

PART 16 TAKANINI STRUCTURE PLAN AREA

16.1 Residential 8 zone

16.1.1 Objectives and Policies

16.1.2 Rules: General

16.1.3 Rules: Activity Status – Subdivision (Except within the Addison Neighbourhood Centre)

16.1.4 Rules: Activity Status – Subdivision within the Addison Neighbourhood Centre

16.1.5 Rules: Activity Status – Development (Except within the Addison Neighbourhood Centre)

16.1.6 Assessment Criteria (Except development within the Addison Neighbourhood Centre)

16.1.7 Rules: Activity Status – Development within the Addison Neighbourhood Centre

16.1.8 Assessment Criteria (Development within the Addison Neighbourhood Centre)

16.1.9 Rules: Performance Standards for Permitted Activities

16.1.10 Rules: Performance Standards for Specified Restricted Discretionary Activities (Excluding Development Within the Addison Neighbourhood Centre)

16.1.11 Rules: Performance Standards - Development Within the Addison Neighbourhood Centre

16.1.12 Changes to the McLennan Plan in Appendix 16AA

16.2 Residential 8A and 8b zones

16.2.1 Objectives and Policies

16.2.2 Rules: General

16.2.3 Rules: Subdivision

16.2.4 Rules: Activity Status

16.2.5 Assessment Criteria

16.2.6 Rules: Performance Standards for Permitted Activities

16.3 Reserves & Community Uses zone

16.4 Special Purpose & Recreation zone (Bruce Pulman Park)

16.4.1 Objectives and Policies

16.4.2 Rules: General

16.4.3 Rules: Comprehensive Development Plan

16.4.4 Rules: Activity Status

16.4.5 Assessment Criteria

16.4.6 Rules: Performance Standards

16.5 Takanini Mixed Use zone

Appendix 16A Structure Plans

Appendix 16AA McLennan Masterplan

Appendix 16B Subdivision Design Assessment Criteria

Appendix 16C Medium Density Housing Design Assessment Criteria

Appendix 16D Addison Neighbourhood Centre Design Assessment Criteria

Appendix 16E Landscape Concept Overlay Plan

16.1 RESIDENTIAL 8 ZONE

16.1.1 OBJECTIVES AND POLICIES

In addition to the general objectives and policies set out in 5B.2.2 of Section One, the following specific objectives and policies apply to the Residential 8 Zone.

16.1.1.1 Density

1. Objectives

- i.* To achieve forms of medium density residential development which are supportive of walking, cycling and public transport use as transport choices and which take advantage of the zone's proximity to public transport routes, the Addison Neighbourhood Centre and Bruce Pulman Park.
- ii.* To ensure that the establishment of medium density residential development (referred to in *i.* above) is not precluded by the establishment of low density residential uses.

2. Policy

Residential subdivision and development should be of a density and form which is supportive of walking, cycling and public transport use as transport choices and are consistent with Regional Growth Strategy objectives. Lower density forms of residential development, which have the potential to preclude the establishment of medium density residential development, have been discouraged by setting minimum Residential Density requirements within the Development Areas shown on Appendix 16A, Glenora Structure Plan.

These objectives and policy relate to Issues 5B2.2.1.1 and 5B2.2.2.1 in Section One.

16.1.1.2 Amenity Values

1. Objective

To achieve a high standard of amenity, pedestrian safety and convenience, a positive sense of place and local identity, and create a coherent neighbourhood centre the role and function of which shall be to provide retail, commercial and community services meeting the day to day needs of the residents of Addison and the South Takanini area.

2. Policy

- (i) Subdivision and development outside the Addison Neighbourhood Centre should be designed and located to create a high standard of amenity, pedestrian safety and convenience, and contribute to a positive sense of place and identity. Key elements of subdivision design and urban form which are considered likely to contribute to achieving this within the Residential 8 Zone are as follows:
 - A highly connected street network, providing footpaths, cycle routes and vehicular access to passenger transport and to the Addison Neighbourhood Centre, located within the zone (refer Appendix 16A Glenora Structure Plan).
 - Innovative residential street design in terms of widths, traffic calming measures and provision of hard and soft landscaping.

- Quality public open spaces which generally abut streets rather than residential sections and thus provide opportunities for passive surveillance
 - A structural open space and reserve network providing visual legibility within and beyond the zone, providing a basis (together with the roading network) for local and longer-distance accessibility by foot and bicycle, accommodating recreational and stormwater requirements, and guarding against crime by encouraging passive surveillance.
 - Residential development that ensures efficient use and development of the land resource and achieves a density of as close as possible to 20 houses per gross hectare generally, and a Residential Density of 30 dwelling units per hectare within the 'Development Areas' as shown on Appendix 16A Glenora Structure Plan.
 - Residential development that addresses and engages the street and public realm through quality urban design at the interface, and building in close proximity to site frontages
 - Residential development that achieves good on-site amenity in terms of privacy, sunlight and daylight access, and appropriate design of private open space
 - Subdivision design and residential development that effectively mitigates the potential effects on amenity of the North Island Truck railway.
- (ii) Subdivision and development within the Addison Neighbourhood Centre shall be of a type, scale and design so as to achieve a high standard of amenity, safety and convenience for pedestrians, contribute to a positive sense of place and local identity and create a coherent neighbourhood centre servicing the day-to-day retail, commercial and community needs of Addison and the South Takanini area. In order to achieve this within the Addison Neighbourhood Centre:
- Residential development shall be of a type and limited to an extent that does not undermine the achievement of a predominantly commercial character in the Addison Neighbourhood Centre.
 - Subdivision and development within the Addison Neighbourhood Centre is required to be undertaken in accordance with an approved Comprehensive Development Plan, so as to ensure all development proceeds in a planned, co-ordinated and integrated manner.

This objective and these policies relate to Issue 5B2.2.5.1 of Section One.

16.1.1.3 Explanation

The area of Residential 8 zone within Area 1a and 1b (excluding that land required to accommodate the Addison Neighbourhood Centre an open space and reserve network, and the Transpower substation) is approximately 89 hectares.

The land within the Residential 8 zone is ideally located to take advantage of local bus services planned to connect to the Takanini and Papakura railway stations, and the proposed Addison Neighbourhood Centre, and in doing so encourage development densities which are supportive of public transport use and non motor vehicle mode options of transport consistent with the Regional Growth and Land Transport Strategy objectives. Accordingly, significant medium density housing is envisaged.

At these higher densities it is important to ensure that subdivision and design deliver acceptable amenity outcomes. Accordingly, a range of amenity outcomes are specified, and the Plan includes rules and criteria which seek to ensure that these are achieved.

Noise mitigation measures are required for new residential and other noise sensitive development within close proximity of Transpower's existing Electricity Substation in Airfield Road, and in close proximity to the North Island Main Trunk railway to ensure that such development is protected against any potential disturbance from the noise that is currently generated by the substation and by railway activities.

Residential 8 zoned land immediately to the South of Airfield Road is traversed by electricity transmission lines. Development is required to be set back from these lines, to ensure public safety and the security of electricity supply, and the Plan includes rules and criteria to ensure that this is achieved.

