TCZ - Town Centre Zone

[**Amended** 01 Sep 23 PC2]

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.

Coastal Qualifying Matter Precinct

The Coastal Qualifying Matter Precinct covers parts of the *Working Zones* near to the coast that have been identified as being potentially susceptible to coastal erosion hazard. The purpose of this precinct is to identify the area within which the level of *subdivision* and *development* otherwise required by policy 3 of the NPS-UD will not be enabled until the management of coastal hazards is addressed through a future coastal environment plan change. The precinct and the provisions associated with it will be removed as part of this future plan change process.

The Coastal Qualifying Matter Precinct applies to two areas within the *Working Zones*:

1. The Coastal Qualifying Matter Precinct in the *Town Centre Zone* at Raumati Beach; and
2. The Coastal Qualifying Matter Precinct in the *Local Centre Zone* at Raumati South.

Whakarongotai Takiwā Precinct

The purpose of the Whakarongotai Takiwā Precinct is to recognise that the cultural and traditional practices that occur at Whakarongotai marae and Ruakōhatu *urupā* are likely to be sensitive to the *effects* of surrounding *development*. The precinct seeks to manage these *effects* by providing for a lower level of *development* to occur adjacent to the marae and *urupā* as a *permitted activity*. Where *development* breaches *permitted activity* standards, it must avoid, remedy or mitigate adverse *effects* on the cultural values and *tikanga Māori* associated with the marae and *urupā*, and the use and function of these places.

Ōtaki Takiwā Precinct

The purpose of the Ōtaki Takiwā Precinct is to recognise that cultural and traditional practices and values that exist in and around the Ōtaki Main Street Town Centre contribute to a well-functioning *urban environment* that enables *tangata whenua* to express their cultural traditions and norms. This precinct encompasses several places of significance to *tangata whenua*, which include:

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- *Urupā*;
- Kohanga reo and kura kaupapa Māori;
- A traditional *papakāinga* area located within the blocks bounded by Rangatira Street and Iti Street.

The precinct recognises that these places are likely to be sensitive to the *effects* of surrounding *development*. The precinct seeks to manage these *effects* by providing for a lower level of *development* to occur as a *permitted activity*. Where *development* breaches *permitted activity* standards, it must avoid, remedy or mitigate adverse *effects* on the cultural values and *tikanga Māori* associated with these places, and the use and function of these places.

Strategic Context

The Primary Objectives that this chapter implements are:
- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O20 - Well-functioning Urban Environments;
- 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;
- DO-O16 - Centres; and
- DO-O19 - Housing Bottom Lines.

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-O20	Well-functioning Urban Environments	**Added** 01 Sep 23 PC2

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

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*	**Amended** 01 Sep 23 PC2

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-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 *effect*s 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 *effect*s 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 effect*s 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	**Amended** 01 Sep 23 PC2

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*.

DO-O19	Housing Bottom Lines

To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:

1. 5,477 additional *residential units* over the short-medium term (2021—2031); and
2. 8,411 additional *residential units* over the long term (2031—2051).

