous vegetation or sensitive natural feature</i> . 6. The degree of compliance with the Environmental Management Plan applicable to this rule.
6. New <i>buildings</i> and <i>additions</i>	1. The activity must meet the <i>permitted activity</i>	1. External design, appearance, and siting.

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
<p>and <i>alterations</i> to existing buildings in Waikanae North Development Zone Precinct 6.</p> <p>Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	<p>standards for <i>buildings</i> in Rule 6D.1.6.</p> <p>2. <i>Buildings</i> used for mixed use activities shall have a maximum <i>height</i> from <i>original ground level</i> of 12 metres and shall not be more than 3 storeys above the <i>original ground level</i>.</p> <p>3. Buildings used for <i>residential activities</i> shall have a maximum <i>height</i> of 10 metres and shall not be more than 3 storeys above the <i>original ground level</i>.</p> <p>4. No <i>building</i> shall be sited to preclude future connection with State Highway 1.</p> <p>5. Compliance with Table 12A.1 - financial contributions.</p>	<p>2. Residential amenity for any <i>household units</i>.</p> <p>3. Standard, construction and location of vehicle access and parking.</p> <p>4. <i>Site landscaping</i>.</p> <p>5. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 5.5 and the Centres Design Principles in Appendix 6.9.</p> <p>6. Provision for future connection with State Highway 1.</p> <p>7. The extent of consistency with relevant parts of the Waikanae North Design Guide in Appendix 5.6.</p> <p>8. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p>
<p>7. <i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 3.1.</p>	<p>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p>	<p>1. The scale of biodiversity, energy or water quality benefits created by the proposal.</p> <p>2. Layout, size, design and location of proposed <i>buildings</i>.</p> <p>3. Visual, character and amenity <i>effects</i>.</p> <p>4. Ecological or biodiversity <i>effects</i>.</p> <p>5. Traffic and transport <i>effects</i>.</p> <p>6. Proposed mitigation, remediation or ongoing</p>

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p>management measures.</p> <p>7. <i>Effect</i> on natural character values.</p> <p>8. Cumulative effects.</p> <p>9. The imposition of financial contributions in accordance with Chapter 12.</p>
<p>8. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> in the Local Centre Zone in Paekākāriki.</p>	<p>1. The activity must comply with the <i>permitted activity</i> standards for new <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> under Rule 6D.1.6</p> <p>2. No <i>building</i> shall be set back from the <i>road boundary</i> except where there is provision for open space/courts for non-vehicle use.</p> <p>3. The maximum <i>height</i> of any <i>building</i> from original ground level shall be 10 metres, provided that no more than 50% of the <i>building</i> exceeds a <i>height</i> of 8 metres above <i>original ground level</i>.</p> <p>4. The maximum <i>height</i> of any part of the front elevation of a <i>building</i> shall be 8 metres.</p> <p>5. No part of a <i>building</i> within 2 metres of the front elevation shall exceed 8 metres in <i>height</i>, except that a pitched roof may be installed with a slope running upwards from the frontage to the centre of the <i>building</i> at an angle of not more than 45 degrees.</p>	<p>1. Location, layout, size and design of the proposed <i>development</i>.</p> <p>2. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</p> <p>3. The extent of consistency with the Paekākāriki Village Centre Design Guide in Appendix 6.1, the Crime Prevention through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9.</p> <p>4. <i>Effects</i> on landform and landscape.</p> <p>5. Traffic and transport <i>effects</i>.</p> <p>6. Design and appearance of <i>buildings</i>.</p> <p>7. Location and design of parking, traffic circulation areas, loading and access.</p>

Table 6D.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>6. All <i>buildings</i> above the ground floor must be set back at least 1.5 metres from the side boundaries.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>	<p>8. Public safety.</p> <p>9. Context and surroundings.</p> <p>10. Cumulative effects.</p> <p>11. Whether any <i>nuisance effects</i> are created.</p> <p>12. The consistency with the relevant objectives and policies.</p>

Table 6D.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which is listed as a *restricted discretionary-activity* and does not comply with one or more of the associated standards, unless otherwise specifically stated.
2. *Retail activities that exceed the permitted activity standards.*

Comment [ET62]: 15 - Coastlands Shoppingtown Ltd

Table 6D.5 Non-Complying Activities

The following activities are **non-complying** activities.

Non-Complying Activities

1. Activities which create *offensive odours* detected at any *boundary* with the *Living Zones*.
2. *Offensive trades*.
3. New *buildings* and *additions* and *alterations* to existing *buildings* which exceed 12 metres in *height* or are more than 3 storeys above the *original ground level*.
4. The following activities within the Meadows Precinct:
 - a) Any *building* which does not comply with the Meadows Precinct *controlled activity* standards;
 - b) *Retail outlets* exceeding a *gross floor area* of 200m², and any *supermarkets*, furniture stores, licensed premises and *industrial activities*;
 - c) *Retail activities* which exceed a cumulative total of 1,400m² *gross floor area* within the Precinct; and
 - d) *Commercial* and *retail activities* which exceed a cumulative total of 8,000m² *gross floor area* within the Precinct.

Comment [ET63]: 15 - Coastlands Shoppingtown Ltd –seek additional retail rule for permitted standards not met

6.1.2.5 Civic and Community Zone

Introduction: Applicability of Rules in Tables 6E.1 – 6E.5

The rules in Tables 6E.1 to 6E.5 only apply to land and activities within the Civic and Community Zone. There may be other rules within the District Plan that also apply to *sites* and activities within these *Zones*. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity

Table 6E.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6E.1.	<p>General permitted activity standards</p> <ol style="list-style-type: none"> Hours of operation for any <i>activity</i> adjoining or facing the <i>Living Zones</i> shall be limited to between 7.00am and 11.00pm, 7 days a week. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the <i>boundary</i> of the <i>property</i> on which it is occurring. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the <i>boundary</i> of any adjoining Rural or <i>Living Zone</i>. <i>Sites</i> must be maintained so that they are clear of all rubbish, except <i>waste</i> materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and <i>waste</i> material) must be stored in a neat and tidy manner. Activities adjoining the <i>Living Zones</i> and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or <i>trees</i> of an equivalent <i>height</i>.
2. Any activity which is not specified as a <i>permitted, controlled, restricted</i>	<ol style="list-style-type: none"> The activity complies with all <i>permitted activity</i> standards in Table 6E.1 Permitted Activities. <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards, Table 11P.1- 11P.4 in</p>

Table 6E.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
<i>discretionary, discretionary, or non-complying activity</i> in the rules in Tables 6E.1-6E.5.	relation to parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i> .
3. <i>Community facilities, educational facilities, performing arts facilities and health facilities.</i>	
4. <i>Recreation and cultural activities.</i>	
5. <i>Retail activities.</i>	<ol style="list-style-type: none"> 1. <i>Retail activities</i>, excluding <i>licensed premises</i>, must be <i>ancillary</i> to the permitted or consented activity on the <i>property</i> and have a maximum <i>retail floor space</i> of 50m². 2. <i>Food and beverage outlets</i>, excluding <i>licensed premises</i>, shall be permitted.
6. <i>New buildings and additions and alterations to existing buildings.</i>	<ol style="list-style-type: none"> 1. The maximum <i>height</i> of any <i>building</i> from <i>original ground level</i> shall be 12 metres and no <i>building</i> shall be more than 3 storeys above the <i>original ground level</i>. 2. All <i>buildings</i> must fit within a <i>height envelope</i>, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> where it adjoins the boundary of <i>Living Zones</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1). The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>. Where there is a right-of-way or an <i>access strip/leg</i> immediately adjacent to, and on the other side of, the <i>property boundary</i>, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>. 3. Any <i>building</i> which is setback 2 or more metres from the <i>road boundary</i> must provide (or, in respect of existing <i>trees</i>, retain) at least one specimen <i>tree</i> capable of growing to 5 metres in height within 10 years of planting for every 10 metres of <i>property</i> frontage. Any <i>landscaping</i> provided in accordance with this standard must be included

