

CF - Community Facilities

This chapter manages *community facilities*. The rules in this chapter shall apply to all land and activities in all zones unless otherwise specified. For the purposes of this chapter, *community facilities* include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets. *Community facilities* do not include land and buildings used by members of the community for recreation and sport.

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-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-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-014 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-016 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.

The rules in this chapter apply to all land and activities in all *zones* unless otherwise specified. Provisions in other chapters of the Plan may also be relevant.

Policies

CF-P1	Development and Operation
<p>The <i>development</i> and operation of a range of <i>community facilities</i>, including alterations and <i>additions</i>, will be provided for where significant adverse <i>effects</i> on neighbourhood <i>amenity values</i> and on traffic safety and efficiency are avoided.</p> <p>For the purposes of this policy, <i>community facilities</i> include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p>	
CF-P2	Marae
<p>The sustainable development, restoration or enhancement of marae will enable Māori to fulfil their role of <i>manaakitanga</i> and <i>kaitiakitanga</i>, including provision for:</p> <ol style="list-style-type: none"> 1. <i>infrastructure</i> and utilities; 2. social services, such as <i>kōhanga reo</i>, Kura Kaupapa Māori and Wānanga, urupā and health services; and 3. associated customary, cultural or <i>commercial activities</i> (excluding <i>retail activities</i> and <i>industrial activities</i>). 	
CF-P3	Neighbourhood Amenity
<p>The scale, layout and design of <i>community facilities</i> will protect the character and amenity of the neighbourhood by:</p> <ol style="list-style-type: none"> 1. ensuring <i>daylight</i> access to adjoining <i>subject sites</i> is not reduced; 2. avoiding the impacts of building bulk and overshadowing on surrounding residential areas, including its outdoor living areas; and 3. providing a level of amenity consistent with the surrounding landscape character. <p>For the purposes of this policy, <i>community facilities</i> include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p>	
CF-P4	Assessment Criteria
<p>The following assessment criteria will be applied, as appropriate, when considering <i>resource consent</i> applications for <i>discretionary</i> and <i>non-complying activities</i> relating to the <i>development</i> and operation of <i>community facilities</i>:</p> <ol style="list-style-type: none"> 1. the objectives and policies for character, amenity, landscape and transport and access relating to the <i>zone</i> in which the facility is located; 2. the suitability of the site and the extent to which alternative sites, <i>zones</i> or locations have been considered; 3. whether the activity provides any positive <i>effects</i> to the neighbourhood and wider community, including the extent to which the land use may enhance the amenity of the area; 4. whether the scale and intensity of the activity is compatible with surrounding land uses (including noise and hours of operation); 5. the potential of the activity to generate significant traffic, parking demand, or visitor numbers, and its impact on the <i>transport network</i>; 6. the accessibility of the site for people with disabilities; 7. the ability of any proposed <i>buildings</i> (excluding <i>minor buildings</i>) to be integrated with the character of the <i>subject site</i> and locality and whether they are in keeping with the scale and 	

- appearance of adjoining residential area;
8. the potential for the activity to generate adverse impacts in terms of traffic safety, *noise*, odour, *dust*, glare or vibration and the extent to which mitigation options have been evaluated;
 9. whether the activity is adequately serviced, and can avoid or mitigate any adverse *effects* it may have on existing *infrastructure* services;
 10. the potential cumulative impacts having regard to the presence of similar activities located in the vicinity or activities with similar *effects*; and
 11. the extent to which the activity contributes to the survival of Māori as a distinct culture and people.

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Rules

CF-R1	<p>Any <i>community facility</i> which is not a <i>controlled, restricted discretionary, discretionary or non-complying activity</i> in the rules in this chapter.</p> <p>For the purposes of this rule, <i>community facilities</i> include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p>
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The activity complies with all <i>permitted activity</i> standards in this chapter.
CF-R2	<p>Any new <i>community facilities</i> and extensions to existing community facilities within the <i>building</i> footprint specified in CF-Table 1.</p> <p>For the purposes of this rule, community facilities include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p> <p><i>Measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Facilities are not located in any Rural Zone, Natural Open Space Zone or any <i>Open Space Zone</i> (excluding the private recreation and leisure precinct), except marae in the Rural 2. <i>Buildings</i> (excluding <i>minor buildings</i>) used for a <i>community facility</i> must be permitted to occupy the maximum <i>gross floor area</i> or maximum <i>building coverage</i> of a <i>subject site</i> listed in CF-Table 1, whichever is the greater. 3. Hours of operation <ol style="list-style-type: none"> a. <i>Residential Zones</i>: <ol style="list-style-type: none"> i. activities (including service deliveries) associated with a <i>community facility</i> in a <i>Residential Zone</i>, or within 50 metres of any <i>subject site</i>

within a *Residential Zone*, must be carried out between 7.30am and 9.00pm other than Church services or those activities that by necessity operate on a 24 hour a day basis; and

b. all other *Zones*:

