

TCZ - Town Centre Zone

This chapter contains policies and rules which manage activities and development in the Town Centre Zone. For subdivision in the Town Centre Zone, see the Subdivision Chapter (SUB-WORK).

Relationship with the *Working Zones*

The management approach for the Town Centre Zone works in conjunction with the other *working zones*. 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*.

Together, the *working zones* chapters manage the following issues:

- 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*.

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 the Business Activities Chapter. Rules and standards relating to *business activities* in other zones will be located in the relevant chapters (i.e. Rural Zones Chapters, Residential Zones Chapter).

Many areas in the *Working Zones* are characterised by overlays as shown on the District Plan maps. Chapters relating to overlays (i.e. –Hazards and Risks, Historic and Cultural Values and Natural Environment Values) also contain relevant provisions applying to the *Working Zones*.

Zone and precinct framework for the *Working Zones*

Together, 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.

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

1. Paraparaumu Sub-Regional Centre

a. **Metropolitan Centre Zone**, including:

- i. *Precinct A* (A1 and A2);
- ii. *Precinct B*; and
- iii. *Precinct C*; and the

b. **Mixed Use Zone** at:

- i. Ihakara Street West Precinct;
- ii. Ihakara Street East Precinct;
- iii. Kapiti Road; and
- iv. Paraparaumu North Gateway Precinct;

2. **Town Centre Zone**, including:

- a. Ōtaki Main Street;
- b. Ōtaki Rail;
- c. Waikanae;
- d. Paraparaumu Beach; and
- e. Raumati Beach;

3. **Local Centre Zone**, including:

- a. Paekākāriki;
- b. Raumati South;
- c. Kena Kena;
- d. Meadows Precinct;
- e. Te Moana Road;
- f. Mazengarb Road;
- g. Waikanae North Development Zone Precinct 6 – Mixed Use; and
- h. Ngārara Zone - Waimeha *Neighbourhood Development Area*;

4. **Hospital Zone**;

5. **General Industrial Zone**, including:

- a. Ōtaki South Precinct; and

6. **Airport Zone**, including:

- a. Airport Core Precinct;
- b. Airport Mixed Use Precinct;
- c. Airport Buffer Precinct; and
- d. *Aviation Heritage* Precinct.

Strategic Context

The Primary Objectives that this chapter implements are:

- DO-O1 - Tāngata Whenua;
- DO-O3 - Development Management;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality; and
- DO-O16 - Centres.

DO-O1 Tāngata Whenua

To work in partnership with the *tāngata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3 Development Management

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas which can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
4. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
5. management of development in areas of special character or amenity so as to maintain, and where practicable, enhance those special values;
6. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
7. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District; and
8. management of the location and effects of potentially incompatible land uses including any interface between such uses.

DO-O8 Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O11 Character and Amenity Values

To maintain and enhance the unique character and amenity values of the District's distinct communities so that residents and visitors enjoy:

1. relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by the presence of mature vegetation, a variety of built forms, the retention of landforms and unique community identities;
2. vibrant, lively *town centres* supported by higher density residential and mixed use areas;
3. neighbourhood *centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas and between potentially conflicting land uses, so as to minimise adverse *effects*).

DO-O12 Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;
2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O14 Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effects* on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15 Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

1.
 - a. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effects* of their operation;
 - b. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
 - c. enabling opportunities to make the economy more resilient and diverse;
 - d. providing opportunities for the growth of a low carbon economy, including clean technology;
 - e. minimising *reverse sensitivity effects* on *business activities*, including *primary production activities*; and
 - f. enhancing the amenity of *Working Zones*;

while:

2.
 - a. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
 - b. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
 - c. managing contamination, pollution, odour, noise and glare, associated with *business activities*, including *primary production activities*.