Table 6E.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>in the <i>landscaping car park</i> requirement.</p> <ol style="list-style-type: none"> 4. All <i>buildings</i>, other than temporary or accessory storage <i>buildings</i>, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux. 5. All <i>buildings</i> on <i>properties</i> adjoining a <i>Living Zone</i> must meet the <i>permitted activity</i> standards for <i>buildings</i> in the adjoining <i>Living Zone</i> (including height, yard, <i>height envelope</i>). 6. <i>Buildings</i> shall be sited a minimum of 4 metres from the <i>boundary</i> of the <i>Living Zones</i>. 7. <i>Buildings</i> shall have maximum <i>coverage</i> of 75%. 8. Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances. <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>

Table 6E.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created.	<ol style="list-style-type: none"> Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>lot</i> and a larger <i>lot</i> which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>lot</i> sizes prior to this <i>subdivision</i> occurring). Public <i>roads</i>, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. The relevant standards under Rules 6E.3.2 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with. 	<ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network. Visual, character and amenity <i>effects</i>. Design, size, shape and location of reserves and <i>esplanade reserves</i>. The location of any associated building area(s) relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i> and <i>outstanding natural features and landscapes</i>. <i>Natural hazard</i> management. <i>Council's</i> <i>Subdivision and Development Principles and Requirements 2012</i> and the <i>Centres Design Principles</i> in Appendix 6.9. The imposition of <i>financial contributions</i> in accordance with chapter 12 of this Plan. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

Comment [MM64]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6E.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control

Table 6E.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
2. Any <i>subdivision</i> of land which is not a <i>controlled activity</i> under Rule 6E.2.1.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. 3. Public roads, public water supply <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 4. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. 5. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 6. For <i>properties</i> adjoining <i>Living Zones</i>, <i>development</i> must meet the <i>Permitted Activity Standards</i> of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>. 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines. 6. <i>Natural hazard</i> management. 7. <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9. 8. Imposition of encumbrances on titles to prevent or limit

Comment [MM65]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6E.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p>7. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</p> <p>8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with.</p> <p>9. Compliance with Table 12A.1 - financial contributions.</p>	<p>further <i>subdivision</i>.</p> <p>9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>10. The provision of walkways, cycleways and bridleways.</p>
<p>3. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> where no more than one of the following <i>permitted activity</i> standards is not met:</p> <ul style="list-style-type: none"> a) <i>height envelope</i>; b) <i>landscaping</i>; c) <i>lighting</i>; d) <i>buildings</i> adjoining <i>Living Zones</i>; e) <i>building setbacks</i>; f) <i>pedestrian pathways</i>; and g) <i>vehicle entrances</i>. 		<ul style="list-style-type: none"> 1. Location, layout, size and design of the proposed <i>development</i>. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>. 4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 5.5, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 6.9. 5. <i>Effects</i> on landform and landscape. 6. Traffic and transport <i>effects</i>.

Table 6E.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<ul style="list-style-type: none"> 7. Design and appearance of <i>buildings</i>. 8. Location and design of parking, traffic circulation areas, loading and access. 9. Public safety. 10. Context and surroundings. 11. Cumulative effects. 12. Whether any <i>nuisance effects</i> are created. 13. The consistency with the relevant objectives and policies.
<p>4. <i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 3.1.</p>	<p>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p>	<ul style="list-style-type: none"> 1. The scale of biodiversity, energy or water quality benefits created by the proposal. 2. Layout, size, design and location of proposed <i>buildings</i>. 3. Visual, character and amenity <i>effects</i>. 4. Ecological or biodiversity <i>effects</i>. 5. Traffic and transport <i>effects</i>. 6. Proposed mitigation, remediation or ongoing management measures. 7. <i>Effect on natural character values</i>.

Table 6E.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		8. Cumulative effects. 9. The Centres Design Principles in Appendix 6.9.

Table 6E.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards, unless otherwise specifically stated.
2. *Residential activities*.

Table 6E.5 Non-Complying Activities

The following activities are **non-complying** activities.

Non-Complying Activities

1. *Subdivision* that does not comply with one or more of the *restricted discretionary activity* standards.
2. *Offensive odours* detected at any *boundary* adjoining the *Living Zones*.
3. *Offensive trades*.
4. *New buildings* and *additions* and *alterations* to existing *buildings* which exceed 12 metres in *height* or are more than 3 storeys above the *original ground level*.
5. *Retail activities* that exceed one or more of the *permitted activity* standards.
6. Off-license premises and on-license premises.
7. *Commercial activities*.
8. *Industrial activities*.

6.1.2.6 Industrial/Service Zone

Introduction: Applicability of Rules in Tables 6F.1 – 6F.5

The rules in Tables 6F.1 to 6F.5 only apply to land and activities within the *Industrial/Service Zone*. There may be other rules within the District Plan that also apply to *sites* and activities within these *Zones*. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity.

Table 6F.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6F.1.	<p>General permitted activity standards</p> <ol style="list-style-type: none"> Hours of operation for <i>business activity</i> adjoining or facing the <i>Living Zones</i> shall be limited to Monday to Saturday 7.00am to 11.00pm except during Public Holidays when <i>industrial activities</i> shall not take place. The following hours of operation must be observed for industrial activities on the Industrial/Service zoned land adjoining the Paraparaumu Quarry: 7:00am to 11:00pm Monday to Saturday. No industrial activities shall be carried out on this land outside these times or on Sundays or Public Holidays. In relation to buildings and carparks on properties adjoining a road which has a carriageway width in excess of 8.0 metres, a landscaped strip of at least 2 metres in width must be provided along the front boundary (except for vehicle crossings). Landscaping shall also be provided in side and rear yards where they adjoin a Living or Centres Zone. Where sites exceed 4000m² in size, there shall be provision of at least 3 specimen trees capable of growing to 5 metres in height within 10 years of planting for every 1000m² of area landscaped. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the property on which it is occurring. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the boundary of any adjoining Rural or Living Zone. Sites must be maintained so that they are clear of all rubbish, except waste materials which are temporarily stored

Table 6F.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and waste material) must be stored in a neat and tidy manner.</p> <p>7. Activities adjoining Living Zones and storage areas containing refuse, by-products or raw materials (unless fronting a service lane) must be screened by a 2 metre high close-boarded fence or shrubs or trees of an equivalent height.</p>
2. Any activity which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, or non-complying activity</i> in the rules in Tables 6F.1-6F.5.	<p>1. The activity complies with all <i>permitted activity</i> standards in Table 6F.1 Permitted Activities.</p> <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards, Tables 11P 1-11P.4 for Parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i>.</p>
3. <i>Industrial activities</i> .	
4. <i>Industrial activities</i> on the <i>Industrial/Service zone</i> land adjoining the Paraparaumu Quarry.	<p>1. In addition to the requirements of Standard 3 in Rule 6F.1.1 above, <i>landscaping</i> along the Ruahine Street frontage of the <i>Industrial/Service zone</i> land adjoining the Paraparaumu Quarry shall be carried out generally in accordance with the plan in Appendix 6.8.</p> <p>2. <i>Development</i> of the <i>Industrial/Service zone</i> land adjoining the Paraparaumu Quarry must include the noise mitigation fence identified in Appendix 6.8., and any <i>buildings</i> constructed on the Ruahine Street frontage shall have no <i>active frontages</i> e.g. doorways or opening windows, facing Ruahine Street (except for <i>site</i> ingress and egress).</p>
5. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing buildings except in the Ōtaki South Precinct.	<p>1. The maximum <i>height</i> of any <i>building</i> from original ground level shall be 10 metres except that, on Lot 2 DP 441854 (Milne Drive, Paraparaumu), the maximum <i>height</i> of any <i>building</i> within the area identified on the Structure Plan in Appendix 6.4 as “8.0m Height Maximum” shall be 8 metres measured from <i>original ground level</i>.</p> <p>2. All <i>buildings</i> must fit within a <i>height envelope</i>, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>property boundary</i> where it adjoins the boundary of <i>Living Zones</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1). The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> may infringe the <i>height envelope</i>. Where there is a right-of-way or an <i>access strip/leg</i> immediately adjacent to, and on the other</p>