16.1.1.4 Methods

The following methods have been adopted to implement these policies:

- Subdivision rules and assessment criteria
- Activity controls and assessment criteria
- Performance standards
- Reserves contribution rules and assessment criteria

16.1.1.5 Expected Environmental Results

In addition to the expected environmental results set out in 5B2.2.7 of Section One, the following more specific outcomes are expected:

- The establishment of significant medium density residential development
- Utilisation of pedestrian, cycle and public transport modes by the residents of the zone.
- The establishment of a retail, commercial, and community centre on Porchester Road that will serve the day-to-day needs of the Addison community and the South Takanini area.
- The continued operation of Transpower's existing electricity substation in Airfield Road is not compromised by the intensification of new noise sensitive development around the substation.
- The continued operation of existing electricity transmission line corridors is not compromised by development locating too close to these corridors.
- New residential and other noise sensitive development within close proximity of Transpower's existing electricity substation, and the North Island Main Trunk railway, is located or constructed so that it is protected from potential noise disturbance.
- Medium density residential development that achieves efficient use of the land resource.

- Establishment of a positive sense of place and identity, high standard of amenity and pedestrian safety. Aspects of urban form expected are as follows: -
 - Innovative residential street design in terms of widths, traffic calming measures and hard and soft landscaping
 - Quality public open spaces which provide opportunities for passive surveillance
 - Complementary, consistent and legible landscaping themes within the road reserve and open spaces
 - Residential development that addresses and engages the street and public realm through quality urban design at the interface, and building in close proximity to site frontages
 - Residential development that achieves a high standard of on-site amenity in terms of privacy, sunlight and daylight access, and appropriate design of private open space
 - Development within the Addison Neighbourhood Centre that achieves a high standard of amenity in terms of visual amenity and convenient access to a range of retail, commercial, and community services that will provide for the day-to-day needs of the Addison community and the wider South Takanini area.
 - Retail, commercial and community development within the Addison Neighbourhood Centre that engages the street and public realm through quality urban design, provides an attractive environment and townscape, and provides appropriate transition and interface with adjacent residential areas.

16.1.2 RULES: GENERAL

16.1.2.1 Definition of Area of Residential 8 Zone

The location and boundaries of the Residential 8 Zone are as shown on the Zoning Maps. The principal link road between Walters Road and Takanini School Road is Porchester Road and a collector east-west link will bisect the Addison Neighbourhood Centre, as shown on the Glenora Structure Plan (Appendix 16A) .

16.1.2.2 Other Relevant Rules

In addition to the relevant rules specified in Part 16 rules in the following parts of Section Three of the Plan apply:

Part 2	Protection of the Urban Environment
Part 3	Heritage Protection and Management
Part 11	Network Utilities, Transport and Roding
Part 13	Landscape Design
Part 14	Signs
Part 15	Parking and Loading of vehicles (unless provided for otherwise in Part 16)

16.1.3 RULES: ACTIVITY STATUS – SUBDIVISION (EXCEPT WITHIN THE ADDISON NEIGHBOURHOOD CENTRE)

16.1.3.1 Permitted Activities

Rule 9.8.3 of Section Three of the Plan applies.

16.1.3.2 Controlled Activities

Rules 9.8.4 and 9.8.5 of Section Three of the Plan apply.

16.1.3.3 Restricted Discretionary Activities

Unless provided for as a Permitted or Controlled activity, any subdivision which complies with the subdivision standards of 16.1.3.5 is a Restricted Discretionary Activity.

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

- The code of urban subdivision (excluding the Section relating to road standards and Schedule 9A).
- Geotechnical matters including long-term monitoring of factors critical to maintaining ground stability.
- Servicing.
- Design and layout.
- Proximity to electricity transmission lines or the North Island Main Truck Railway.
- The layout of the area as shown in Appendix 16A

Except where council does not consider the proposed design satisfactorily meets the criteria 16.1.3.6.4 and 16.13.6.5, and except where required under the Act applications for restricted discretionary activity subdivision will be considered without notification or the need to obtain approval from affected persons.

16.1.3.4 Discretionary Activities

Unless provided for as a Permitted or Controlled activity, any subdivision which does not comply with the subdivision standards of 16.1.3.5 is a Discretionary Activity.

16.1.3.5 Subdivision Standards

1. All applications for subdivision shall be accompanied by a Geotechnical Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the subdivided lots will be suitable for development of a Permitted Activity, or for a development approved by means of a resource consent. The Geotechnical report shall make recommendations for future site development and monitoring in respect of the following matters :
 - Consolidation settlement including long-term monitoring of factors critical to maintaining ground stability
 - Differential settlement
 - Foundation bearing pressure
2. All new vacant residential lots shall either:
 - Have a minimum frontage to legal road of no less than 8 metres, or
 - Be served by an access lot or right of way having a total width of no less than 8m, and formed carriageway of no less than 4.5 metres
3. All new residential lots shall either:
 - Be of sufficient size and dimensions to accommodate existing or proposed development for which a land use consent or certificate of compliance has been obtained, or, where no such consent has been obtained;
 - Be of sufficient size and dimensions to accommodate permitted activity development and in addition fall within the following net site area ranges:
 - 400m² - 525m²

- 700m² - 1,050m² (in which case the applicant shall demonstrate the ability of the lot to accommodate two dwellings constructed as permitted activities).
- 1,051m² - 1,399m² (in which case the applicant shall demonstrate the ability of the lot to accommodate three dwellings constructed as permitted activities).
- 1,400m² or greater

provided that, in the case of subdivision in the 'Development Areas' shown on Appendix 16A, the subdivision shall result in a minimum Residential Density of no less than 30 dwelling units per hectare.

4. Fencing of Sites on Land Identified in Figure 16.5 which Adjoin Transpower's Electricity Substation.

The following standard applies to the land as shown in Figure 16.5 – Land subject to environmental noise constraints.

A solid fence is to be erected and maintained along the full length of the common boundary with Transpower's Electricity Substation at 65 Airfield Road and the land shown in Figure 16.5.

The fence is to be of a minimum standard of 1.8m in height, without gaps and of a minimum thickness of either 20mm boarded and battened timber or 9mm fibre cement, or other material having equivalent acoustic performance.

Evidence that the fence has been erected and maintained is to be provided to (and required by) Papakura District Council prior to the issue of any section 224(c) certificate under the Resource Management Act 1991.

Explanation

The standard seeks to achieve some degree of protection of outdoor areas associated with residential or other noise sensitive development from noise generated by Transpower's existing electricity substation.

5. Any new residential lot in the McLennan Structure Plan shall not take direct access from Walters Road.
6. A neighbourhood reserve complying with the following specifications shall be laid out generally in accordance with Appendix 16A, Glenora Structure Plan:

Dimensions:

Minimum dimensions of 70 metres by 50 metres;

Minimum extent of open space, to be finished in grass and without any obstructions: 60 metres by 40 metres.

Location:

Generally in accordance with the location shown on Appendix 16A, Glenora Structure Plan and, in particular, shall be situated south of Airfield Road and north of the collector east-west link road connecting Takanini School Road with the Addison Neighbourhood Centre.

Explanation

The precise location of the neighbourhood reserve cannot be fixed in advance of the planning of the Residential 8 zone as a whole. However, it is useful to prescribe the parameters of size and generic location, having regard to the envisaged function of the neighbourhood reserve.

The neighbourhood reserve shall meet the need for active recreation (for example, be suited to informal ball games), and will perform a different function from Bruce Pulman Park, which provides sports and recreational facilities, as well as open space suited to informal and passive recreation that is of regional significance rather than having a neighbourhood function.

The active recreation function implies that, rather than being adjoined on all sides by roads as the Appendix 16B open spaces are, it could be adjoined on at least half its boundary by roads, and edged along its whole boundary by inter-visible (visually permeable) railings or other suitable boundary treatments capable of stopping balls (including those of small size such as tennis or cricket balls). This will help ensure that active recreation, particularly ball games, is able to take place without risk to anyone outside the neighbourhood park (e.g. traffic on the adjoining roads).