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

Policies

TCZ-P1	Town Centres

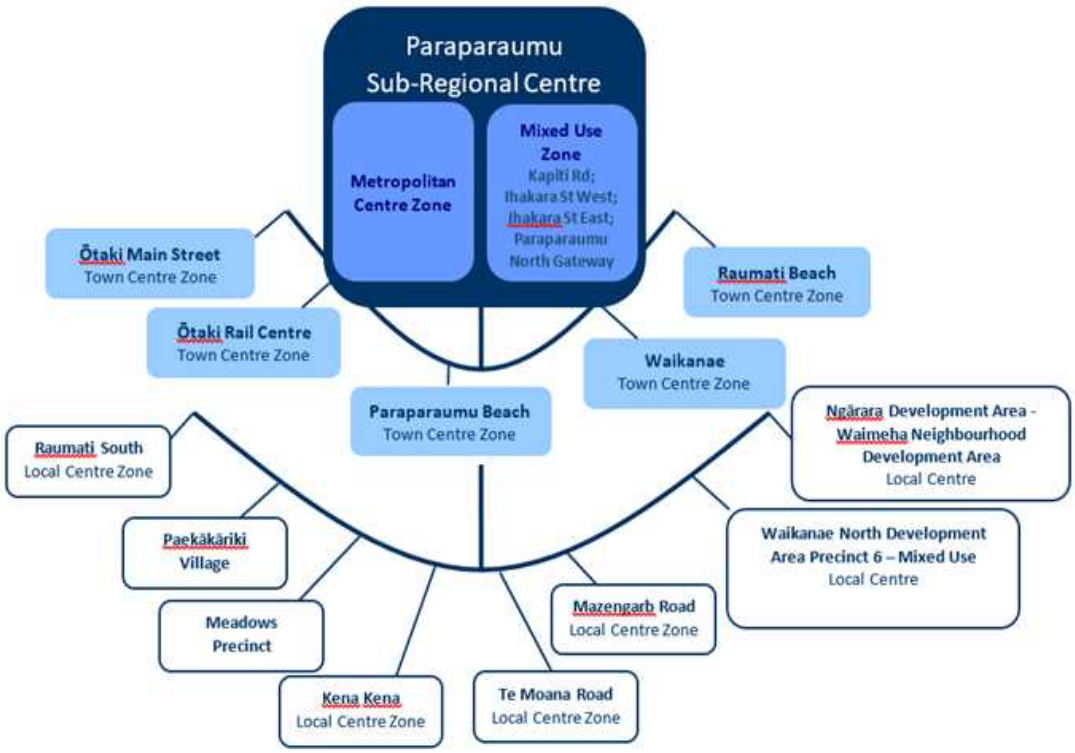
Town centres are managed to enable *retail activities* that provide '*convenience*' *goods* and a range of '*comparison' goods* to serve the major weekly household shopping needs of the local community, as well as a range of other business, cultural and *community facilities* and services. *Large format* 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.

TCZ-P2	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:

1. *Paraparaumu Sub-Regional Centre* (encompassing the Metropolitan Centre Zone and the Mixed Use Zone);
2. *Town Centres*; and
3. *Local Centres*.



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

TCZ-P3	Activities in the Working Zones	**Amended** 01 Sep 23 PC2

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:

1. local and on-site *amenity values* are maintained and enhanced where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;
2. local built identity and character values are considered;
3. connectivity and access within and to the *Working Zones* 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 planned built character of the *Zone;*
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

TCZ-P4	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:

1. does not undermine the role, function and viability of other higher or similar *centres*;
2. is consistent with the identified role and function of the *centre*;
3. increases the range of compatible and complementary land uses and activities within the *centre*;
4. supports a high level of access and connectivity within the *centres* and between the *centres*, recreational and residential areas;
5. contributes to a high amenity *environment* and provides a strong sense of place; and

6. supports increased residential living opportunities, where appropriate.

TCZ-P5	Housing in Centres	**Amended** 01 Sep 23 PC2

Medium and high-density residential *development* will be enabled in *centres* where this:

1. Contributes towards accommodating anticipated growth in the District;
2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.

TCZ-P6	Urban form and design of centres	**Amended** 01 Sep 23 PC2

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.

A higher density of urban built form will be enabled in the *Town Centre Zone*, including *buildings* up to 6-storeys, where *development* fulfils the intent of the Centres Design Guide in Appendix 25.

TCZ-P7	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:

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 *land* uses and activities;
3. the provision of transport routes and nodes will be designed to integrate with adjoining *land* 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 *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 e*ffects*; and
7. landmarks and transport nodes will be linked with well-defined pedestrian pathways where appropriate.

TCZ-P8	Coastal Qualifying Matter Precinct at Raumati Beach	**Added** 01 Sep 23 PC2

Within the Coastal Qualifying Matter Precinct at Raumati Beach:

1. an urban built form not exceeding 3-storeys is anticipated; and
2. the level of *subdivision* and *development* otherwise required by policy 3 of the NPS-UD will not be enabled until the management of coastal hazards within the area is addressed through a future coastal environment plan change.