Table 6F.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>side of, the <i>property boundary</i>, the recession plane shall be measured from a point 2.1 metres above a point midway across the right-of-way or <i>access strip/leg</i>.</p> <p>3. <i>Buildings</i> shall be sited a minimum of 4 metres from the <i>boundary</i> of a <i>Living Zone</i>.</p> <p>4. A building entrance must be visible from the <i>legal road boundary</i>.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>
6. <i>Residential activities</i> .	<p>1. <i>Residential activities</i> must :</p> <ol style="list-style-type: none"> be <i>ancillary</i> to an industrial building and activity on the <i>property</i>; not include more than one <i>household unit</i> per <i>property</i>; not be greater than 70m² in total floor area per <i>property</i>, except the Ōtaki South Precinct where the maximum floor area shall be 150m²; be restricted to above the ground floor level or be separated from all street frontages by an <i>industrial activity</i> and have a clearly identified front door accessed from the street or an internal circulation route; <i>residential buildings</i> must be acoustically designed to achieve the <i>permitted activity</i> standards in Chapter 12; and be limited to accommodation for a caretaker or other person whose employment requires that they live on the <i>property</i> where they are employed. <p>2. No residential accommodation shall be sold or otherwise disposed of except in conjunction with the associated industrial <i>building</i>. The <i>residential building</i> may, however, be removed from the <i>property</i>.</p>
7. <i>Retail activities</i> .	<p>1. <i>Retail activities</i> are limited to:</p> <ol style="list-style-type: none"> retail which is <i>ancillary</i> to an <i>industrial activity</i> on the <i>property</i> and which is limited to whichever is the lesser of the following: <ol style="list-style-type: none"> maximum <i>retail floor space</i> of 100m²; or maximum <i>coverage</i> of 20%. <i>service stations</i>; <i>trade supply retail and yard based retail</i> which has a maximum <i>retail floor space</i> of 500m²; or

Comment [ET66]: 15 - Coastlands Shoppingtown Ltd

Table 6F.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards																		
	<p>d) <i>food and beverage outlets</i> that:</p> <ol style="list-style-type: none"> i. are not off-license licensed premises; ii. sell food that is prepared on-site (only) and beverages (which may or may not be prepared on-site); iii. have a maximum <i>retail floor space</i> of 100m²; and iv. have a maximum <i>coverage</i> of 20%. <p>2. <i>Retail activities</i> in the Ōtaki South Precinct must :</p> <ol style="list-style-type: none"> a) not occupy more than 20% of the <i>gross floor area</i> within each <i>property</i> (excluding areas zoned open space); b) be limited to activities permitted in standard 1 above or <i>space extensive retailing</i>; c) not exceed a maximum area of 800m² for each premises or tenancy. 																		
8. <i>Offices.</i>	<p>1. <i>Office</i> activities must be <i>ancillary</i> to the <i>industrial activity</i> on the <i>property</i> and limited to whichever is the lesser of the following:</p> <ol style="list-style-type: none"> a) maximum <i>gross floor area</i> of 300m²; or b) maximum <i>coverage</i> of 20%. 																		
9. New or relocatable <i>buildings</i> within the Ōtaki South Precinct, provided that all <i>buildings</i> and overall <i>development</i> meets the <i>permitted activity</i> standards and <i>restricted discretionary activity</i> standards for the Ōtaki South Precinct.	<p>1. The activity must comply with the <i>permitted activity</i> standards for new <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> under Rule 6F.1.5.</p> <p>2. Fencing in all other areas over 0.7 metres in height must be visually permeable where more than 50% of the fence area is not visually obstructed (to provide for security while maintaining visual surveillance).</p> <p>3. <i>Development</i> must not exceed the <i>gross floor area</i> thresholds set out below:</p> <table border="1" data-bbox="667 1050 1429 1216"> <thead> <tr> <th>Land Areas</th> <th>Existing title areas (m²)</th> <th>Gross Floor Areas (m²)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>40,785</td> <td>13,051</td> </tr> <tr> <td>B</td> <td>10,000</td> <td>3,200</td> </tr> <tr> <td>C</td> <td>127,061</td> <td>40,659</td> </tr> <tr> <td>D</td> <td>12,601</td> <td>4,032</td> </tr> <tr> <td>Total</td> <td>190,447</td> <td>60,943</td> </tr> </tbody> </table> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule</p>	Land Areas	Existing title areas (m ²)	Gross Floor Areas (m ²)	A	40,785	13,051	B	10,000	3,200	C	127,061	40,659	D	12,601	4,032	Total	190,447	60,943
Land Areas	Existing title areas (m ²)	Gross Floor Areas (m ²)																	
A	40,785	13,051																	
B	10,000	3,200																	
C	127,061	40,659																	
D	12,601	4,032																	
Total	190,447	60,943																	

Table 6F.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.
10. New <i>buildings</i> and activities at LOT 2 DP 441854 (MILNE DRIVE, PARAPARAUMU).	<ol style="list-style-type: none"> 1. All proposed <i>buildings</i> and activities and all changes to <i>buildings</i> and activities must demonstrate that they can achieve <i>hydraulic neutrality</i> (that is no increase in the volume of stormwater runoff discharged off-site from <i>buildings</i> and activities on the land) in any equivalent ARI 24-hour storm event up to a 1 in 100 year event. 2. No sealed <i>carpark</i> areas shall be formed and no <i>buildings</i> or <i>structures</i> shall be erected within the parts of the <i>property</i> identified on the Structure Plan in Appendix 6.4 as 'No Build Areas' other than fences, and <i>structures</i> required in association with on-site stormwater management and disposal. 3. Prior to any business opening to the public, a 10-metre wide planted buffer comprising appropriate vegetation capable of providing effective visual screening, between Andrews Pond and the <i>property</i>, must be established within 'No Build Area A' along the northern edge of the pond. The vegetation shall be capable of achieving a height of at least 4.0 metres, and consist of native species appropriate for the wetland edge. 4. Any vehicle entrance to the land must be from Milne Drive within the area indicated on the <i>Structure Plan</i> in Appendix 6.4. 5. The planting strategy for the vegetated buffer must be designed to achieve screening, consolidate vegetation and ecological values and to enrich biodiversity through the use of <i>wetland/wetland margin</i> plant species. 6. Only eco-sourced indigenous plant species from the Foxton Ecological District are to be used for planting to create the vegetated buffer. 7. Any fences on-site should provide for safe pedestrian access and visibility of publicly accessible areas in line with the Crime Prevention Through Environmental Design principles in Appendix 5.5. Permeable fences should be used, including <i>boundary fences</i>. 8. Prior to any business opening to the public, a 2-metre-high close-boarded timber or other acoustic fence must be erected along the <i>property boundary</i> within 'No-Build Area E' shown on the Structure Plan in Appendix 6.4. 9. No advertising <i>signs</i> shall be permitted to be displayed on any <i>building façade</i>, fence or wall facing south.

Table 6F.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table, and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>10. The exterior walls and roofs of all <i>buildings</i> must be finished in colours which are neutral or recessive, and acceptable colours include those from the following colour range from British Standard 5252 (as at 1 January 2010):</p> <ul style="list-style-type: none"> 00 A (01, 03, 05, 07, 09, 11, 13) 02 A (03, 07, 11), 02 C (39 & 40) 04 B (15, 17, 19, 21, 23, 25, 27, 29), 04 C (39 & 40), 06 A (03, 07, 11), 06 C (37, 39 & 40), 6 D (44, 45) 08 A 14, 06 B (15, 17, 19, 21, 23, 25, 27, 29), 8C (37, 39, 40), 08 D (44 & 45) 10 A (01, 03, 05, 07, 09, 11), 10 B (15, 17, 19, 21, 23, 25, 27, 29), 10 C (37, 39), 10 D (44, 45) 12 B (15, 19, 21, 23, 25, 27, 29), 12 C (37, 39 & 40), 12 D (44, 45) 14 C (37, 39 & 40), 14 D (44, 45) 16 A (03, 07, 11), 16 C (37, 39 & 40), 16 D (44, 45) 18 A 14, 18 B (15, 17, 19, 21, 23, 25, 27, 29), 18 C (39 & 40) 20 C 39, 40 22 C 39, 40 24 C 39, 40.