The reason Appendix 16B states that open spaces provided in accordance with it should front roads is in order for crime to be deterred through creating active street frontages that provide “natural surveillance”. In the case of the neighbourhood reserve, this may be provided in other ways (such as by way of surveillance from upper floor windows of dwellings fronting the neighbourhood reserve).

Given its function, Council considers that the neighbourhood reserve shall be generally rectangular in shape, with minimum dimensions of 70 metres by 50 metres and include within it a minimum open area (without any obstructions) of 60 metres by 40 metres. The optimum location of this reserve, to best serve the needs of the area, is within the block bounded by Airfield Road, Takanini School Road, the east-west link road between Takanini School Road and the Addison Neighbourhood Centre, and Porchester Road.

16.1.3.6 Restricted Discretionary Activity Assessment Criteria

Applications for Restricted Discretionary Activity Resource Consent for subdivision will be assessed in terms of the following matters.

1. **Code of Urban Subdivision**

The extent to which the subdivision is in accordance with the Code of Urban Subdivision (refer Part 9.9 of Section Three of the Plan) excluding matters of vehicle access and road design within Appendix 16B of the Plan.

2. **Geotechnical**

The extent to which the subdivided lots are suitable for the development of a permitted activity or an activity for which resource consent has been obtained.

3. **Servicing**

The extent to which sites can be adequately serviced for stormwater, wastewater, water supply and utilities.

4. **Design and Layout**

- A. The extent to which the subdivision is in accordance with the Subdivision Design Assessment Criteria in Appendix 16B, which relate to the following matters:
- Road, Reserve and Access Networks
 - Block Size and Lot Type
 - Design of Roads and Access Routes
 - Design of Reserves and amenity or functional planting using appropriate native species for stormwater management and pond planting and other landscaping to add character and support native fauna.
- B. Block Size and Lot Type, and in this respect, Council may attach a consent notice to a title to the effect that any further subdivision or development of the lot shall achieve a specified minimum number of dwelling units thereon.
- C. The extent to which the subdivision is consistent with the Glenora Structure Plan (Appendix 16A) and the recommendations of an approved Catchment Management Plan for the area.

5. **Proximity to Electricity Transmission Lines**

Subdivision of land which creates new allotments within an area measured 32 metres either side of the centre line of an electrical transmission line designed to operate at or above 110kV will be assessed in terms of the following criteria:

- Subdivision design: The degree to which subdivision design, including the location of roads and reserves recognises and provides for existing electricity lines so that reasonable access to the lines is maintained.
- Location of building platforms: The extent of separation between building platforms and existing lines, taking into account the requirements of NZECP: 34 or any subsequent code of practice.
- Location of proposed tree planting: The extent of separation between the location of proposed trees and existing lines, taking into account the likely mature height of the trees, whether they have potential to interfere with the lines, and whether an alternative location would be more suitable given the operational

requirements of the lines owner to prune or remove trees which have the potential to interfere with the lines.

- Extent and mode of earthworks: Whether appropriate safeguards are in place to avoid contact with or flashovers from lines, and effects on the stability of support structures.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a “no-build” buffer corridor located 12 metres either side of the centre line of a high voltage electricity transmission line, which in this case is the Huntly to Otahuhu 220kV line. Further, any subdivision or development within a 20 metre corridor either side of the 12 metre “no-build” buffer corridor should be undertaken in accordance with Transpower’s Corridor Management Policy and ensure compliance with the New Zealand Electrical Code of Practice (NZECP:34, or any subsequent requirements), which also contains restrictions on the location of structures in relation to lines. Additional guidance is provided by the Transpower document entitled ‘Guide for Development Near High Voltage Transmission Lines.’ Applicants are advised of the importance of consulting with Transpower New Zealand Limited when considering, planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, including the Huntly to Otahuhu 220kV line, and prior to a resource consent being lodged with Council.

16.1.3.7 Discretionary Activity Assessment Criteria

Applications for Discretionary Activity Resource Consent for subdivision will be assessed in terms of the following matters:

- The Code of Urban Subdivision (refer Part 9.9 of Section Three of the Plan) excluding matters of vehicle access and road design dealt with in Appendix 16B of the Plan.
- The assessment criteria for Restricted Discretionary Activities
- The extent to which any adverse environmental effects can be avoided, remedied or mitigated
- The extent to which the subdivision is consistent with the Glenora Structure Plan (Appendix 16A) and the objectives and policies of the Residential 8 Zone.
- Any other relevant matters under section 104 of the Resource Management Act 1991.
- The extent to which the subdivision achieved the efficient use of land.

16.1.4 RULES: ACTIVITY STATUS – SUBDIVISION WITHIN THE ADDISON NEIGHBOURHOOD CENTRE

16.1.4.1 Activity Status Table

Activity	Activity Status
1. Rule 9.8.3 of Section Three of the Plan applies.	Permitted Activity
2. Rules 9.8.4 and 9.8.5 of Section Three of the Plan apply.	Controlled Activity
3. Any subdivision which complies with the subdivision standards of 16.1.4.4.	Restricted Discretionary Activity
4. Unless provided for as a Permitted or Controlled or Restricted Discretionary activity, any subdivision which does not comply with the subdivision standards of 16.1.4.4.	Non Complying Activity
5. Any subdivision in the Addison Neighbourhood Centre prior to the approval of a Comprehensive Development Plan under Rule 16.1.11.18.	Non-Complying Activity
6. Any subdivision in the Addison Neighbourhood Centre which does not comply with Rule 16.1.4.4 and/or which is inconsistent with an approved Comprehensive Development Plan under Rule 16.1.11.18	Non-Complying Activity

16.1.4.2 Restricted Discretionary Activities

Council has restricted the exercise of its discretion to the following matters (refer Criteria 16.1.4.5), and may impose conditions of consent in relation to these:

- The code of urban subdivision (excluding the Section relating to road standards and Schedule 9A).
- Geotechnical matters, including long-term monitoring of factors critical to maintaining ground stability.
- Servicing.
- Design and layout.
- The recommendations of the approved Stormwater Catchment Management Plan for the area.
- Remediation of soil contamination and verification of effective completion of works.

Except as provided for by Section 94C of the Resource Management Act 1991 applications for Restricted Discretionary Activity subdivision will be considered without notification or the need to obtain the approval of, or serve notice on, affected persons.

16.1.4.3 Non-Complying Activities

Unless provided for as a Permitted or Controlled or Residential Discretionary activity, any subdivision which does not comply with the subdivision standards of 16.1.4.4 is a Non-Complying Activity.

16.1.4.4 Subdivision Standards

- 1) All applications for subdivision shall be accompanied by a Geotechnical Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the subdivided lots will be suitable for development of a Permitted Activity, or for development approved by means of a resource consent. The Geotechnical Report shall make recommendations for future site development and monitoring in respect of the following matters:
 - Consolidation settlement, including long-term monitoring of factors critical to maintaining ground stability
 - Differential settlement
 - Foundation bearing pressure
- 2) Sites shall have a minimum net site area of 2,000m², or else be of sufficient size and dimensions to accommodate development for which resource consent has been obtained.
- 3) Direct vehicular access to any new lot from the proposed east-west link road between Porchester Road and Takanini School Road, or from Porchester Road itself, shall be consistent with an approved Comprehensive Development Plan under Rule 16.1.11.18.
- 4) All subdivision within the Addison Neighbourhood Centre shall be consistent with an approved Comprehensive Development Plan prepared in accordance with Rule 16.1.11.18.