DO-O16 Centres

To have vibrant, safe and economically sustainable *centres* that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:

1. provide the primary focus for *commercial (excluding industrial), retail* and community activities within the District;
2. support community cohesion and a sense of place;
3. reinforce a compact, well designed and sustainable District and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas;
4. encourage economic opportunities and *business activities* in a manner which promotes:
 - a. the *Paraparaumu Sub-Regional Centre* as the principal commercial, retail, cultural, civic and

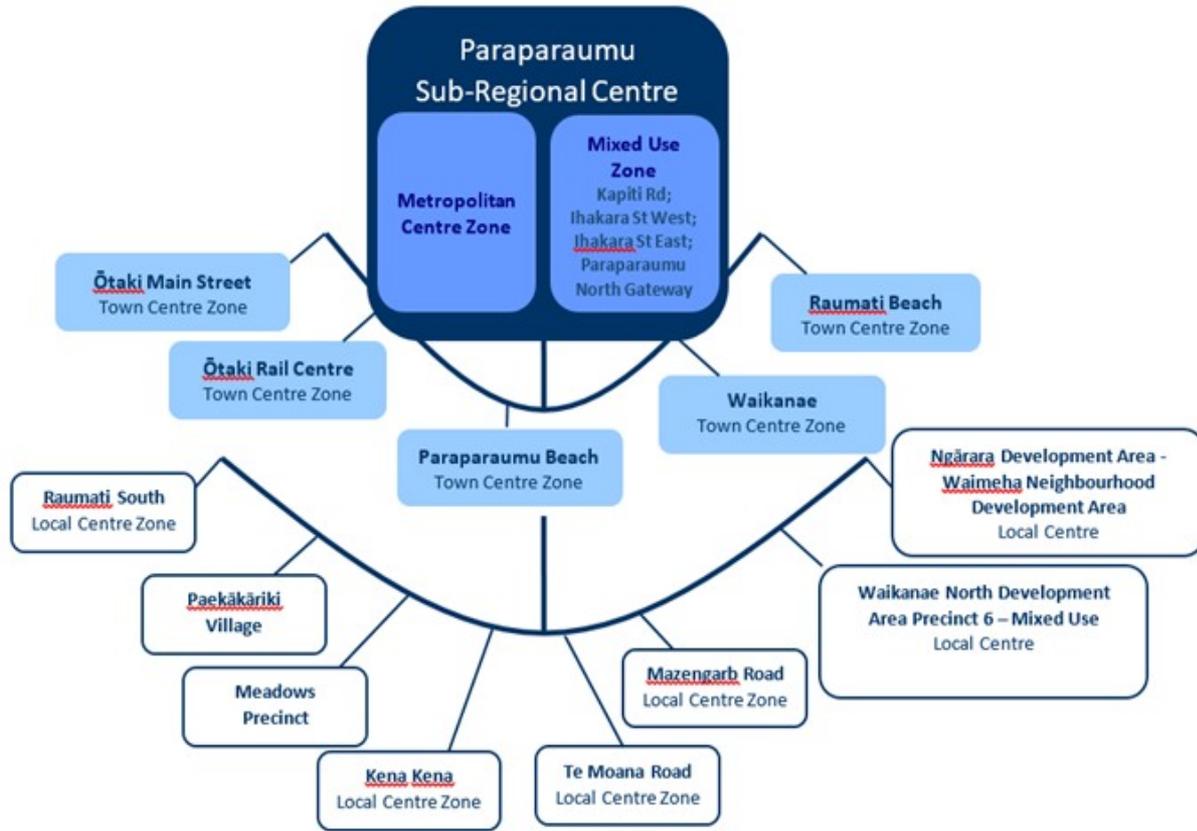
tourist centre for the District, to be developed in a manner that:

- i. achieves an integrated and compact *metropolitan centre zone*, linking all Precincts through a well-connected pedestrian and *transport networks* offering a choice of efficient routes and a quality built environment;
 - ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport;
 - iii. is supported by opportunities for medium density residential living;
 - iv. consolidates community activities within Precinct B; and
 - v. provides for *commercial* (excluding *industrial*) and *retail activities* in Precincts A1, A2 and C, with some restrictions on the scale and nature of *retail activities* in Precinct C
- b. the District's *town centres* at a scale and form that provides the urban focus for the commercial (excluding *industrial*), tourism, education, entertainment, community and civic activities as well as opportunities for medium density residential living, where these meet the needs of the surrounding township community; and
- c. District's *local centres* to provide for *commercial activities* (excluding *industrial activities*), within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.