Table 6F.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
1. <i>Boundary adjustments</i> and <i>subdivisions</i> where no additional <i>lots</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created.	<ol style="list-style-type: none"> Each <i>lot</i> must have legal and physical access to a <i>legal road</i>. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>lot</i> and a larger <i>lot</i> which can then be further subdivided and would not have met all <i>restricted discretionary activity</i> standards including minimum or average lot sizes prior to this <i>subdivision</i> occurring). Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards. The maximum <i>block length</i> of the <i>development</i> shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed. The relevant standards under Rules 6F.3.4 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> 	<ol style="list-style-type: none"> Design and layout of the <i>subdivision</i> and <i>earthworks</i>. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> Network. Visual, character and amenity <i>effects</i>. Design, size, shape and location of reserves and <i>esplanade reserves</i>. The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature and outstanding natural features and landscapes. <i>Natural hazard</i> management. <i>Council's</i> <i>Subdivision and Development Principles and Requirements</i> 2012. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. Imposition of <i>conditions</i> under sections 108 and 220 of the RMA.

Comment [MM67]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6F.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	provisions of Schedule 8.1 must be complied with.	

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.		<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
<p>2. On Lot 2 DP 441854 (Milne Drive, Paraparaumu):</p> <ol style="list-style-type: none"> a) the storage, display and sale of goods and materials used in the construction, repair, alteration, and renovation of <i>buildings</i> and includes builders' supply and plumbing supply centres and building display centres and garden centres; and b) any <i>industrial activity</i> generating more than 50 <i>vehicle movements</i> in any hour. <p>Criteria for notification Any application made under clause b) to establish any activity generating more than 50 <i>vehicle movements</i> in any hour will be</p>	<ol style="list-style-type: none"> 1. The floor area of all <i>buildings</i> must not exceed 10,000m². 2. The activity must comply with all <i>permitted activity</i> standards for the <i>Industrial/Service Zone</i>, except where discretion is reserved over any matter that is the subject of a <i>permitted activity</i> standard. <p>Note: Information to be included with a <i>Transport Assessment</i> for any activity requiring consent under this rule shall include a <i>Travel Plan</i> and a traffic demand management plan which shall seek to minimise the <i>effects</i> of vehicle travel by staff, contractors and suppliers on the local and arterial <i>road</i> network.</p>	<ol style="list-style-type: none"> 1. Traffic and parking, in particular the potential impact of traffic generated by the proposed activity on the <i>amenity values</i> and quality of access of the Midlands area, and on the existing and expected local <i>road</i> network (including <i>roads</i> under construction and State Highway 1). 2. Design and appearance of car parking areas. 3. Screening and landscape design and planting. 4. <i>Earthworks</i>. 5. The layout, design and appearance of any <i>building</i>, in particular the inclusion or treatments of features on the exterior facades of any <i>building</i> facing south or east to mitigate the appearance of long blank walls (e.g. canopies and entrance <i>structures</i>), and the use of colours and advertising or business identification.

Comment [ET68]: 15 - Coastlands Shoppingtown Ltd – seek additional matters added re traffic and economic effects

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
publicly notified in accordance with section 95A(2) of the Act.		
3. <i>Development</i> in the Ōtaki South Precinct exceeding the <i>permitted activity</i> standards for <i>gross floor area</i> thresholds in Rule 6F.1.9.	<ol style="list-style-type: none"> 1. Any <i>development</i> must include an <i>Transport assessment</i>. 2. For <i>development</i> that is not a <i>Permitted Activity</i> and for all <i>subdivision</i> within the Ōtaki South Precinct (Appendix 6.5) the following standards shall apply: <ol style="list-style-type: none"> a) <i>Restricted Discretionary Activity subdivision</i> standards in Rule 6F.3.4; and b) Fencing over 0.7 metres in <i>height</i> shall be visually permeable where more than 50% of the fence area is not visually obstructed (to provide for security while maintaining visual surveillance). 	<ol style="list-style-type: none"> 1. Traffic and transport <i>effects</i>. 2. Location and design of parking, traffic circulation areas, loading and access. 3. Consideration of the standard(s) not met. 4. The use and distribution of <i>buildings</i> within the area. 5. Visual, character, amenity and streetscape <i>effects</i>. 6. The extent of consistency with the Otaki South Precinct Structure Plan in Appendix 6.5. 7. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>. 8. Public safety. 9. Context and surroundings.
4. Any <i>subdivision</i> of land in the <i>Industrial/Service Zone</i> , except in the Ōtaki South Precinct, which is not a <i>controlled activity</i> under Rule 6F.2.1.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have inalienable legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which <i>complies with the permitted activity</i> standards in Rule 6F.1.9. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>.

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<ol style="list-style-type: none"> 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 5. For <i>properties</i> adjoining <i>Living Zones</i>, <i>development</i> must meet the <i>Permitted Activity Standards</i> of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with. 	<ol style="list-style-type: none"> 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines. 6. <i>Natural hazard</i> management. 7. <i>Council's</i> Subdivision and Development Principles and Requirements 2012. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. 10. The provision of walkways, cycleways and bridleways.
5. Any <i>subdivision</i> of land within the Ōtaki South Precinct which does not comply with any one or more of the <i>controlled activity</i> standards under Rule 6F.2.1.	<ol style="list-style-type: none"> 1. Each <i>lot</i> must have inalienable legal and physical access to a <i>legal road</i>. 2. Each <i>lot</i>, including any balance area, must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in Rule 6F.1.9. 	<ol style="list-style-type: none"> 1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>. 2. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>. 3. Visual, character and amenity <i>effects</i>.

Comment [MM69]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<ol style="list-style-type: none"> 3. Public roads, public water supply, <i>wastewater</i> and stormwater systems must be available to serve the <i>subdivision</i>. 4. A development plan showing indicative <i>buildings</i> and <i>landscaping</i> must be provided. 5. For <i>properties</i> adjoining <i>Living Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Living Zone</i> for <i>building</i> separation, setbacks and screening. 6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence. 7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with. 	<ol style="list-style-type: none"> 4. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 5. <i>The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</i> 6. <i>Natural hazard</i> management. 7. <i>Council's</i> Subdivision and <i>Development</i> Principles and Requirements 2012. 8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>. 9. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. 10. The provision of walking walkways, cycleways and bridleways. 11. Design, size, shape and location of reserves and <i>esplanade reserves</i>. 12. Adequacy of stormwater mitigation. 13. Water demand management. 14. Utility and reticulated service provision. 15. Location of <i>roads</i> and the design of the <i>road</i> environment,

Comment [MM70]: 21 - Royal Forest and Bird Protection Society of New Zealand Incorporated.

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p>including <i>tree</i> planting and provision of public access to the river.</p> <p>16. The extent of consistency with the Otaki South Structure Plan in Appendix 6.5.</p>
6. <i>Development</i> that exceeds the permitted and <i>controlled activity</i> standards and is in accordance with the Development Incentive Guidelines.	1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.	<p>1. The scale of biodiversity, energy or water quality benefits created by the proposal.</p> <p>2. Layout, size, design and location of proposed <i>buildings</i>.</p> <p>3. Visual, character and amenity <i>effects</i>.</p> <p>4. Ecological or biodiversity <i>effects</i>.</p> <p>5. Traffic and transport <i>effects</i>.</p> <p>6. Proposed mitigation, remediation or ongoing management measures.</p> <p>7. <i>Effect</i> on <i>natural character</i> values.</p> <p>8. Cumulative <i>effects</i>.</p>
7. New <i>buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> where one or more of the <i>permitted activity</i> standards in Rule 6F.1.5 is not met.		<p>1. Location, layout, size and design of the proposed <i>development</i>.</p> <p>2. Consideration of the standard(s) not met.</p> <p>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and</p>