16.1.4.5 Restricted Discretionary Activity Assessment Criteria for Subdivision

Applications for Restricted Discretionary Activity Resource Consent for subdivision will be assessed in terms of the following matters:

1. Code of Urban Subdivision

The extent to which the subdivision is in accordance with the Code of Urban Subdivision (refer Part 9.9 of Section Three of the Plan) (excluding the Section relating to road standards and Schedule 9A).

2. Geotechnical

Geotechnical matters, including long-term monitoring of factors critical to maintaining ground stability.

3. Servicing

Whether sites can be adequately serviced for stormwater, wastewater, water supply and utilities.

4. Design and Layout

Whether the subdivision is consistent with:

- a) The Glenora Structure Plan (Appendix 16A)
- b) Design Element 3 (Design of Roads and Access Routes) of Appendix 16B

- c) The Medium Density Housing Design Assessment Criteria, to the extent that they are relevant, (Appendix 16C)
- d) The recommendations of the approved Stormwater Catchment Management Plan for the area, or an approved discharge consent.

5. Stormwater Catchment Management

The extent to which the subdivision is consistent with the recommendations of the approved Stormwater Catchment Management Plan for the area, or an approved discharge consent.

6. Remediation of Soil Contamination

- a) Whether, upon investigation, soil has been found to be contaminated.
- b) Whether, in instances where contaminants have been identified as present, appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects in relation to human health.
- c) Whether mitigating measures can be adopted to deal with any potential adverse effects (if any) of undertaking these works.

Council retains the discretion to waive this requirement in instances where this information has been provided previously, and the Council is satisfied that either no remediation is necessary or any remediation required has been, or will, be undertaken.

16.1.4.6 Specific Information Requirements for Subdivision

All applications for subdivision within the Addison Neighbourhood Centre shall be accompanied by information, to the satisfaction of Council, to demonstrate consistency with an approved Comprehensive Development Plan required under 16.1.11.18.

16.1.4.7 Explanation of Subdivision Rules

The Addison Neighbourhood Centre is an area of 4.5ha that will principally provide commercial and community activities that will serve the South Takanini area. While subdivision to lot sizes of 2000m² is provided for in the Addison Neighbourhood Centre, the Council wishes to ensure, at the time of subdivision, that the layout of roads, access and egress points to sites, pedestrian and cycle connections, and the provision for public amenity space is co-ordinated and provides for a compact community-focused area.

The requirement for a Comprehensive Development Plan for the whole of the Addison Neighbourhood Centre as a precursor to any subdivision or development taking place, will ensure that the Centre develops in a co-ordinated and integrated manner, with good connectivity with, and accessibility to, the surrounding area.

16.1.5 RULES: ACTIVITY STATUS – DEVELOPMENT (EXCEPT WITHIN THE ADDISON NEIGHBOURHOOD CENTRE)

16.1.5.1 Permitted Activities

Provided that they comply with the performance standards specified in 16.1.9 the following are Permitted Activities in the Residential 8 Zone:

1. The construction and use of household units at a density not exceeding one dwelling unit per 350m² and not less than one unit per 525m² net site area, and complying with the layout shown on Appendix 16A, Glenora Structure Plan.
2. Home enterprises complying with Rule 4.16.2 (Home Enterprises in Residential Zones).

16.1.5.2 Restricted Discretionary Activities

1. Activities which are otherwise permitted that do not comply with any of the following performance standards :
 - 16.1.9.1 : Maximum Height
 - 16.1.9.2 : Height in Relation to Boundary
 - 16.1.9.3 : Road Frontage and Bruce Pulman Park Interface Controls
 - 16.1.9.4 : Maximum Building Coverage
 - 16.1.9.5 : Minimum Landscaped Area
 - 16.1.9.7 : On-Site Parking
 - 16.1.9.10 (ii): Proximity to the Huntly to Otahuhu 220kV High Voltage Transmission Line shown on Appendix 16A, Glenora Structure Plan
 - 16.1.9.14: Residential Density within the 'Development Areas' shown on Appendix 16A Glenora Structure Plan

Council has restricted the exercise of its discretion to the infringed standard(s).

2. Medium Density Housing Development complying with the Performance Standards specified in 16.1.10

Council has restricted the exercise of its discretion to the following matters in accordance with the Design Assessment Criteria contained in Appendix 16C, and may impose conditions in relation to these:

- Public Interface and External Appearance;
- Dwelling Design, Position and Orientation;
- Private Outdoor Spaces;
- Visual and Acoustic Privacy including effects arising from proximity to the North Island Main Truck Railway;
- Parking and Access;
- Location relative to Public Transport;
- Servicing.
- Measures or works necessary to guarantee the long-term geotechnical stability of the site.

Except as provided for by section 94C of the Resource Management Act 1991, applications will be considered without notification or the need to obtain approval from affected persons.

3. Retirement Villages and Homes for the Aged complying with the performance standards specified in 16.1.10.

Council has restricted the exercise of its discretion to the following matters in accordance with the Design Assessment Criteria contained in Appendix 16C, and may impose conditions of consent in relation to these :

- Public Interface and External Appearance;
- Dwelling Design, Position and Orientation;
- Private Outdoor Spaces;
- Visual and Acoustic privacy including effects arising from proximity to the North Island Main Truck Railway;
- Parking and Access;
- Location relative to public transport;
- Servicing.

Except as provided for by section 94(5) of the Resource Management Act 1991, applications will be considered without notification or the need to obtain approval from affected persons.

4. Household units complying with the performance standards specified in 16.1.9 developed at a density of greater than one dwelling unit per 350m² net site area but not falling within the definition of Medium Density Housing development, and complying with the layout shown on Appendix 16A, Glenora Structure Plan.

Council has restricted the exercise of its discretion to the following matters in accordance with the Design Assessment Criteria contained in Appendix 16C, and may impose conditions of consent in relation to these:

- Public Interface and External Appearance;
- Dwelling Design, Position and Orientation;
- Private Outdoor Spaces;
- Visual and Acoustic Privacy including effects arising from proximity to the North Island Main Truck Railway;
- Parking and Access;
- Location relative to public transport;
- Servicing and
- Residential Density within the 'Development Areas' shown on Appendix 16A Glenora Structure Plan.

5. The modification of the indicative overland flowpaths depicted on Takanini Structure Plan Area 6 in Appendix 16A where it forms an integral part of a comprehensive development proposal involving site specific stormwater design

Council has restricted the exercise of its discretion to the following matters, and may impose any conditions of consent in relation to these:

- (a) The capability of the proposed overland flowpaths to adequately accommodate the 1% AEP peak flows in accordance with the general intent of the Structure Plan and/or Catchment Management Plan and if the general alignments and gradients of the overland flow paths have been followed;

- (b) If the proposed overland flowpaths are the best practicable option;
- (c) If the proposed modification(s) to the indicative overland flow paths will have less than minor impact on the downstream and upstream properties in terms of increased flood hazards and erosion potential;
- (d) The ability of sites in the upstream and downstream catchment to continue to provide for the overland flow paths in terms of reasonable engineering efforts, constructability and ease of maintenance and operation of the overland flow paths;
- (e) The potential for blockage and encroachment into the overland flow paths by other permitted land use activities at the properties; and
- (f) If the proposed modifications to the general alignment of the overland flow paths will be limited within the boundaries of properties included in a specific resource consent application.