Provisions in other chapters of the Plan may also be relevant.

Policies

TCZ-P1	Town Centres
<p><i>Town centres</i> are managed to enable <i>retail activities</i> that provide '<i>convenience</i>' goods and a range of '<i>comparison</i>' goods to serve the major weekly household shopping needs of the local community, as well as a range of other business, cultural and <i>community facilities</i> and services. <i>Large format</i> retail will be managed to ensure it is of an appropriate scale and can be integrated into the existing urban fabric and character. <i>Town centres</i> may service a 'niche' destination retail market, as well as contain higher density <i>residential activities</i> and some community and civic activities. <i>Town centres</i> are located within the <i>Town Centre Zones</i> at Ōtaki Main Street, Ōtaki Rail, Waikanae, Paraparaumu Beach and Raumati Beach.</p>	
TCZ-P2	Centres Hierarchy
<p>The role, function, distribution, size and design of each <i>centre</i> is managed according to a <i>centres</i> hierarchy to ensure they can collectively meet community needs, and enable employment, goods and services to be accessed efficiently and equitably by the community. <i>Development</i>, use and <i>subdivision</i> within each <i>centre</i> will be of a type, scale, intensity and design appropriate to the position of that <i>centre</i> in the hierarchy. <i>Centres</i> include a range of activities that are compatible with and support their functioning, including community and civic activities, educational and cultural activities, and appropriate <i>residential activities</i>.</p> <p>The hierarchy of <i>centres</i> within the District is as follows:</p> <ol style="list-style-type: none"> 1. <i>Paraparaumu Sub-Regional Centre</i> (encompassing the Metropolitan Centre Zone and the Mixed Use Zone); 2. <i>Town Centres</i>; and 3. <i>Local Centres</i>. 	



TCZ-Figure 1: Diagrammatic representation of the centres hierarchy in TCZ-P2

TCZ-P3	Activities in the Working Zones
<p><i>Business activities</i> are the primary <i>land use</i> and function of the <i>Working Zones</i>. The location, scale, size and design of <i>subdivision</i>, use and <i>development</i> in the <i>Working Zones</i> will be undertaken with regard to the following principles:</p> <ol style="list-style-type: none"> 1. local and on-site <i>amenity values</i> are maintained and enhanced; 2. local built identity and character values are retained; 3. connectivity and access within and to the <i>Working Zones</i> is enhanced; 4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport; 5. built form is compatible with the surrounding <i>environment</i>; 6. facilities are integrated within the <i>centre</i> or other <i>Working Zones</i>; and 7. <i>temporary events</i> will be enabled in <i>centres</i> where they are consistent with the scale, role and function of the <i>centre</i>. 	
TCZ-P4	Intensification of Centres
<p>The growth and development of <i>centres</i> will be provided for in a manner which contributes to their vibrancy, vitality, efficiency and <i>amenity values</i>. <i>Subdivision</i>, use and <i>development</i> which increases the concentration of <i>business activities</i> within a <i>centre</i> will be provided for where it:</p> <ol style="list-style-type: none"> 1. does not undermine the role, function and viability of other higher or similar <i>centres</i>; 2. is consistent with the identified role and function of the <i>centre</i>; 3. increases the range of compatible and complementary land uses and activities within the <i>centre</i>; 	