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p>stream <i>effects</i>.</p> <p>4. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 5.5 and <i>Council's</i> Subdivision and Development Principles and Requirements 2012.</p> <p>5. <i>Effects</i> on landform and landscape.</p> <p>6. Traffic and transport <i>effects</i>.</p> <p>7. Design and appearance of <i>buildings</i>.</p> <p>8. Location and design of parking, traffic circulation areas, loading and access.</p> <p>9. Public safety.</p> <p>10. Context and surroundings.</p> <p>11. Cumulative <i>effects</i>.</p> <p>12. Whether any <i>nuisance effects</i> are created.</p> <p>13. The consistency with the relevant objectives and policies.</p>
8. <i>Offices</i> which do not comply with one or more of the <i>permitted activity</i> standards in Rule 6F.1.8.		<p>1. Location, layout, size and design of the proposed <i>development</i>.</p> <p>2. Consideration of the standard(s) not met.</p>

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<ol style="list-style-type: none"> 3. Visual, character, amenity, streetscape <i>effects</i>. 4. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 5.5 and <i>Council's</i> Subdivision and Development Principles and Requirements 2012. 5. Traffic and transport <i>effects</i>. 6. Location and design of parking, traffic circulation areas, loading and access. 7. Public safety. 8. Context and surroundings. 9. Cumulative <i>effects</i>. 10. Whether any <i>nuisance effects</i> are created. 11. The consistency with the relevant objectives and policies. 12. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>.
<p>9. Trade supply retail and yard based retail activities with a retail floor space of greater than 500m².</p>		<ol style="list-style-type: none"> 1. Location, layout, size and design of the proposed development. 2. Visual, character, amenity, streetscape <i>effects</i>. 3. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 5.5 and

Comment [ET71]: 15 - Coastlands Shoppingtown Ltd

Table 6F.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
		<p><i>Council's Subdivision and Development Principles and Requirements 2012.</i></p> <ol style="list-style-type: none"> 4. <i>Traffic and transport effects.</i> 5. <i>Location and design of parking, traffic circulation areas, loading and access.</i> 6. <i>Public safety.</i> 7. <i>Context and surroundings.</i> 8. <i>Cumulative effects.</i> 9. <i>Whether any nuisance effects are created.</i> 10. <i>The consistency with the relevant objectives and policies.</i> 11. <i>Economic effects including effects on the vitality of centres.</i>

Comment [SH72]: 13 - Progressive Enterprises Ltd – seek to add a new retail activities rule that includes supermarkets as a restricted discretionary activity to Table 6F.3

Comment [SH73]: 9 - Ballinger Industries Ltd – seeks to add the following activities as new Restricted Discretionary activities:

- Restaurants and food and beverage outlets
- On-licence premises
- Retail sale of bulky goods and
- Supermarkets.

Table 6F.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which is listed as a *restricted discretionary activity* and does not comply with one or more of the associated standards, otherwise specifically stated.

Table 6F.5 Non-Complying Activities
 The following activities are **non-complying** activities.

Non-Complying Activities	
1.	Activities which create <i>offensive odours</i> detected at any <i>boundary</i> adjoining a <i>Living Zone</i> .
2.	<i>Offensive trades</i> within 100 metres of the boundary of a <i>Living Zone</i> .
3.	An asphalt plant or any <i>offensive trade</i> as defined in the Health Act 1956 located on the <i>Industrial/Service Zone</i> land adjoining the Paraparaumu Quarry.
4.	<i>Off-license premises</i> .
5.	<i>Residential activities</i> that do not comply with any one or more of the <i>permitted activity</i> standards.
6.	<i>Retail activities, except for trade supply retail and yard based retail, that do not comply with the permitted activity standards.</i>

Comment [SH74]: 9 - Ballinger Industries Ltd

Comment [ET75]: 13 - Progressive Enterprises Ltd

Comment [SH76]: 9 - Ballinger Industries Ltd

Comment [SH77]: 15 - Coastlands Shoppingtown Ltd

6.1.2.7 Airport Zone

Introduction: Applicability of Rules in Tables 6G.1 – 6G.6

The rules in Tables 6G.1 to 6G.6 only apply to land and activities within the Airport Zone. There may be other rules within the District Plan that also apply to *sites* and activities within these *Zones*. Section 1.1 in Chapter 1 sets out how to use the Plan and identify other rules that may also apply to a *site* or activity.

Table 6G.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
1. Any activity that is a <i>permitted activity</i> under the rules in Table 6G.1.	<p>General permitted activity standards</p> <ol style="list-style-type: none"> 1. The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the <i>boundary</i> of the <i>property</i> on which it is occurring. 2. The maximum <i>height</i> of any fence on the perimeter <i>boundary</i> of the Airport Zone shall be 2 metres, except along the legal <i>road frontage</i> where the maximum <i>height</i> shall be 1.8 metres. 3. Any fencing associated with internal boundaries of the “Airport Buffer Precinct” must be visually permeable unless required to screen outside storage. 4. The maximum <i>height</i> of any <i>curtilage</i> fence shall be 2 metres, except along the airport <i>road frontage</i> where the maximum <i>height</i> shall be 1 metre and within the Airport Core Precinct where chain link fencing shall have a maximum <i>height</i> of 3 metres where required to comply with aviation safety requirements. <p>Note: Refer to the Airport Zone Design Guide (Appendix 6.6) for standards on fencing and screening.</p> <ol style="list-style-type: none"> 5. Any lighting shall be directed so that spill of light will be contained within the <i>boundaries</i> of the <i>property</i>. Light level from the activity must not exceed 10 lux, measured 1.5 metres from the inside <i>boundary</i> of any adjoining residential <i>property</i>. This standard does not apply to street lighting on <i>roads</i>, or airport navigation, control and safety equipment.

Table 6G.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>6. All lighting must comply with all relevant Civil Aviation Authority requirements.</p> <p>7. Outdoor rubbish and general storage areas must be suitably screened in accordance with the design guidelines in Appendix 6.6 to ensure that they are not visible from streets or public spaces.</p> <p>8. <i>Sites</i> must be maintained so that they are clear of all rubbish, except <i>waste</i> materials which are temporarily stored pending disposal elsewhere, and all materials (including goods, machinery, vehicles, boxes, crates, pallets and <i>waste</i> material) must be stored in a neat and tidy manner.</p>
2. Any activity which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, non-complying or Prohibited activity</i> in the rules in Tables 6G.1-6G.5.	<p>1. The activity complies with all <i>permitted activity</i> standards in Table 6G.1 Permitted Activities.</p> <p>Note: See Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards, Tables 11P 1-11P.4 for Parking, Tables 11B.1 – 11B.5 in relation to water and stormwater and Table 12A.1 in relation to <i>financial contributions</i> rules and standards for all <i>development</i>.</p>
3. <i>Buildings</i> and land use activities.	<p>1. No <i>building</i> shall create a nuisance of glare to <i>aircraft operations</i>.</p> <p>2. New <i>buildings</i> must be finished in neutral, <i>recessive</i> colour tones that do not visually dominate their surroundings or are obtrusive. Colour schemes must be submitted to the <i>Council</i>.</p> <p>3. All <i>buildings</i> must fit within a <i>height envelope</i> which is made up of recession planes which commence at a point 2.1 metres above the <i>Living Zone boundary</i> and inclines inwards at an angle of 45 degrees (refer to definition of <i>height envelope</i> and diagrams in Chapter 1).</p> <p>4. Noise from any activity other than <i>aircraft operations</i> or engine testing must meet the relevant <i>permitted activity</i> standards in Chapter 12.</p> <p>5. Within the <i>Aviation Heritage Precinct</i>, new <i>buildings</i> and <i>additions</i> to existing <i>buildings</i> must be set back 5 metres from the <i>boundary</i> with Kāpiti Road.</p>