16.1.5.3 Discretionary Activities

- 1. Any development or activity not provided for as a Permitted or Restricted Discretionary Activity other than those listed in 16.1.5.4 as non-complying activities.
- 2. The construction and use of household units and retirement villages at a gross density of less than one dwelling unit per 525m² net site area.

16.1.5.4 Non-complying activities

- 1. Industrial Activities
- 2. Retail commercial and community facilities not located within the Addison Neighbourhood Centre as shown on Appendix 16A, Glenora Structure Plan.

Explanation for Activity Status

- 1. Council seeks to encourage the development of household units at a density required to accommodate envisaged future growth in the Takanini Structure Plan Area. To do this, the rules establish a permitted density range of between one dwelling per 350m² net site area and one dwelling per 525m² net site area, subject to complying with the layout shown on Appendix 16A, Glenora Structure Plan, and with the required Residential Density of 30 dwelling units per hectare within the 'Development Areas' shown on Appendix 16A.
- 2. Within these ranges household units can be established as a permitted activity subject to compliance with a series of performance standards (Rules 16.1.9), including to ensure the required Residential Density is achieved, within the 'Development Areas' shown on Appendix 16A, Glenora Structure Plan and established to maintain amenity without recourse to specific design assessment.
- 3. Development at densities below this range (i.e. not achieving a Residential Density of 30 dwelling units per hectare within the 'Development Areas' shown on Appendix 16A, Glenora Structure Plan), or not complying with the layout as shown on Appendix 16A, Glenora Structure Plan, is less likely to accommodate the growth anticipated and accordingly is generally not encouraged, although it is

recognised that in some instances physical limitations may determine that a somewhat lower density is appropriate.

4. The Plan seeks to encourage developments at densities of 20 dwelling units per gross hectare generally, and a Residential Density of 30 dwelling units per hectare within the 'Development Areas' as shown on Appendix 16A, Glenora Structure Plan, but also to ensure that their design is comprehensively considered and that they are located on larger base sites, in order to maintain and enhance amenity on-site and on adjoining sites, and enable transport choice through the provision of densities that support local public transport services.

5. Medium Density Housing Development is encouraged by:

- defining it as a restricted discretionary activity (non-notified).
- making this type of development subject to a less restrictive range of performance standards (Rules 16.1.10) than for permitted activities and subject to consideration under an appended set of Design Assessment Criteria (Appendix 16C).

A restricted discretionary consent status is also available for intensive housing that does not fall within the definition Medium Density Housing Development (i.e. developments of dwellings at densities greater than one unit per 350m² on base sites of less than 1400m²). In this case, because the site is smaller, such that design effects off-site can be more perceived, the status is subject to the normal permitted activity performance standards and potential notification issues. The same assessment criteria (Appendix 16C) are able to be used for assessment. Provision is also made for retirement villages and homes for the aged as a restricted discretionary activity. While these types of developments are generally appropriate to residential areas, because they can be characterised by a higher intensity of buildings and off site effects can be more perceived, design assessment is considered appropriate, and again the assessment criteria of Appendix 16C are used for assessment.

The Plan also provides for flexibility as a restricted discretionary activity for non-compliance with performance standards on less densely developed sites. Applications will be assessed in terms of the effects arising specifically from non-compliance with the particular performance standard in relation to the explanation provided. The final paragraph of each explanation is intended in particular to give some guidance in a situation of non-compliance.

The subdivision rules for the Residential 8 Zone are designed to encourage applications for subdivision into smaller lots to be accompanied by building design proposals. Where land use consent or certificate of compliance is sought concurrently with, or in advance of, a subdivision resource consent, no maximum or minimum lot sizes or restrictions on frontage (Rule 16.1.3.5.2) apply.

Where vacant lot development is proposed, activity status is largely determined by the permitted residential density, with minimum 400m² net site area applicable, subject to complying with the layout shown on Appendix 16A, Glenora Structure Plan.

In practice, because of household density thresholds established by land use rules, vacant lot subdivision proposals can only proceed as restricted discretionary activities if single dwelling lots are between 400m² and 525m² in net site area, and lots for two or more dwellings are greater than 700m². Where a lot proposed is

between 525m² and 700m² in net site area the council will generally require the applicant to seek concurrent restricted discretionary activity land use consent for two or more dwellings. Where vacant lots of between 700m² and 1400m² are proposed the council will generally require the applicant to demonstrate the way in which the lot will accommodate future permitted development and restricted discretionary activity subdivision. The two tables following summarise activity status as it relates to housing density (Table 16.1) and subdivision (Table 16.2).

Table 16.1 Development Density Activity Status Regime

Density	Activity Status
Density of or more than 1 unit per 349m ² .	Restricted Discretionary Activity non-notified subject to compliance with Performance Standards and Assessment against Criteria (including Design Assessment Criteria in Appendix 16C and complying with the layout as shown on Appendix 16A, Glenora Structure Plan). In the case of medium density housing (i.e. development of 4 or more units on sites of 1400m ²) less restrictive Performance Standards apply.
Density of between 1 unit per 350m ² and 1 unit per 525m ² .	Permitted Activity subject to compliance with Performance Standards and complying with the layout shown on Appendix 16A, Glenora Structure Plan.
Subdivision where the average lot size exceeds 525m ² Development that does not comply with the layout shown on Appendix 16A, Glenora Structure Plan.	Discretionary Activity

Table 16.2 Subdivision Activity Status Regime

Lot Size	Where land use consent or certificate of compliance for development not already obtained.	Where land use consent or certificate of compliance for PROPOSED development has been obtained.
0-399m ²	Discretionary Activity	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and assessed against criteria (including Design Criteria in Appendix 16B).
400m ² -525m ²	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and with the layout as shown on Appendix 16A and assessed against criteria (including Design Criteria in Appendix 16B). Applicant to demonstrate that lot can accommodate one unit complying with development controls.	
526-699m ²	Discretionary Activity	

700-1399m ²	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and with the layout as shown on Appendix 16A and assessed against criteria (including Design Criteria in Appendix 16B). Applicant to demonstrate that lot can accommodate: <ul style="list-style-type: none"> ▪ two units (on lots 700-1050m²) ▪ three units (on lots 1051-1399m²) complying with development controls.	
1400 + m ²	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and with the layout as shown on Appendix 16A and the site being large enough for "Medium Density Housing Development".	
Subdivision where the average lot size exceeds 525m ² .	Discretionary Activity.	Restricted Discretionary Activity as above

Consistent with the Objectives and Policies for the residential 8 zone, retail, commercial and community activities falling outside the Addison Neighbourhood Centre have a Non-complying Activity status to avoid the dispersed and uncoordinated provision of services that would undermine the role and function of the Addison Neighbourhood Centre, and other established centres, and have the potential to adversely affect the amenity of residents. Industrial activities are a non-complying activity anywhere within the Residential 8 zone, due to the potential adverse effects that they would have on amenity, and the role and function of the Addison Neighbourhood Centre.

16.1.6 ASSESSMENT CRITERIA EXCEPT DEVELOPMENT WITHIN THE ADDISON NEIGHBOURHOOD CENTRE

16.1.6.1 Restricted Discretionary Activity Assessment Criteria

The following activities for Restricted Discretionary Activity Resource Consent will be assessed in terms of the following matters:

16.1.6.1.1 Medium Density Housing Development; other housing development at a density of greater than one unit per 350m² net site area; retirement villages and homes for the aged.