Note: The Coastal Qualifying Matter Precinct will be removed when provisions to manage coastal hazards are incorporated into the District Plan as part of a future coastal environment plan change.

TCZ-P9	Whakarongotai Takiwā Precinct	**Added** 01 Sep 23 PC2

Subdivision, use and *development* within the Whakarongotai Takiwā Precinct, will recognise the significance of the area to *tangata whenua* and avoid, remedy or mitigate adverse *effects* on the cultural values and *tikanga Māori* associated with Whakarongotai marae and Ruakōhatu *urupā*, and their use and function including by:

1. Having regard to whether the *subdivision*, use or *development* is likely to have adverse effects on the cultural values, *tikanga Māori*, use or function of the marae and *urupā*;
2. Seeking to avoid *buildings* that overlook the marae and *urupā*;
3. Seeking to avoid *buildings* and *structures* that further obstruct views from the marae and *urupā* to the Tararua Range;

4. Recognising that activities adjacent to the marae and *urupā* may be sensitive to the *effects* of activities that occur in these places, by mitigating these *effects* through the design of the *development;*
5. Having regard to the outcome of any consultation undertaken with *tangata whenua*;

while providing for *buildings* up to 3-storeys.

TCZ-P10	Ōtaki Takiwā Precinct	**Added** 01 Sep 23 PC2

Subdivision, use and *development* within the Ōtaki Takiwā Precinct will recognise the significance of the area to *tangata whenua* and avoid, remedy or mitigate adverse *effects* on the cultural values, *tikanga Māori*, use and function of places of significance to *tangata whenua* located within the area, including:

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- *Urupā* located within the Precinct;
- Kohanga reo and kura kaupapa Māori located within the Precinct;
- The traditional *papakāinga* area located within the blocks bounded by Rangatira Street and Iti Street;

by:

1. Having regard to whether the *subdivision*, use or *development* is likely to have adverse effects on the cultural values, *tikanga Māori*, use or function of these places;
2. Seeking to avoid *buildings* that overlook these places;
3. Seeking to avoid *buildings* and *structures* that further obstruct views from these places to the Tararua Range;
4. Recognising that *activities* adjacent to these places may be sensitive to the *effects* of activities that occur in these places, by mitigating these *effects* through the design of the *development*;
5. Having regard to the outcome of any consultation undertaken with *tangata whenua*;

while providing for buildings up to 3-storeys.

Rules

TCZ-R1	Any activity that is a *permitted activity* under the rules in this chapter.
Permitted Activity	**Standards** 1. Hours of operation for any activity adjoining or facing the *Residential Zones* shall be limited to between 7.00am and 11.00pm, 7 days a week. 2. The activity must not cause offensive or objectionable odour, *dust* or smoke at or beyond the *boundary* of the *site* on which it is occurring. 3. Light level from the activity must not exceed 10 lux, measured 1.5 metres inside the *boundary* of any adjoining Rural or *Residential Zone*. 4. *Subject 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. 5. Activities adjoining the *Residential 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*.
TCZ-R2	Any activity which is not specified as a *permitted, controlled, restricted discretionary, discretionary, or non-complying activity* in the rules in this chapter.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter

TCZ-R3	*Retail activities*. *Measurement criteria* apply to activities under this rule.	
Permitted Activity	**Standards** 1. *Retail activities* must have a maximum *retail floor space* of 500m^2 for any *building* or a maximum *building coverage* of 100% per total *site* area, whichever is lesser. *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*	
TCZ-R4	*Commercial activities.* Excludes: • *Retail activities* • *Industrial activities* • non-commercial *ancillary activities* to the *commercial activity*.	
Permitted Activity	**Standards** **Note:** see rule TCZ-R3 for *ancillary retail activities*. See rule TCZ-R5 for *ancillary residential activities.* See rule TCZ-R8 for *ancillary industrial activities*.	
TCZ-R5	*Residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*)	
Permitted Activity	**Standards** 1. *Residential activities* must only be located above the ground floor level or be separated from all street frontages by *retail activities*.	
TCZ-R6	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures*. Excludes: • *Papakāinga* (refer rules TCZ-R17 or TCZ-R18) • New *minor buildings* and *additions* and *alterations* to existing *minor buildings*. • New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures,* in the Raumati Beach Town Centre Zone (see TCZ-R7). *Height measurement criteria*, and *measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		
Permitted Activity	**Standards** *Height* 1. *Buildings* and *structures* must not exceed 12 metres in *height,* and within the Coastal Qualifying Matter Precinct and the Marae Takiwā Precinct no *building* shall be more than 3 storeys above the *original ground level*.	