Table 6G.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
	<p>6. Within the Airport Mixed Use Precinct, new <i>buildings</i> and <i>additions</i> to existing <i>buildings</i> must be set back 15 metres from the <i>boundary</i> with Kāpiti Road.</p> <p>7. A report for each proposed <i>building</i> or <i>development</i> must be prepared by a suitably qualified person demonstrating how the <i>development</i> will achieve <i>hydraulic neutrality</i> so that peak flows from the <i>site</i> in a 1 in 5 year, 1 in 10 year and 1 in 100 year design rainfall event do not exceed the pre-development peak flows for the same design rainfall event, and must be provided to <i>Council</i>.</p> <p>Note: Please refer to Rules 11B.1 – 11B.3 in relation to water and stormwater rules for all <i>development</i>, and Rule 9A.1.2 for separation of <i>buildings</i> and <i>structures</i> from <i>waterbodies</i> standards.</p>
4. Within the Airport Core Precinct, <i>aviation activities</i> and aviation service activities, including <i>retail activities</i> and activities <i>ancillary</i> to <i>aviation activities</i> .	<p>1. <i>Retail activities</i> shall be located within or adjacent to the main airport terminal building and primarily serve aviation users.</p> <p>2. The maximum <i>height</i> of any new <i>building</i> or <i>structure</i> from <i>original ground level</i> shall be: a) 25.0 metres for a single control tower in the Airport Core Precinct; and b) 15.0 metres for any other <i>building</i> in the Airport Core Precinct.</p> <p>3. <i>Ancillary</i> activities to <i>aviation activities</i> are limited to meeting room facilities located within the main airport terminal building.</p>
5. Within the Airport Mixed Use Precinct, the following activities: a) <i>Aviation activities</i> and aviation service activities; b) One hotel/motel activity; c) <i>Industrial activities</i> ; d) <i>Trade/Wholesale</i> ; e) <i>Commercial</i> (including logistics or distribution uses) and <i>retail activities</i> ,	<p>1. The maximum <i>height</i> of any new <i>building</i> or structure from <i>original ground level</i> shall be 15.0 metres for any <i>building</i> that is used for industrial, logistics or distributional purposes, and 12.5 metres for all other purposes. Provided that the maximum <i>height</i> shall be 10.0 metres within 50.0 metres of any Rural or <i>Living Zone</i> or within 50.0 metres of the southern side of the Kapiti Road reserve.</p> <p>2. The maximum area covered by <i>buildings</i> or impermeable surface area is 75%. The remaining 25% must be permeable to water and landscaped.</p> <p>3. A <i>landscaping</i> scheme must be provided to Council showing the position of proposed <i>landscaping</i>, size and species of plantings. This will need to demonstrate: a) that the proposed <i>landscaping</i> will enhance the public space and, where appropriate, screen car-parking areas</p>

Table 6G.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
<p>provided that <i>retail activities</i> are limited to:</p> <p>f) <i>Retail activity ancillary to industrial or warehousing activities;</i> <i>Large Format Retail activities;</i></p> <p>g) <i>Home Improvement Retail activities;</i></p> <p>h) <i>Automotive and Marine supplier activities;</i></p> <p>i) <i>Small-Scale Convenience Retail activities;</i></p> <p>j) <i>Small-Scale Commercial Services activities;</i></p> <p>k) <i>Retail activity permitted by the definition of Service Station; or</i></p> <p>m) <i>Retail of farm machinery and equipment.</i></p>	<p>in line with the provisions in the design guide; and</p> <p>b) that, in all precincts except the Airport Buffer Precinct where restricted water supply is permitted, the proposed <i>landscaping</i> can be achieved without the need for irrigation from the public potable water supply.</p> <p>4. Any <i>retail activity</i> associated with any non-retail activity must not exceed 15% of the <i>gross floor area</i> of the non-retail activity, or 150m² <i>gross floor area</i>, whichever is the lesser.</p> <p>5. The total area for <i>Large Format Retail</i> activities must not exceed 10,000m² <i>gross floor area</i>.</p> <p>6. There shall be no limit on the floor area for <i>Automotive and Marine Supplier</i> activities.</p> <p>7. The total area for <i>Home improvement retail</i> activity must not exceed 17,000m² <i>gross floor area</i>.</p> <p>8. The total area for <i>Small-Scale Convenience Retail</i> activity must not exceed 1,500m² <i>gross floor area</i>. However, an additional 800m² <i>gross floor area</i> shall be permitted if the total <i>gross floor area</i> of all <i>development</i> within the Airport Zone exceeds 200,000m² <i>gross floor area</i>.</p> <p>9. The total area for <i>Small-Scale Commercial Services</i> must not exceed 1,200m² <i>gross floor area</i>. However, an additional 700m² <i>gross floor area</i> shall be permitted once the total <i>gross floor area</i> of all development within the Airport Zone exceeds 200,000m² <i>gross floor area</i>.</p> <p>10. For both <i>Small-Scale Convenience Retail</i> and <i>Commercial Service</i> activities, a maximum of 8 such individual activities shall be located in a single “node” (i.e. in adjoining tenancies) or single integrated development. There shall be a minimum of 100 metres between such nodes.</p> <p>11. The Airport owner must provide a yearly monitoring report to the <i>Council</i> (or longer period at the discretion of the <i>Council</i>) to assist it to monitor compliance with the above standards.</p>
<p>6. Within the Airport Buffer Precinct, recreation, conservation, and water management activities and</p>	<p>1. The maximum <i>height</i> of any new <i>building</i> or structure from <i>original ground level</i> shall be 4 metres.</p> <p>2. The maximum <i>gross floor area</i> for any <i>building</i> is 30m².</p>

Comment [ET79]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET80]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET81]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET78]: 20 - Kapiti Coast Airport Holdings Ltd - seek addition of “trade supply retail”

Table 6G.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
activities permitted in the Open Space (Conservation & Scenic) Zone (except production forestry).	<p>3. The total <i>gross floor area</i> of <i>buildings</i> must not exceed 300m².</p> <p>4. <i>Buildings</i> must be associated with <i>permitted activities</i> within the “Airport Buffer Precinct” or utilities required to serve the Airport Zone.</p>
7. Within the <i>Aviation Heritage</i> Precinct, heritage and associated and supporting activities.	
8. Weather monitoring equipment and other meteorological facilities, installations, or equipment to measure, collect and distribute meteorological information on Section 1 SO 36625.	
9. <i>Residential activities</i> for those whose employment requires residence within the Airport Zone.	<p>1. <i>Residential activities</i> must :</p> <ul style="list-style-type: none"> a) be <i>ancillary</i> to a <i>permitted activity</i> on-site; b) not include more than one <i>household unit</i> per <i>property</i>; c) not be greater than 70m² in total floor area per <i>property</i>; d) <i>residential buildings</i> must be acoustically insulated and ventilated to comply with the requirements of Rule 12D.1.14 (Chapter 12); and e) be limited to accommodation for a caretaker or other person whose employment requires that they live on the <i>property</i> where they are employed. <p>2. No residential accommodation for those whose employment requires residence within the Airport Zone shall be sold or otherwise disposed of except in conjunction with the associated industrial <i>building</i>. The <i>residential building</i> may, however, be removed from the <i>property</i>.</p>

Table 6G.1. Permitted Activities

The following activities are **permitted** activities, provided that they comply with all corresponding permitted activity standards in this table and all relevant rules and permitted activity standards in other chapters (unless otherwise specified).