1. The extent to which the proposal is in accordance with the Medium Density Housing Development Design Assessment Criteria in Appendix 16C.
2. Whether the development is located no more than 800 metres from any railway station or transport interchange or a defined public transport stop, (such developments should generally be within 800 metres of a public transport route);

3. The extent to which the development can be adequately serviced.

16.1.6.1.2 Activities which are otherwise Permitted infringing one or more of performance standards 16.1.6.1 through 16.1.6.7

The extent to which the infringement will result in any significant adverse effects, having particular regard to the purpose of the performance standard as set out in its explanation, and to what extent the effects can be avoided, remedied or mitigated.

16.1.6.1.3 The modification of the indicative overland flowpaths depicted on Takanini Structure Plan Area 6 in Appendix 16A where it forms an integral part of a comprehensive development proposal involving site specific stormwater design

All aspects of proposed overland flowpath modification shall be assessed in terms of the following criteria:

1. The extent to which the establishment and operation of the proposed overland flowpaths will prevent the operation of existing (and future) flowpaths within the catchment; and
2. The extent to which the modified overland flowpath(s) result in reduction in actual or potential offsite flooding/hazard effects, improved maintenance access and safety outcomes.

16.1.6.2 Discretionary Activity Assessment Criteria

Applications for Discretionary Activity Resource Consent will be assessed in terms of the following matters:

- The extent to which any adverse effects on the environment will be avoided, remedied or mitigated;
- The extent to which the development is consistent with the objectives and policies for the Takanini Structure Plan Area, the Glenora Structure Plan (Appendix 16A) and the Residential 8 Zone (Parts 5B2.2 of Section One and 16.1.1 of Section Three),
- The extent to which the development is consistent with the recommendations of an approved Catchment Management Plan.
- The extent to which any development involving household units is in accordance with Medium Density Housing Development Design Assessment Criteria in Appendix 16C;
- Applications for development of residential units at a density of less than 1 unit per 525m² net site area or development that provides less than 20 dwellings per gross hectare on land identified in Figure 16.6 will also be assessed with regard to the following matters:
- The extent to which physical limitations (e.g. soils/geology) on the site preclude development at a higher density.
- The cumulative effects of allowing the development, and in particular the extent to which allowing the development will compromise the objective of achieving an aggregate of medium density residential development throughout the zone.

- For any staged development on the land identified in Figure 16.6 the ability to achieve required gross residential densities through the development of subsequent stages.
- Any other relevant matter under section 104 of the Resource Management Act 1991
- For any staged development on the land identified as 'Development Area' on Appendix 16A, Glenora Structure Plan, the ability to achieve the required Residential Density through the development of subsequent stages.
- The importance of ensuring good connectivity in the area, particularly a direct route between the Takanini Railway Station, the Addison Neighbourhood Centre, and the wider area, and the extent to which it is necessary for the east-west link road between Porchester Road and Takanini School Road to have been completed prior to further development within the Takanini Structure Plan area 1a being approved.

16.1.7 RULES: ACTIVITY STATUS – DEVELOPMENT WITHIN THE ADDISON NEIGHBOURHOOD CENTRE

16.1.7.1 Activity Table

Activity	Activity Status
A Comprehensive Development Plan for the Addison Neighbourhood Centre, as required by Rule 16.1.11.18, and/or amendments to an approved Comprehensive Development Plan, provided that: <ul style="list-style-type: none"> a) it is consistent with Glenora Structure Plan (Appendix 16A); and b) The net area (excluding roads and reserves) of the Addison Neighbourhood Centre does not exceed 4.5 hectares; and c) the total area of retail, commercial and community activities, and healthcare services provided under the Comprehensive Development Plan, including a supermarket not exceeding 3,500 square metres gross floor area (GFA) and a service station, does not exceed 10,000 square metres GFA. 	Restricted Discretionary Activity (Non-notified)
A Comprehensive Development Plan under Rule 16.1.11.18 that is not consistent with the Glenora Structure Plan (Appendix 16A); and/or in respect of which the total area of retail, commercial, service station, and community activities, and healthcare services provided under the Comprehensive Development Plan exceeds 10,000 square metres GFA in total, including a supermarket; and/or in respect of which a supermarket is proposed that exceeds 3,500 square metres GFA.	Non-Complying Activity

A supermarket (one only within the Centre), along with associated car parking, having a maximum GFA of 3,500m ² and complying with performance standards specified in Rule 16.1.11 (excluding 16.1.11.16 and 16.1.11.17).	Controlled Activity
A Service Station (one only within the Centre), provided that it is in accordance with an approved Comprehensive Development Plan, and that it complies with the performance standards specified in Rule 16.1.11 (excluding 16.1.11.8, 16.1.11.16 and 16.1.11.17).	Controlled Activity
The following activities are a Controlled Activity in the Addison Neighbourhood Centre: a) Retail units having a maximum GFA per unit of 400m ² . b) Commercial activities, community activities, and healthcare services provided that they are in accordance with an approved Comprehensive Development Plan, and that they comply with the performance standards specified in Rule 16.1.11 (excluding 16.1.11.16 and 16.1.11.17). c) Residential activities, provided that they are in accordance with an approved Comprehensive Development Plan, and that they comply with the performance standards specified in Rule 16.1.11 (excluding 16.1.11.8 to 16.1.11.12 inclusive).	Controlled Activity
Any activity that is otherwise Controlled that does not comply with one or more of the relevant performance standards specified in rule 16.1.11.	Restricted Discretionary Activity
Any land use activity within the Addison Neighbourhood Centre that is not consistent with an approved Comprehensive Development Plan under Rule 16.1.11.13.	Non-Complying Activity
Any land use activity within the Addison Neighbourhood Centre prior to the approval of a Comprehensive Development Plan under Rule 16.1.11.13.	Non-Complying Activity
Retail, commercial and community activities, and healthcare services located within the Addison Neighbourhood Centre that, in combination with other retail, commercial and community activities, and healthcare services that have been either constructed or consented, will result in the cumulative total GFA for the Centre exceeding 10,000 square metres.	Non-Complying Activity
Any activity not otherwise specified in the table above.	Non-Complying Activity

16.1.7.2 Matters for the Exercise of Control - Controlled Activities

1. Council has restricted the exercise of its control for all controlled activities to the following matters, and may impose conditions in relation to these (refer 16.1.8.1(1) for assessment criteria):

- a) Whether the proposal is in accordance with the Addison Neighbourhood Centre Design Assessment Criteria in Appendix 16D;
- b) Whether the proposal is in accordance with an approved Comprehensive Development Plan;
- c) Hours of operation;
- d) Vehicle access, circulation and manoeuvring;
- e) Pedestrian and cycle connectivity;
- f) Traffic management;
- g) Car parking (location, layout and parking provision);
- h) Site layout and design;
- i) Street frontages;
- j) Design and external appearance of buildings and structures, including boundary and/or security fences and walls and other structures designed to enclose an area;
- k) Open space provision and design;
- l) Impact on residential activities located within the Centre;
- m) Interface with adjacent or neighbouring residential activities located inside and outside the Centre.

Except as provided for by Section 94C of the Resource Management Act 1991, applications will be considered without notification or the need to obtain the approval of, or serve notice on, affected persons.