Measurement criteria:
Height must be measured using the *height measurement criteria*.

Height in relation to boundary

2.

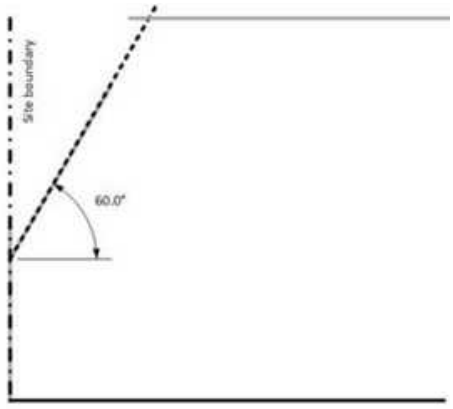
a. In the *Town Centre Zone* at Ōtaki:

i. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 4 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram.

b. In all other *Town Centre Zones*:

i. *Buildings* and *structures* must not project beyond a 60° recession plane measured from a point 8 metres vertically above *ground level* along all *boundaries*, as shown on the following diagram;
ii. Except that *buildings* and *structures* must not project beyond a 60° reccesion plane measured from a point 4 metres vertically above *ground level* along any boundary that adjoins a *designation* for rail corridor purposes.

Where the *boundary* forms part of a legal right of way, *entrance strip*, *access site*, or pedestrian access way, the *height in relation to boundary* applies from the farthest *boundary* of that legal right of way, *entrance strip*, *access site*, or pedestrian access way.



TCZ-Diagram 1 – *Height in relation to boundary*

This standard does not apply to any of the following:

a. *buildings* and *structures* within the Coastal Qualifying Matter Precinct and the Whakarongotai and Ōtaki Takiwā Precinct;
b. a *boundary* with a *road*;
c. a *boundary* between a *site* in the *Town Centre Zone*, and a *site* in any of the following zones:

i. Any *centres zone*;
ii. The *Mixed Use Zone*;
iii. The *General Industrial Zone;*

e. residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials*.

3. Within the Coastal Qualifying Matter Precinct and the Whakarongotai and Ōtaki Takiwā Precincts, 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* and inclines inwards at an angle of 45 degrees. The exception to this is that garages

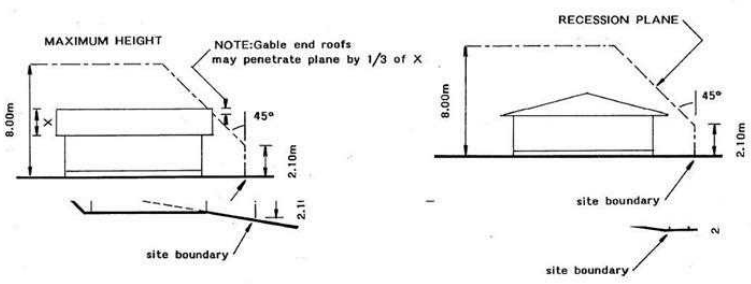
located in the side or rear *yard* and not more than 2.4 metres in *height* (as determined by the *height measurement criteria*) may infringe the *height in relation to boundary* envelope.

This standard only applies to:

a. Boundaries that adjoin *sites* within *Residential Zones*;
b. Boundaries that adjoin Whakarongotai Marae in the *Town Centre Zone* at Waikanae.

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.



TCZ-Diagram 2 – *Height in relation to boundary* in the Coastal Qualifying Matter Precinct and the Whakarongotai and Ōtaki Takiwā Precincts.