	<p>4. supports a high level of access and connectivity within the <i>centres</i> and between the <i>centres</i>, recreational and residential areas;</p> <p>5. contributes to a high amenity <i>environment</i> and provides a strong sense of place; and</p> <p>6. supports increased residential living opportunities, where appropriate.</p>
TCZ-P5	Mixed Use Activities in Centres
	Mixed use development, including <i>residential activities</i> , will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved in accordance with the principles in Appendix 20 Centres Design Principles.
TCZ-P6	Urban form and design of centres
	<i>Subdivision</i> , use and <i>development</i> in <i>centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i> , 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 20 will be applied.
TCZ-P7	Connectivity to and within Centres
	<p><i>Subdivision</i>, use and <i>development</i> will be designed and located to enhance connectivity and access to public transport, shops and services and <i>centres</i> in general accordance with the following principles:</p> <ol style="list-style-type: none"> 1. effective and efficient transport routes and facilities will connect new developments with the surrounding context; 2. public spaces and streets will be designed to support a mix of <i>land</i> uses and activities; 3. the provision of transport routes and nodes will be designed to integrate with adjoining <i>land</i> uses; 4. opportunities for active modes and integration with public transport routes will be provided for where it is appropriate; 5. missing transport links will be completed; 6. high traffic-generating activities and busy <i>roads</i> which divide <i>centres</i> or act as a physical barrier to the connectivity of a <i>centre</i> will be managed to avoid, remedy or mitigate adverse <i>effects</i>; and 7. landmarks and transport nodes will be linked with well-defined pedestrian pathways where appropriate.

Rules

TCZ-R1	Any activity that is a <i>permitted activity</i> under the rules in this chapter.
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Hours of operation for any activity adjoining or facing the <i>Residential Zones</i> shall be limited to between 7.00am and 11.00pm, 7 days a week. 2. The activity must not cause offensive or objectionable odour, <i>dust</i> or smoke at or beyond the <i>boundary</i> of the <i>site</i> on which it is occurring. 3. 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>Residential Zone</i>. 4. <i>Subject 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. 5. Activities adjoining the <i>Residential 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>.
TCZ-R2	Any activity which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, or non-complying activity</i> in the rules in this chapter.

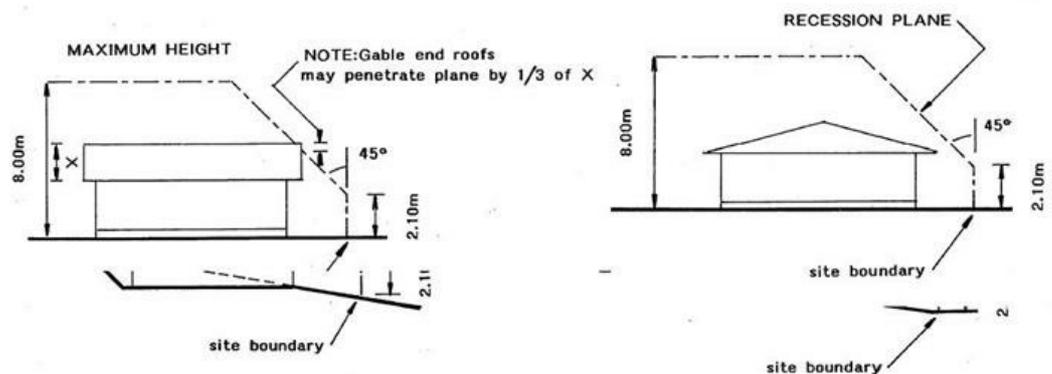
Permitted Activity	<p>Standards</p> <p>1. The activity complies with all <i>permitted activity</i> standards in this chapter</p>
TCZ-R3	<p><i>Retail activities.</i></p> <p><i>Measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p>Standards</p> <p>1. <i>Retail activities</i> must have a maximum <i>retail floor space</i> of 500m² for any <i>building</i> or a maximum <i>building coverage</i> of 100% per total <i>site</i> area, whichever is lesser.</p> <p><i>Measurement Criteria:</i></p> <p>When measuring <i>building coverage</i>, include:</p> <p>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</p> <p>Exclude:</p> <p>a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</p> <p>b. The footprint of any <i>minor building</i></p>
TCZ-R4	<p><i>Commercial activities.</i></p> <p>Excludes:</p> <ul style="list-style-type: none"> • <i>Retail activities</i> • <i>Industrial activities</i> • non-commercial <i>ancillary activities</i> to the <i>commercial activity</i>.
Permitted Activity	<p>Standards</p> <p>Note: see rule TCZ-R3 for <i>ancillary retail activities</i>. See rule TCZ-R5 for <i>ancillary residential activities</i>. See rule TCZ-R8 for <i>ancillary industrial activities</i>.</p>
TCZ-R5	<p><i>Residential activities</i> (excluding <i>visitor accommodation</i> that is not <i>temporary residential rental accommodation</i>)</p>
Permitted Activity	<p>Standards</p> <p>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>.</p>
TCZ-R6	<p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i>.</p> <p>Excludes:</p> <ul style="list-style-type: none"> • New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>. • New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i>, in the Raumati Beach Town Centre Zone (see TCZ-R7). <p><i>Height measurement criteria</i>, and <i>measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p>Standards</p> <p>1. The maximum <i>height</i> of any <i>building</i> or <i>structure</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</i></p>