Permitted Activities	Standards
10. <i>Residential activity</i> in the Airport Mixed Use Precinct located to the west of the Airport Core Precinct and outside of the <i>Airport Noise Effects Advisory Overlay</i> as identified on the District Plan Maps that has obtained <i>subdivision</i> consent for the <i>residential activity</i> .	1. The activity must meet the Residential Zone <i>permitted activity</i> standards for <i>residential activities</i> .
11. <i>Earthworks</i> , except in Area Y shown on the Precinct Plan.	<p>1. <i>Earthworks</i> must not be undertaken:</p> <ol style="list-style-type: none"> within 20 metres of a <i>waterbody</i>, including <i>wetlands</i> and coastal water, except that this standard shall not apply in respect of activities associated with the formation or maintenance of the watercourse or stormwater control; and within <i>fill control areas</i> unless provision is made to drain the total sub catchment contributing to the flood control area and that the stormwater can be drained in less than four hours. <p>2. In all other areas, no <i>earthworks</i> shall involve the disturbance of more than 100m³ (volume) of land and shall alter the <i>original ground level</i> by more than 1.0 metre, measured vertically, in any 10 year period. Except that this <i>earthworks</i> standard shall not apply in respect of <i>earthworks</i> associated with approved <i>building</i> developments, provided that the <i>earthworks</i> do not extend more than 2.0 metres beyond the foundation line of the building in any 12 month period.</p> <p>3. <i>Earthworks</i> for <i>road</i> maintenance activities within road reserves are exempt from complying with Standards 1 and 2 above.</p> <p>4. The Accidental Discovery Protocol, set out in Schedule 10.2, must be followed.</p> <p>Note: The <i>resource consent</i> requirements for the removal or replacement of underground fuel storage tanks fall under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011, and the relevant regional plan(s).</p>

Table 6G.2 Controlled Activities

The following activities are **controlled** activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
<p>1. <i>Buildings and structures</i> in the area marked on the Airport Precinct Plan as Proposed Runway 12/30.</p> <p>Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	<p>1. There must be no above ground <i>buildings, structures, facilities</i> or uses which are inconsistent with the use of the area as an imperative use runway.</p>	<p>1. <i>Site</i> layout and design including location of <i>building(s)</i> and building <i>curtilages, landscaping, carparking, fencing</i> and surface treatments.</p> <p>2. The extent of consistency with the Design Guidelines for the Airport Zone in Appendix 6.6.</p> <p>3. The <i>Council's</i> Subdivision and Development Principles and Requirements 2012.</p> <p>4. The extent of consistency with the Crime Prevention Through Environmental Design principles in Appendix 5.5.</p> <p>5. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p>

Table 6G.2 Controlled Activities
 The following activities are controlled activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
2. <i>New buildings</i> Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.	1. Within the Airport Mixed Use Precinct, any development where the cumulative gross floor area in the Precinct does not exceed 102,900m ² . 2. As part of the first development within the Airport Zone an Environmental Management Plan (EMP) must be prepared jointly by a suitably qualified landscape architect and ecologist in consultation with a stormwater engineer, the Council and the representatives of local <i>tāngata whenua</i> . 3. The EMP shall aim to ensure the development and protection of healthy <i>wetlands</i> and streams, and their integration with public access, visual screening, and stormwater management. It shall include but not be limited to, the following matters: a) the identification and protection of threatened <i>wetland</i> plant and fish species; b) the design and management of <i>wetland</i> systems to ensure ecological objectives are achieved; c) the design and management of watercourses to ensure corridors are maintained for movement of freshwater fish; d) the design of <i>waterbodies</i> to discourage flocking waterfowl that may increase the risk of bird strike at the airfield; e) the integration of waterways with stormwater management systems to ensure water quality is maintained and ecological values are protected; f) integration of public access including cycleways, walkways and bridleways required to give effect to	1. Site layout and design including location of <i>building(s)</i> and building <i>curtilages</i> , <i>landscaping</i> , carparking, fencing and surface treatments. 2. External design, colour, finish and appearance of <i>buildings</i> . 3. Within the area marked " <i>curtilage</i> " on District Plan Map 11A, the desirability of maintaining views of, and a visual connection to, part of the primary runway from the cab of the control tower in the <i>Aviation Heritage</i> Precinct. 8. The installation of <i>water saving devices</i> and energy efficient technologies. 9. The provision of communal <i>open space</i> . 6. The extent of consistency with the Design Guidelines for the Airport Zone in Appendix 6.6. 7. The <i>Council's</i> Subdivision and Development Principles and Requirements 2012. 8. The extent of consistency with the Crime Prevention Through Environmental Design principles in Appendix 5.5. 8. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.

Comment [ET83]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET82]: 15 - Coastlands Shoppingtown Ltd –seek replacement criteria for notification wording re traffic and economic effects on District Centre Zone Precincts

Table 6G.2 Controlled Activities

The following activities are controlled activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<p>the objectives and policies, including the provision of public access along any open streams;</p> <p>g) integrated planting for shelter, screening and public <i>open space</i>;</p> <p>h) timeframes to complete any works required by (a) through to (f);</p> <p>i) monitoring and reporting to the <i>Council</i> and <i>tāngata whenua</i> on the achievement of the EMP's intended outcomes; and</p> <p>j) the ongoing maintenance of the Airport Buffer Precinct.</p> <p>4. The EMP will have two parts. The first part will relate to the Buffer Precinct. It will be formulated at the outset of <i>development</i> and in concert with a Stormwater Management Plan to ensure integration. The second part will relate to staged development of the Airport Core and Airport Mixed Use Precincts.</p> <p>5. As part of the first <i>development</i> within the Precinct a Stormwater Management Plan must be submitted to, and approved by the <i>Council</i>, that addresses the issues raised in the Design Guide, the EMP, and the Subdivision and Development Principles and Requirements. The Stormwater Management Plan must demonstrate how <i>hydraulic neutrality</i> for the <i>site</i> will be achieved, and will identify the forms of low impact stormwater technology to be utilised for the <i>sites development</i>, e.g. including swales, rain gardens, roof runoff water tanks among others.</p>	<p>10. The expected traffic generation from the Airport Zone.</p> <p>11. The <i>effects on the transport network and State Highway 1</i> within the District, and the timing of any improvement works on the <i>transport network and State Highway 1</i>.</p>

Comment [ET85]: 15 - Coastlands Shoppingtown Ltd – seek additional wording re: Kapiti Road & connections to Kapiti Rd; also seek 2 additional matters requiring traffic and urban design assessments

Table 6G.2 Controlled Activities

The following activities are controlled activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<p>6. Subsequent <i>developments</i> within the <i>site</i> must comply with the minimum requirements specified in the EMP detailed in 2-4 above and the Stormwater Management Plan detailed in 5 above.</p> <p>Note: The approval of applications for resource consent will be subject to the imposition of a consent notice or other permanent encumbrance on the title of the land to ensure ongoing compliance with the EMP and the Stormwater Management Plan.</p> <p>Note: The management of <i>wetlands</i> and <i>waterbodies</i> is to be in accordance with Greater Wellington Regional Council publications: “Mind the Stream”; “So you’re thinking about a pond”; “Understanding the Wet in Wetlands” and the Council’s “Wharemauku Stream Community Freshwater Plan”.</p> <p>7. The following thresholds apply to all <i>development</i> within the Airport Mixed Use Precinct:</p> <p>a) for any <i>development</i> that exceeds a cumulative gross floor area of 43,050m², a <i>transport assessment</i> must be carried out which considers the impact of the cumulative <i>development</i> of the area on the safety and efficiency of the <i>transport network</i>. The assessment must include (but not be limited to) the following matters:</p> <ol style="list-style-type: none"> i. the proposed staging of the operation of the <i>development</i>; ii. traffic and transport generation pre- and post-development operation; 	

Comment [ET84]: 20 - Kapiti Coast Airport Holdings Ltd

Table 6G.2 Controlled Activities

The following activities are controlled activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
	<ul style="list-style-type: none"> iii. <i>transport network</i> upgrades; iv. the design of off-site roading links and intersections; v. the route and design of internal airport roads; vi. public safety measures; and vii. environmental and community impacts. <p>b) for any <i>development</i> that exceeds a cumulative <i>gross floor area</i> of 62,500m² a further <i>transport assessment</i> must be carried out which considers the impact of the cumulative <i>development</i> of the area on the safe and efficient operation of the <i>transport network</i>. The assessment shall address the same factors as specified in standard 7 b) above.</p> <p>Note: Irrespective of the above thresholds, any activity which results in a cumulative <i>gross floor area</i> of <i>development</i> in the Airport Mixed Use Precinct of more than 102,900m² shall be a <i>restricted discretionary activity</i> under Rule 6G.3.2, and shall require a further <i>transport assessment</i>.</p>	
<p>3. New airport roads</p> <p>Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or</p>	<p>1. All roads must comply with the relevant <i>permitted activity</i> standards in Chapter 11.</p>	<p>1. The route, design, and standard of construction of the road, including pedestrian footpaths, cycle paths, <i>landscaping</i>, stormwater runoff, <i>earthworks</i>, preservation of viewshafts to the Tararua Ranges and Kāpiti Island, safety and the provision of access for public transport.</p>