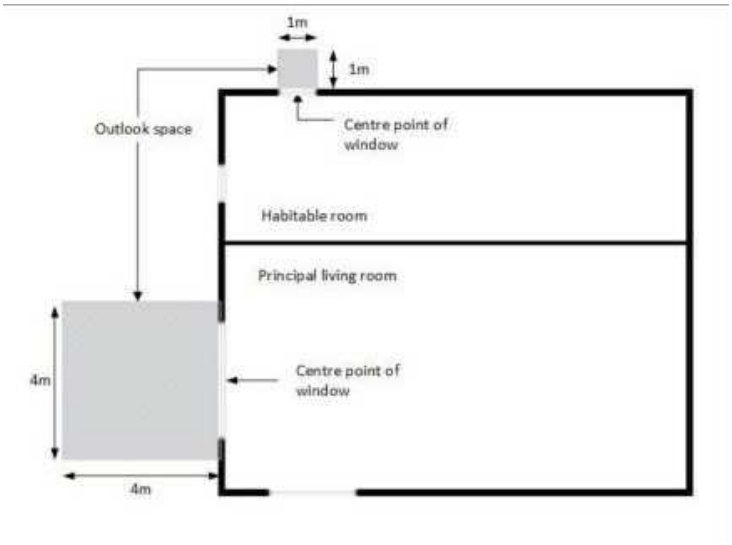
Outdoor living space (per *residential unit*, as measured by the *Residential Unit Measurement Criteria*)

4. A *residential unit* at ground floor level must have an *outdoor living space* that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:

   a. where located at *ground level*, has no dimension less than 3 metres; and
   b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
   c. is accessible from the *residential unit*; and
   d. may be:
      i. grouped cumulatively by area in 1 communally accessible location; or
      ii. located directly adjacent to the unit; and
   e. is free of *buildings*, parking spaces, and servicing and manoeuvring areas.

5. A *residential unit* located above ground floor level must have an *outdoor living space* in the form of a balcony, patio, or roof terrace that:

   a. is at least 8 square metres and has a minimum dimension of 1.8 metres; and
   b. is accessible from the *residential unit*; and
   c. may be:
      i. grouped cumulatively by area in 1 communally accessible location,

	in which case it may be located at *ground level*; or ii. located directly adjacent to the unit.
	Outlook space (per *residential unit*, as measured by the *Residential Unit Measurement Criteria*) 6. An outlook space must be provided for each *residential unit* as specified in this standard: a. An outlook space must be provided from *habitable room* windows as shown in the diagram below:  **TCZ-Diagram 3** – Outlook space b. The minimum dimensions for a required outlook space are as follows: i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and ii. all other *habitable rooms* must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width. c. The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies. d. Outlook spaces may be over *driveways* and footpaths within the *site* or over a public street or other public *open space*. e. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey *building*. f. Outlook spaces may be under or over a balcony. g. Outlook spaces required from different rooms within the same *building* may overlap. h. Outlook spaces must: i. be clear and unobstructed by *buildings*; and ii. not extend over an outlook space or *outdoor living space* required by another dwelling. Other Standards 7. 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. 8. 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. 9. 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. 10. 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. 11. Verandahs must extend along the entire frontage of the *building* and must adjoin existing verandahs on adjacent *buildings*. 12. Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux. 13. *Buildings* and *structures* shall be sited a minimum of 4 metres from the *boundary* of any *Residential Zone*. 14. No *building* or *structure* shall be set back more than 2 metres from the *legal road boundary* or main internal pedestrian route edge. Any setback less than 2 metres must be entirely paved for pedestrian circulation (except for *ancillary landscaping*). This rule does not apply to *ancillary buildings* or *structures*; that is *buildings* or *structures* used for a purpose which is secondary to the main use of the *site* and which are located to the rear of the main *building* on the *site*. 15. 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 *building* entrances and between *building* entrances.	
TCZ-R7	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* and activities in the Raumati Beach Town Centre Zone. Excludes: • *Papakāinga* (refer rules TCZ-R17 or TCZ-R18); • New *minor buildings* and *additions* and *alterations* to existing *minor buildings*.	**Amended** 01 Sep 23 PC2
The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.		
Permitted Activity	**Standards** 1. The activity must comply with the *permitted activity* standards for new *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* under TCZ-R6. 2. No *building* or *structure* shall be set back from the *road boundary* except where the setback provides open space/courts for non-vehicle use. This rule does not apply to *ancillary* buildings and *structures*; that is *buildings* and *structures* used for a purpose which is secondary to the main use of the *site* and which are located to the rear of the main *building* on the *site*. 3. Any *buildings* used for *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) must comply with the following standards: a. A ground floor retail or *commercial* (excluding *industrial*) 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 *building* (this reduced section shall extend from one side of the *building* to the other). In relation to this standard, *building* length is the external measurement of the *building* from front to back, or from one side to the other. The recess shall not apply to the ground floor street frontage.	