ground level.

2. Where a *building* adjoins, or is within 2 metres of the front *boundary* of a *site*, or a main internal pedestrian route, the *building* must contain at least 75% of the ground level *road boundary* façade and facades on main internal pedestrian routes as *active retail frontages*, including pedestrian entrances and clear glass for the display of goods.
3. All *buildings* and *structures* must fit within a *height in relation to boundary* envelope, which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* where it adjoins the boundary of *Residential Zones* and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear *yard* and not more than 2.4 metres in *height* (as determined by the *height measurement criteria*) may infringe the *height in relation to boundary envelope*.

Measurement Criteria:

- a. The *height in relation to boundary* envelope must be measured from a point above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties).
- b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary* envelope.
- c. Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the *height in relation to boundary* envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.



4. Any *building* or *structure* which is setback 2 or more metres from the *road boundary* must provide (or, in respect of existing *trees*, retain) at least one specimen *tree* capable of growing to 5 metres in *height* within 10 years of planting for every 10 metres of *site* frontage. Any *landscaping* provided in accordance with this standard must be included in the *landscaping carpark* requirement.
5. All *buildings*, other than temporary or accessory storage *buildings*, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
6. Verandahs shall be provided to the following standards, except in situations where the adjoining *buildings* on both sides do not have a verandah (excluding Raumati Beach Town Centre Zone where all *buildings* shall provide a verandah) and where the *building* is set back from the frontage by more than 3 metres:
 - a. The verandah shall have a minimum depth of 3 metres.
 - b. The verandah shall be at least 0.5 metres behind the kerb face.
7. Verandahs must extend along the entire frontage of the *building* and must adjoin

	<p>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. <i>Buildings</i> and <i>structures</i> shall be sited a minimum of 4 metres from the <i>boundary</i> of any <i>Residential Zone</i>.</p> <p>10. No <i>building</i> or <i>structure</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> or <i>structures</i>; that is <i>buildings</i> or <i>structures</i> used for a purpose which is secondary to the main use of the <i>site</i> and which are located to the rear of the main <i>building</i> on the <i>site</i>.</p> <p>11. 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>TCZ-R7</p>	<p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i> and activities in the Raumati Beach Town Centre Zone.</p> <p>Excludes:</p> <ul style="list-style-type: none"> • New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>. <p><i>Qualifying criteria</i> apply to activities under this rule.</p>
<p>Permitted Activity</p>	<p>Standards</p> <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>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i> under TCZ-R6. 2. No <i>building</i> or <i>structure</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 buildings</i> and <i>structures</i>; that is <i>buildings</i> and <i>structures</i> used for a purpose which is secondary to the main use of the <i>site</i> and which are located to the rear of the main <i>building</i> on the <i>site</i>. 3. Any <i>buildings</i> used for <i>residential activities</i> (excluding <i>visitor accommodation</i> that is not <i>temporary residential rental accommodation</i>) must comply with the following standards: <ol style="list-style-type: none"> a. A ground floor retail or <i>commercial</i> (excluding <i>industrial</i>) use must face the street with a main residential front door accessed from the street. b. A <i>building</i> recess must be provided for each 12 metres of <i>building</i> 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>residential unit</i> must provide a private <i>outdoor living space</i> of at least 20m², with a minimum dimension of 1.5 metres. The <i>outdoor living space</i> must be directly accessible from a living room (lounge / dining / family etc.) 4. <i>Residential buildings</i> must be acoustically designed to achieve the <i>permitted activity</i> standards in the Noise chapter. <p><i>Qualifying Criteria:</i></p> <p><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor</i></p>