- 2. In addition to the matters above in 16.1.7.2(1), for Controlled Activity Supermarket and Service Station activities Council has also restricted the exercise of its control to the following matters, and may impose conditions in relation to these (refer 16.1.8.1(2) for assessment criteria):
 - a) Noise;
 - b) Servicing and Deliveries; and
 - c) Building and Site Signage

16.1.7.3 Matters for Discretion - Restricted Discretionary Activities

- 1. For applications for resource consent for a Comprehensive Development Plan as a restricted discretionary activity, Council has restricted the exercise of its discretion to consideration of the following matters, and may impose conditions in relation to these (refer 16.1.8.2(1) for assessment criteria):
 - a) Compliance with the stormwater catchment management plan and associated discharge consent;
 - b) Consistency with the objectives and policies of the Residential 8 zone in relation to the Addison Neighbourhood Centre, and with Appendix 16A Glenora Structure Plan;
 - c) Consistency with Appendix 16B, Subdivision Design Assessment Criteria, and Appendix 16D, Addison Neighbourhood Centre Design Assessment Criteria;
 - d) A design theme and design principles for the external appearance of buildings and other means of achieving a compact, pedestrian friendly, strip shopping (rather than mall) retail activity development that will be complementary to the existing and proposed residential development at Addison and in the South Takanini area;

- e) Location of key elements within the Addison Neighbourhood Centre, including a supermarket, retail activities, community buildings/activities, residential activities and shared parking areas;
- f) Layout of retail activities (including the supermarket and other retail activities) within the Addison Neighbourhood Centre, and the means of managing vehicle movements (including service vehicles) within the Centre;
- g) Relationship of buildings, public open space, roads and landscape elements and streetscape;
- h) Means of providing shelter to pedestrians in the Addison Neighbourhood Centre, including those waiting for public transport;
- i) The relationship of any proposed subdivision with the balance of the Addison Neighbourhood Centre;
- j) Means of integrating any proposed subdivision with other lots and activities in the Centre;
- k) Location of roads (including internal access roads required for access to car parks or for servicing and deliveries), on-street parking provision, cycle ways, pedestrian linkages, and public transport facilities;
- l) Pedestrian and vehicular access and efficiency of pedestrian and cycling access, and roading layout;
- m) Provision for public bus transport within the Addison Neighbourhood Centre;
- n) Location of open space and public amenity space within the Centre;
- o) A landscape design plan establishing landscape principles;
- p) A lighting plan;
- q) Location of public toilets;
- r) Intended subdivision pattern (if any), and any proposed staging of subdivision;
- s) Servicing.

Except as provided for by section 94C of the Resource Management Act 1991, applications for resource consent for a Comprehensive Development Plan under Rule 16.1.11.18 will be considered without notification or the need to obtain the approval of, or serve notice on, affected persons.

- 2. Except for applications for Restricted Discretionary Activity resource consent for a Comprehensive Development Plan (refer 16.1.7.3.1 above), Council has restricted the exercise of its discretion for all other Restricted Discretionary activities to the following matters and may impose conditions in relation to these (refer 16.1.8.3(2) for assessment criteria):
 - a) Whether the proposal is in accordance with the Addison Neighbourhood Centre Design Assessment Criteria in Appendix 16D;
 - b) Whether the proposal is in accordance with an approved Comprehensive Development Plan;
 - c) Open Space Provision and Design;
 - d) Design treatment of open space including, but not limited to, considerations of wind, sunlight, daylight and visual amenity;
 - e) Traffic Management;

- f) Car Parking (Location, Layout and Parking Provision);
 - g) Site Layout;
 - h) Design and external appearance of buildings and structures, including boundary and/or security fences and walls and other structures designed to enclose an area;
 - i) Cumulative effects, having regard to the effects of a proposed activity and the effects of existing activities and those activities for which a consent has been granted;
 - j) Hours of operation;
 - k) Odours and Emissions;
 - l) Impact on residential activities located within the Centre;
 - m) Street Frontages;
 - n) Interface with adjacent or neighbouring residential activities located outside the Centre;
 - o) The relationship of the proposed development with the Residential 8 zoned land outside the Addison Neighbourhood Centre, including the potential effects of proposed development on the adjoining land, including the built form, scale and character of surrounding and nearby development;
 - p) Means of integrating the proposed development with other activities within the Addison Neighbourhood Centre;
 - q) The potential effects, including cumulative effects, of any proposed activity upon the amenity of the Addison Neighbourhood Centre, including those living or working within, or visiting, the Centre;
 - r) Design treatment of parking, roads, cycle ways and pedestrian linkages;
 - s) A landscape plan showing the location and extent of areas to be landscaped, and the species to be utilised;
 - t) A lighting plan;
 - u) The location and use of surrounding buildings including any significant noise generators likely to affect the site and the proposed development;
 - v) Location and footprint of all proposed buildings and structures and parking;
3. In addition to the matters above in 16.1.7.3.2 for Restricted Discretionary activities for retail, commercial and community activities which are otherwise controlled that do not comply with one or more of the performance standards specified in rules 16.1.11 (excluding Rules 16.1.11.16 and 16.1.11.17), Council has additionally restricted the exercise of its discretion to the following matters and may impose conditions in relation to these (refer 16.1.8.2(3) for assessment criteria):
- Extent of non-compliance with the performance standard, and its specific effects with reference to the explanation for the relevant standard.
4. In addition to the matters set out in 16.1.7.3(2) above, for all applications for Restricted Discretionary residential activities which are otherwise controlled that do not comply with one or more of the performance standards specified in Rules 16.1.11 (excluding Rules 16.1.11.8 to 16.1.11.12 inclusive), Council has additionally restricted the exercise of its discretion to the following matters, and may impose conditions in relation to these (refer 16.1.8.2(4) for assessment criteria):

- a) Whether or not the proposal would undermine the principle retail, commercial and community role and function of the Addison Neighbourhood Centre;
- b) Acoustic Design;
- c) Amenity Space Provision;
- d) Privacy;
- e) Reverse Sensitivity Issues;

16.1.7.4 Explanation for Activity Status

As noted in objective 16.1.1.2(1), and policies 16.1.1.2(2) i) and ii), Council seeks to encourage the development of a neighbourhood centre within the Residential 8 zone. The location, form and size of the Addison Neighbourhood Centre is shown on Appendix 16A, Glenora Structure Plan. This, together with Plan rules, confirms that the Addison Neighbourhood Centre will be limited to 4.5ha in area, and that it will be located at the intersection of Porchester Road and an east-west link road to Takanini School Road.

Prior to any development taking place within the Addison Neighbourhood Centre, details of the Addison Neighbourhood Centre will be determined by an application for a Restricted Discretionary (non-notified) activity land use resource consent for a Comprehensive Development Plan.

The Comprehensive Development Plan will be required to demonstrate consistency with the Glenora Structure Plan, at Appendix 16A, and to show further detailed information relating to the design and layout of the Centre, the mix of uses, and connectivity to a level of detail that illustrates the integration required. Consistent with Plan objectives and policies, and with Rule 16.1.11.18, the level of design and amenity resulting from built development, whatever activity the building might house, is of concern. Accordingly, a Controlled Activity resource consent is required for the construction of most development, with matters for the exercise of control limited to a series of design matters specified in the relevant assessment criteria and performance standards, and the design guidance provided at Appendix 16D. Development must also be consistent with the Addison Neighbourhood Centre Comprehensive Development Plan required under 16.1.11.18.