	4. *Residential buildings* must be acoustically designed to achieve the *permitted activity* standards in the Noise chapter.	
TCZ-R8	*Industrial activities*. Excludes: *non-industrial ancillary activities* to the *industrial activity*	
Permitted Activity	**Standards** 1. *Industrial activities* must be located above the ground floor level or be separated from all street frontages by *retail activities*. **Note**: See MUZ-R3 for *ancillary commercial activities*.	
TCZ-R17	*Papakāinga* on: 1. land held under Te Ture Whenua Māori Act 1993 2. at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).	**Added** 01 Sep 23 PC2
Permitted Activity	**Standards** 1. *Buildings* and *structures* (excluding *minor buildings*) must comply with Standards 1, 2 and 3 set out under Rule TCZ-R6.	
Note: refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga.*		
TCZ-R9	Any activity which is listed as a *permitted activity* or a *controlled activity* and does not comply with one of more of the associated standards, unless otherwise specifically stated.	
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. Cumulative *effects*.
TCZ-R10	*Retail activities* that do not comply with one or more of the *permitted activity* standards.	**Amended** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. *Retail activities* in the following *zones* shall have a ground level *retail floor space* less than:	**Matters of Discretion**

	a. 1000m^2 in the Raumati Beach Town Centre Zone; b. 1000m^2 in the Ōtaki Main Street *Town Centre Zone;* c. 2000m^2 in the Paraparaumu Beach *Town Centre Zone.* 2. *Supermarkets* in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone.	1. Location, layout, size and design of the proposed *development*. 2. Consideration of the standard(s) not met. 3. The relevant matters in the Centres Design Guide in Appendix 25 and the *Land Development Minimum Requirements*. 4. Visual, character, amenity and streetscape *effects*. 5. Traffic and transport *effects*. 6. Economic *effects* including *effects* on the vitality of *centres*.
TCZ-R11	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. Excludes: • *Papakāinga* (refer rule TCZ-R19) • *Buildings* and *structures* within the Marae Takiwā Precinct (refer rule TCZ-R20) • New *minor buildings* and *additions* and *alterations* to existing *minor buildings.* *Height measurement criteria* apply to activities under this rule.	**Amended** 01 Sep 23 PC2

	Notification Public notification of an application for *resource consent* under this rule is precluded for non-compliance with the following standards: • Standards 2, 3, 4, 5, 6 or 13 under rule TCZ-R6.	
Restricted Discretionary Activity	**Standards** 1. For *active retail frontages* the distance between pedestrian entrances must not exceed 18 metres. *Height* 2. *Buildings* and *structures* must not exceed 21 metres in *height.* *Measurement criteria:* *Height* must be measured using the *height measurement criteria.*	**Matters of Discretion** 1. Location, layout, size and design of the proposed *development*. 2. Consideration of the standard(s) not met. 3. Visual, character, amenity, *historic heritage*, streetscape and stream *effects*. 4. The relevant matters in the Centres Design Guide in Appendix 25 and the *Land Development Minimum Requirements*. 5. *Effects* on landform and landscape. 6. Traffic and transport *effects*.
TCZ-R12	[Deleted]	**Deleted** 01 Sep 23 PC2
TCZ-R13	*Development* which is undertaken in accordance with the	**Amended** 01