Table 6G.2 Controlled Activities

The following activities are controlled activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
notified.		<ol style="list-style-type: none"> 2. Compliance with Council's Subdivision and Development Principles and Requirements 2012. 3. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan. 4. In respect of any proposed new intersection with <i>Council roads</i>, the preparation of a traffic management plan. 5. The extent of consistency with Council's Subdivision Best Practice Guide.
<p>4. <i>Earthworks</i> that do not comply with the <i>Permitted Activity</i> Standards, and which are not otherwise listed as a <i>controlled activity</i>.</p> <p>Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>		<ol style="list-style-type: none"> 1. To the extent of non-compliance with the <i>permitted activity</i> standards. 2. The extent of consistency with Council's Subdivision Development Principles and Requirements 2012 and Subdivision Best Practice Guide.
<p>5. <i>Earthworks</i> within Area Y on the Precinct Plan, subject to those proposed <i>earthworks</i> being the subject of an approval under the Heritage New Zealand Pouhere Taonga Act (2014).</p>		<ol style="list-style-type: none"> 1. The extent of consistency with the Council's Subdivision Development Principles and Requirements 2012 and Subdivision Best Practice Guide.

Table 6G.2 Controlled Activities

The following activities are controlled activities, provided that they comply with all corresponding controlled activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Controlled Activities	Standards	Matters over which Council reserves control
Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.		

Table 6G.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
1. Activities which do not comply with one or more of the <i>permitted</i> or <i>controlled activity</i> standards, and are not listed as <i>discretionary</i> , <i>non-complying</i> or <i>prohibited activities</i> .	1. The permitted activity standard for <i>height</i> and <i>site coverage</i> shall not be exceeded by more than 20%.	<ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
2. Any activity which results in the cumulative <i>gross floor area</i> of development in the Airport Mixed Use Precinct being greater than or equal to 102,900m ² but less than 282,450m ² .	1. <i>For any development</i> that exceeds a cumulative <i>gross floor area</i> of 102,900m ² , a <i>transport assessment</i> must be carried out which considers the impact of the cumulative <i>development</i> of the area on the safe and efficient operation of the <i>transport network</i> . The assessment must address the factors identified in Rule 6G.2.2 Standard 7.	<ol style="list-style-type: none"> 1. The expected traffic generation from the Airport Zone. 2. The <i>effects</i> on the local <i>road network</i> and State Highway 1 within the District, and the timing of any improvement works on the local <i>road network</i> and <i>State Highway 1</i>. 3. Economic effects including effects on the vitality of centres.
3. The construction of intersections from Airport land onto <i>legal roads</i> .		<ol style="list-style-type: none"> 1. The <i>effects</i> of the increased traffic on Tahiri Road and Toru Road on the amenity of the adjacent Residential Zone. 2. The <i>effects</i> of the increased traffic on the local <i>road network</i>
4. <i>Earthworks</i> within Area Y on the Precinct Plan, that are not, at the time of application, the subject of an approval under the Heritage New Zealand Pouhere Taonga Act (2014).		<ol style="list-style-type: none"> 1. The likely <i>effects</i> of the <i>earthworks</i> on any sites of significance in terms of archaeological values or specific importance to <i>tāngata whenua</i>.
5. <i>Subdivision</i> .	1. A development plan showing proposed	<ol style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i>, including

Comment [SH86]: 20 - Kapiti Coast Airport Holdings Ltd - seeks new restricted discretionary activities instead of non-complying

Comment [ET87]: 15 - Coastlands Shoppingtown Ltd - seek three new matters of control relating to traffic, economic and urban design assessments

Comment [ET88]: 15 - Coastlands Shoppingtown Ltd – seek specific link to District Centre Zone Precinct A

Table 6G.3 Restricted Discretionary Activities

The following activities are **restricted discretionary** activities, provided that they comply with all corresponding restricted discretionary activity standards in this table, and all relevant rules and standards in other chapters (unless otherwise specified).

Restricted Discretionary Activities	Standards	Matters over which Council will restrict its discretion
	<p><i>buildings and landscaping</i> must be provided.</p> <p>2. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of Schedule 8.1 must be complied with.</p>	<p><i>earthworks</i>.</p> <p>2. The imposition of <i>financial contributions</i> in accordance with Chapter 12 of this Plan.</p> <p>3. The provision of walkways, cycleways and access for public transport.</p> <p>4. The installation of <i>water saving devices</i> and energy efficient technologies.</p> <p>5. Compliance with the Council's Subdivision and Development Principles and Requirements 2012.</p> <p>6. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>7. Measures to avoid or mitigate potential <i>reverse sensitivity</i> effects.</p>

Table 6G.4 Discretionary Activities

The following activities are **discretionary** activities.

Discretionary Activities

1. Any activity which does not comply with one or more of the *restricted discretionary activity* standards.
2. One only supermarket with a maximum gross floor area of 3,000m².

Comment [ET89]: 15 - Coastlands Shoppingtown Ltd – seek additional wording to end of rule “otherwise specifically stated”

Comment [ET90]: 15 - Coastlands Shoppingtown Ltd

Comment [ET91]: 20 - Kapiti Coast Airport Holdings Ltd

Table 6G.5 Non-Complying Activities The following activities are non-complying activities.	
Non-Complying Activities	
1.	<i>Offensive trades.</i>
2.	The keeping of free flight birds.
3.	Any <i>retail or commercial activity</i> that is not a <i>discretionary activity</i> or a <i>prohibited activity</i> , and is not a <i>permitted activity</i> under Rule 6G.1.4 or Rule 6G.1.5.
4.	Any <i>development</i> , not being a <i>prohibited activity</i> , which results in the development in the <i>Airport Zone</i> exceeding 339,400m ² <i>gross floor area</i> .
5.	Any above ground <i>development</i> within the area defined on the Kapiti Coast Airport Aerodrome <i>Designation Map</i> as Runway 12/30, which is inconsistent with the use of that area for imperative landings and other limited uses.
6.	One <i>only department store.</i>
7.	<i>Supermarkets</i> other than as provided for in Rule 6G.4.2.
8.	More than one store of between 151m ² and 1,500m ² <i>gross floor area</i> that retails groceries or non-specified food <i>lines</i> .

Comment [SH92]: 15 - Coastlands Shoppingtown Ltd

Comment [ET93]: 20 - Kapiti Coast Airport Holdings Ltd

Comment [ET94]: 15 - Coastlands Shoppingtown Ltd

Comment [ET95]: 15 - Coastlands Shoppingtown Ltd - also seeks a new N/C rule for any activity not listed as permitted, controlled, restricted discretionary, discretionary or prohibited activity

Table 6G.6 Prohibited Activities
The following activities are **prohibited** activities.

Prohibited Activities
1. <i>Department Stores other than as provided for as a non-complying activity in Rule 6G.5.6.</i>

Comment [ET96]: 20 - Kapiti Coast Airport Holdings Ltd – remove prohibited activity status

Comment [ET97]: 15 - Coastlands Shoppingtown Ltd – seek two new prohibited rules for supermarkets and grocery stores

Working Zones Appendices (in Volume 2)

The following Working Zones appendices can be found in Volume 2 of this plan.

1. **Appendix 6.1** - Paekākāriki Village Centre Design Guide
2. **Appendix 6.2** - Meadows Precinct Design Guidelines
3. **Appendix 6.3** - Meadows Structure Plan
4. **Appendix 6.4** - Structure Plan for Development of Lot 2 DP 441854 (Milne Drive, Paraparaumu)
5. **Appendix 6.5** - Ōtaki South Precinct Structure Plan
6. **Appendix 6.6** - Design Guide for the Airport Zone
7. **Appendix 6.7** - District Centre Zone Structure Plan
8. **Appendix 6.8** - Concept Plan for Industrial/Service Land at Paraparaumu Quarry
9. **Appendix 6.9** – Centres Design Principles