	<i>Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.	
TCZ-R8	<i>Industrial activities</i> .	
	Excludes: <i>non-industrial ancillary activities to the industrial activity</i>	
Permitted Activity	<p>Standards</p> <p>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>.</p> <p>Note: See MUZ-R3 for <i>ancillary commercial activities</i>.</p>	
TCZ-R9	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.	
Restricted Discretionary Activity	Standards	Matters of Discretion
		<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>.
TCZ-R10	<i>Retail activities</i> that do not comply with one or more of the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	Standards	Matters of Discretion
	<ol style="list-style-type: none"> 1. <i>Retail activities</i> in the following zones shall have a ground level <i>retail floor space</i> less than: <ol style="list-style-type: none"> a. 1000m² in the Raumati Beach Town Centre Zone; b. 1000m² in the Ōtaki Main Street Town Centre Zone; c. 2000m² in the Paraparaumu Beach Town Centre Zone. 2. <i>Supermarkets</i> in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone. 	<ol 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. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 20. 4. Visual, character, amenity and streetscape <i>effects</i>. 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>.

TCZ-R11	<p><i>New buildings and structures and additions and alterations to existing buildings and structures where one or more of the permitted activity standards is not met.</i></p> <p>Excludes:</p> <ul style="list-style-type: none"> • <i>New minor buildings and additions and alterations to existing minor buildings.</i> 	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres. 	<p>Matters of Discretion</p> <ol 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 6, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 20. 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.
TCZ-R12	<p>Papakāinga activities at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).</p> <p><i>Qualifying criteria</i> apply to activities under this rule.</p>	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. A maximum of 10 <i>papakāinga</i> units shall be permitted on the <i>site</i>. 2. Each <i>papakāinga</i> unit must have an <i>outdoor living space</i> for the exclusive use of the individual <i>papakāinga</i> unit. <p><i>Qualifying Criteria:</i></p> <p><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group</p>	<p>Matters of Discretion</p> <ol 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 6, <i>Council's</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 20. 4. Traffic and transport <i>effects</i>. 5. Location and design of parking, traffic circulation areas, loading and access. 6. Public safety. 7. Context and surroundings.

	<p>residential building communal open space.</p> <p>3. The <i>outdoor living space</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 diameter.</p> <p>4. The <i>outdoor living space</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 space</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>8. Whether any <i>nuisance effects</i> are created.</p> <p>9. The consistency with the relevant objectives and policies.</p>
TCZ-R13	<i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	
Restricted Discretionary Activity	<p>Standards</p> <p>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p>	<p>Matters of Discretion</p> <p>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</p> <p>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor 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 natural character values.</p> <p>8. Cumulative <i>effects</i>.</p> <p>9. The <i>Centres</i> Design Principles in Appendix 20.</p>
TCZ-R14	Any activity which is listed as a <i>restricted discretionary activity</i> and does not comply with one or more of the associated standards, unless otherwise specifically stated.	
Discretionary Activity		
TCZ-R15	Activities which create <i>offensive odours</i> detected at any <i>boundary</i> with the <i>Residential Zones</i> .	
Non-Complying Activity		
TCZ-R16	<i>Offensive trades</i> .	
Non-		

Complying Activity	
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