	Development Incentives Guidelines set out in Appendix 1.	Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The amount of *development* proposed must not exceed or proceed earlier than the stipulations in the guideline.	**Matters of Discretion** 1. The scale of biodiversity, energy or *water* quality benefits created by the proposal. 2. Layout, size, design and location of proposed *buildings* (excluding *minor buildings*). 3. Visual, character and amenity *effects*. 4. Ecological or biodiversity *effects*. 5. Traffic and transport *effects*. 6. Proposed mitigation, remediation or ongoing management measures. 7. *Effect* on natural character values. 8. Cumulative *effects*. 9. The relevant matters in the Centres Design Guide

		in Appendix 25.
TCZ-R18	*Papakāinga* on *general title land*. Excludes: • *papakāinga* at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A). **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai. 2. Compliance with the Standards set out under rule TCZ-R17.	**Matters of Discretion** 1. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the *land*; 2. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership. 3. The matters contained in the *Land Development Minimum Requirements*.

Notes:

1. Part of the *land* at Whakarongotai Marae is *general title land*. *Papakāinga* on *general title land* at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A) are provided for under rule TCZ-R17.
2. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*.
3. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa

ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include: a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*; b. any other matter related to *tikanga Māori*.		
TCZ-R19	*Papakāinga* on land held under Te Ture Whenua Māori Act 1993 or on *general title land* that do not comply with one or more of the Standards set out under Rules TCZ-R17 or TCZ-R18. **Notification** Public notification of an application for *resource consent* under this Rule is precluded.	**Added** 01 Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. For *papakāinga* on *general title land*, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai.	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects*. 3. The matters contained in the *Land Development Minimum Requirements*. 4. For *papakāinga* on *general title land*: a. Whether the applicant has demonstrated their *whakapapa* or ancestral connection to the

			land; b. Evidence of appropriate legal mechanism(s) to ensure that *land* is maintained in Māori ownership.
Notes: 1. Refer to chapter PK — Papakāinga for Objectives and Policies specific to *papakāinga*. 2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Ātiawa ki Whakarongotai) and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include: a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*; b. any other matter related to *tikanga Māori*.			
TCZ-R20	New *buildings* and *structures*, and any minor works, *additions* or *alterations* to any *building* or *structure*, within the Whakarongotai and Ōtaki Takiwā Precincts that do not comply with one or more of the standards under rule TCZ-R6. *Height measurement criteria* apply to activities under this rule. The following are excluded from this rule: • *Papakāinga* (*papakāinga* are provided for within the Whakarongotai and Ōtaki Takiwā Precincts under rules TCZ-R18 or TCZ-R19)	**Added** 01 Sep 23 PC2	
Restricted Discretionary Activity	**Standards** 1. For *active retail frontages* the distance between pedestrian entrances must not exceed 18 metres. *Height* 2. *Buildings* and *structures* must not exceed 12 metres in *height.* *Measurement criteria:* *Height* must be measured using the *height measurement criteria.*		**Matters of Discretion** 1. The matters of discretion listed under rule TCZ-R11. 2. *Effects* on cultural values and *tikanga Māori*. 3. *Effects* on the use and

		function of marae and other places of significance to *tangata whenua* located within the Precinct.

Notes:

1. For resource consent applications under this rule, the owners and occupiers of the relevant place of significance to *tangata whenua* will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.
2. For resource consent applications under this rule, the *Council* will seek advice from the relevant *iwi authority* and will rely on this advice. The matters that *Council* will seek advice from *iwi authorities* on include the cultural values and *tikanga Māori* associated with the marae.

TCZ-R14	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.
Discretionary Activity	
TCZ-R15	Activities which create *offensive odour*s detected at any *boundary* with the *Residential Zones*.
Non-Complying Activity	
TCZ-R16	*Offensive trades*.
Non-Complying Activity	