- i. activities (including service deliveries) associated with a *community facility* must be carried out between 7.30am and 11.00pm other than Church services or those activities that by necessity operate on a 24 hour a day basis.

Landscaping

- 4. Where *community facilities* are in a *Residential Zone*, the site must be landscaped for a minimum depth of 2 metres from the *road boundary*. Any *landscaping* between the public entrance to the facility and any *road* frontage must not exceed 2 metres in *height* (above *original ground level*).

Retail activities associated with community facilities

- 5. There shall be no retail component within a *community facility*, except for in *Centres Zones*. *Retail activities* associated with *community facilities* in *Centres Zones* must be *ancillary* to the *community facility* and not exceed the *zone’s* maximum *gross floor area* and *building coverage* retail standards.
- 6. The *commercial* or *retail activity* on a marae must be associated with the customary activities of the marae and not exceed a *gross floor area* of 50m².

Measurement Criteria:

When measuring *building coverage*, include:

- a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.

Exclude:

- a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
- b. The footprint of any *minor building*

When measuring *gross floor area*, include:

- a. covered yards and areas covered by a roof but not enclosed by walls

Exclude:

- a. uncovered stairways;
- b. floor space in terraces (open or roofed), external balconies, breezeways or porches;
- c. roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m²;
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.

CF-Table 1	Zone	Maximum <i>building coverage</i>	Maximum <i>Gross Floor Area</i>
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	<i>Residential Zones</i>	35%	200m ²
	Within 50 metres of a <i>Residential Zone</i>	35%	400m ²
	<i>Centres Zone, Hospital Zone and Industrial Zones</i>	100%	No limit
	All other zones (including marae in Rural Zone)	35%	400m ²
CF-R3	<p><i>Community facilities</i> in the <i>residential zones</i> and marae in all zones (including the private recreation and leisure precinct but excluding the natural open space zone and other precincts in the <i>open space zone</i>), which exceed the maximum <i>building coverage</i> but comply with all other <i>permitted activity</i> standards under rule CF-R2.</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>For the purposes of this rule, <i>community facilities</i> include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p>		
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> All <i>buildings</i> (excluding <i>minor buildings</i>) used for a <i>community facility</i> including marae, shall be permitted to occupy a maximum <i>building coverage</i> of 40% or the following maximum <i>gross floor area (GFA)</i>, whichever is the greater: <ol style="list-style-type: none"> In <i>Residential Zones</i> – 300m² GFA Within 50 metres of a <i>Residential Zone</i> – 300m² GFA In <i>Centres, Hospital and General Industrial Zones</i> – No limit In all other zones (including marae in Rural Zone) – 500m² 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> Any positive <i>effects</i> to be derived from activity. Layout, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>) and signs. Appropriateness of the proposed use. Visual, character and amenity <i>effects</i>. Context and surroundings. Degree of compliance with Council's Subdivision and Development Principles and Requirements, 2012. <i>Effects</i> on transport. Traffic <i>effects</i>. <i>Effects</i> on <i>historic heritage</i>. <i>Effects</i> on an <i>ecological site, geological feature, outstanding natural feature and landscape</i>, or area of outstanding or high natural character. Natural hazard risk management. Location and design of services. Suitability of <i>landscaping</i>. Public safety. Disabled access. Noise and lighting <i>effects</i>. Adequacy of the methods of mitigation, remediation or ongoing management. 	

CF-R4	<p>Any <i>community facility</i> not specifically provided for as a <i>Permitted</i> or <i>Restricted Discretionary activity</i>, or does not meet <i>permitted activity</i> standard 5 of CF-R2 or <i>restricted discretionary activity</i> standard 1 of CF-R3</p> <p>For the purposes of this rule, <i>community facilities</i> include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p>
Discretionary Activity	