

PREC32 - Ōtaki South Precinct

This chapter contains policies and rules which specifically relate to the multi-zone Ōtaki South Precinct. The underlying General Industrial Zone or Open Space Zone chapters should also be considered alongside this chapter. Provisions in other chapters of the Plan may also be relevant.

Strategic Context

The Primary Objectives that this chapter implements are:

- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O5 - Natural Hazards;
- DO-O11 - Character and Amenity Values;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality; and
- DO-O16 - Centres.

DO-O1 Tangata Whenua

To work in partnership with the *tangata 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

Amended 01
Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these 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. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 - a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
 - b. that are well serviced by existing or planned public or active transport; or
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;

while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces,

- with good access to public transport;
- 6. management of development in areas of special character or amenity in a manner that has regard to those special values;
- 7. 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;
- 8. 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;
- 9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
- 10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O5 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

DO-O11 Character and *Amenity Values*

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To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local 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-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

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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 higher 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 higher 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.
5. provide for higher density urban built character and high-quality *development*, including:
- a. *buildings* up to 15-storeys within the *Metropolitan Centre Zone*;
 - b. *buildings* up to 6-storeys within:
 - i. the *Town Centre Zone*;
 - ii. the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone;
 - iii. the *Local Centre Zone* at Paekākāriki; and
 - c. *buildings* up to 4-storeys within the *Local Centre Zone*.

Policies

PREC32-P1	Ōtaki South Precinct
<p><i>Subdivision</i>, use and <i>development</i> in the Ōtaki South Precinct will be provided for in a manner which is consistent with the Ōtaki South Precinct Structure Plan in Appendix 23 and complies with all of the following principles:</p> <ol style="list-style-type: none"> 1. <i>development</i> is designed to address the residual risk from flooding from the Ōtaki River and the direct risk from <i>stormwater</i> flooding and flooding from other watercourses; 2. <i>development</i> is integrated into the existing <i>environment</i> by respecting the existing landform and the surrounding <i>river</i> environment, and avoiding adverse <i>effects</i> on <i>groundwater</i>, surface <i>water</i> and the Ōtaki River; 3. traffic and visual <i>effects</i> are managed; and 4. <i>development</i> does not compromise the viability of existing <i>centres</i> and industrial areas. 	

Rules

PREC32-R1	<p>New or relocatable <i>buildings</i> within the General Industrial Zone of 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> <p>Excludes</p> <ul style="list-style-type: none"> a. New <i>minor buildings</i> and additions and alterations to existing <i>minor buildings</i> <p><i>Measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	Standards

	<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 GIZ-R5. 2. Fencing in all other areas over 0.7 metres in height (above <i>original ground level</i>) must be visually permeable where more than 50% of the fence area is not visually obstructed (to provide for security while maintaining visual surveillance). 3. <i>Development</i> must not exceed the <i>gross floor area</i> thresholds set out below: <p>Measurement Criteria</p> <p>When measuring <i>gross floor area</i> for the purposes of the standards above, include:</p> <ol style="list-style-type: none"> a. covered yards and areas covered by a roof but not enclosed by walls <p>Exclude:</p> <ol style="list-style-type: none"> a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m²; d. <i>car parking</i> areas; and e. floor space of interior balconies and mezzanines not used by the public.
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PREC32- Table 1	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

PREC32-R2	<p>In the Open Space Zone within the Ōtaki South Precinct, any activity listed below that is <i>ancillary</i> to a permitted or consented activity in the Ōtaki South Precinct is a <i>permitted activity</i>:</p> <ol style="list-style-type: none"> 1. roading, walkways and cycleways; 2. parking, loading and access; 3. street furniture; 4. <i>landscaping</i>; and 5. <i>earthworks</i>. <p>Note: <i>earthworks</i> associated with extractive industries, the removal or replacement of underground fuel storage tanks and “<i>earthworks</i>” as defined in and regulated by the <i>NESCF</i> are not managed under this rule.</p>
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Activities <i>ancillary</i> to a permitted or consented activity in the Ōtaki South Precinct must comply with the <i>permitted activity</i> rules applying to <i>development</i> within an <i>overflow</i> or <i>residual overflow path</i> as set out in NH-FLOOD.

PREC32-R3	Retail Activities	
	<i>Measurement criteria apply to activities under this rule.</i>	
Permitted Activity	<p>Standards</p> <p><i>Retail activities</i> in the Ōtaki South Precinct must:</p> <ol style="list-style-type: none"> 1. not occupy more than 20% of the <i>gross floor area</i> within each <i>site</i> (excluding areas zoned open space); 2. be limited to activities permitted in standard 1 above or <i>space extensive retailing</i>; 3. not exceed a maximum area of 800m² for each premises or tenancy. <p>Measurement Criteria</p> <p>When measuring <i>gross floor area</i>, include:</p> <ol style="list-style-type: none"> a. covered yards and areas covered by a roof but not enclosed by walls <p>Exclude:</p> <ol style="list-style-type: none"> 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. 	
PREC32-R4	<i>Development in the Ōtaki South Precinct exceeding the permitted activity standards for gross floor area thresholds in PREC32-R1.</i>	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Any <i>development</i> must include a <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 23) the following standards shall apply: <ol style="list-style-type: none"> a. <i>Restricted Discretionary Activity subdivision</i> standards in SUB-WORK-R46; and b. Fencing over 0.7 metres in <i>height</i> (above <i>original ground level</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). 	<p>Matters of Discretion</p> <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> (excluding <i>minor buildings</i>) within the area. 5. Visual, character, amenity and streetscape <i>effects</i>. 6. The extent of consistency with the Ōtaki South Precinct Structure Plan in Appendix 23. 7. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>. 8. Public safety. 9. Context and surroundings.

PREC32-R5	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>.
PREC32-R6	Any activity which is listed as a <i>restricted discretionary activity</i> in this chapter that does not comply with one or more of the associated standards.	
Discretionary Activity		