A Restricted Discretionary Activity resource consent is required for built development associated with activities that, by virtue of their non-compliance with one or more performance standard, have the potential to adversely affect the amenity values within the Addison Neighbourhood Centre, either individually or cumulatively. The location, scale and operation of such activities needs to be managed in order to ensure that the primary function of the Addison Neighbourhood Centre remains community focused, and that residential amenities both within the Centre, and within the immediately surrounding area, are not compromised. The residential amenity within the Centre has less of a focus on privacy, and more on the factors that support being part of a vibrant centre.

All development and activities within the Addison Neighbourhood Centre will require a resource consent, in order that consistency with the provisions, and any conditions of consent, for the Comprehensive Development Plan, is achieved.

Council seeks to encourage development of coherent retail, commercial and community services within the Addison Neighbourhood Centre to meet the day-to-day needs of Addison, and the surrounding communities within the South Takanini area. The Addison Neighbourhood Centre is also expected to attract some passing trade. At the same time, however, Plan rules seek to ensure that retail, commercial and service station activities within the Addison Neighbourhood Centre do not significantly detract from the sub-regional retail and service role of the Papakura Central Business Area, or from other established retail, commercial and service centres.

For this reason a retail cap on the scale of supermarket activities within the Addison Neighbourhood Centre is imposed, and the scale, form and mix of retail activity is to be carefully managed by way of maximum gross floor area limits for a supermarket and general retailing, whilst a general cap on the cumulative total gross floor area that may be developed for retail, commercial and community activities within the Addison Neighbourhood Centre is also provided.

The supermarket retail cap enables a single supermarket activity with a maximum gross floor area of 3,500 square metres. A general cap is also imposed to limit retail (including supermarket), commercial, service station and community activities, to a cumulative total of 10,000 square metres gross floor area within the Addison Neighbourhood Centre.

Within the Addison Neighbourhood Centre, retail units with a gross floor area of 400 square metres or less require a Controlled activity resource consent. Retail units that exceed 400 square metres in area are a non-complying activity due to the inappropriateness of retail activity (other than supermarkets) at that scale given the character and amenity values that the Council seeks to achieve for the Addison Neighbourhood Centre and the Residential 8 zone. Furthermore, proposals for retail, commercial and community activities that would result in the cumulative total of 10,000 square metres gross floor area within the Neighbourhood Centre as a whole being exceeded will be a non-complying activity.

Controls on the scale, form, mix and location of retail, commercial and community activities in the Addison Neighbourhood Centre will enable Council to manage the potential cumulative adverse effects of these activities on the amenity values and character of the Centre, and the surrounding residential area, and the potential adverse environmental effects on the Papakura Central Business Area and other established retail, commercial and community centres.

The Addison Neighbourhood Centre shall have a predominantly retail, commercial and community role and function. Whilst the accommodation of household units within the Addison Neighbourhood Centre is provided for as a Controlled Activity, subject to compliance with performance standards which include standards relating to amenity space provision and privacy, it is important to ensure that the role and function of the Centre is not undermined. Residential activities shall, therefore, generally be accommodated at first floor level, above ground floor retail, commercial or community activities, unless otherwise provided for by an approved Comprehensive Development Plan. If it can be demonstrated that in the longer term less than 4.5 hectares of land is required to accommodate the 10,000 square metres of retail, commercial and community activities envisaged for the Addison Neighbourhood Centre, Council will give consideration to residential activities capable of use for a range of activities at ground floor level. In this way, flexibility of use at ground floor level is supported, and may involve commercial or other activities. However, where such residential development would not be in accordance with an approved Comprehensive Development Plan, an amendment to that Plan will be required to be considered by Council as a Restricted Discretionary Activity (non-notified), prior to consideration of any subdivision or land use proposal.

The density of residential development above ground floor level within the Addison Neighbourhood Centre is considered complementary to the primary role of the Centre as being to provide retail, commercial and community services. Residential activities within the Addison Neighbourhood Centre are encouraged so that the Centre will be a mixed-use development that will achieve an appropriate, and balanced, mix of uses, and ensure that a vibrant, integrated and interactive character is established. A mix of uses that include a residential component will underpin the viability of the Addison Neighbourhood Centre, and also facilitate walking and cycling to use the services that will be provided.

The Plan also includes Restricted Discretionary status for otherwise Controlled Activities that infringe one or more performance standard. Applications will be assessed in terms of the effects arising specifically from the particular infringement (or infringements) in relation to their explanation. The final paragraph of each explanation gives some guidance in the infringement situation.

Any development or activity that is not provided for as either a Controlled or Restricted Discretionary Activity is a Non Complying Activity. The Addison Neighbourhood Centre will provide an appropriate mix of retail, commercial and community uses only, appropriate to provide for the day-to-day needs of Addison and the South Takanini area. Large format retail activities, certain business activities (including distribution and large scale office development) and industrial activities are inappropriate due to their noxious or nuisance effects, their traffic generation, and/or the impact that these activities would have on the vitality and viability of the Papakura CBA and other established centres. Accordingly, such activities are defined as Non-complying.

16.1.8 ASSESSMENT CRITERIA

16.1.8.1 Controlled Activity – Matters for the Exercise of Control

1. Council may exercise control over any of the following matters that are relevant to an application:
 - a) Whether the proposal is in accordance with the Addison Neighbourhood Centre Design Assessment Criteria in Appendix 16D;
 - b) Whether the proposal is in accordance with an approved Comprehensive Development Plan;
 - c) Whether parking, and access and egress, are designed in such a manner as to promote good traffic movements, provide conveniently located off-street short-term and long-term car parking, and avoid potential adverse effects on pedestrians, cyclists and motorists;
 - d) Whether the potential conflict between circulating service traffic, heavy vehicles, general traffic, pedestrians and cyclists will be satisfactorily managed, and the location of vehicle manoeuvring and storage areas appropriately provided for;
 - e) Whether the site layout has been designed to avoid potential conflicts between activities adjoining the site, including the location and design of storage areas, rubbish and waste disposal, loading bays, delivery areas and any noisy machinery and activities;
 - f) Whether the design and external appearance of buildings and structures, including boundary and/or security fences and walls as well as other structures designed to enclose an area, will create a high standard of visual amenity values.
 - g) Whether the means of providing shelter to pedestrians in the Addison Neighbourhood Centre will ensure that pedestrians are protected from rain, wind and sun and that the design of the shelters contributes to a high standard of amenity values;
 - h) Whether consideration has been given to Crime Prevention Through Environmental Design (CPTED), and urban design best practice, principles in the layout of the Addison Neighbourhood Centre, including the design of roads, car parks and public amenity spaces, as well as the orientation, form, and detailed design of buildings;
 - i) Whether the hours of operation and servicing, including the times of goods deliveries, heavy traffic movements, and rubbish collection, will be compatible with

a residential environment within and bordering the Addison Neighbourhood Centre, and the maintenance of amenity values with the Residential 8 zone more generally.

In addition, the following applications for Controlled Activity Resource Consent will be assessed in terms of the matters set out below:

2. Additional matters for applications for Controlled Activity Resource Consent for a Supermarket:
 - a) Whether the noise levels from operation of the supermarket will be compatible with adjoining activities, including delivery times and whether the activity can meet the noise standards for the Addison Neighbourhood Centre at all times;
 - b) Whether servicing of the supermarket will provide for deliveries of goods, whilst at the same time maximizing visual and public amenity, and streetscape, and providing for safe, efficient and convenient pedestrian, cycle and vehicle movement both within the supermarket development, and within the Addison Neighbourhood Centre;
 - c) Whether site and building signs will be compatible, in terms of their location, form, size, and illumination, with the role, function and mixed-use nature of the Addison Neighbourhood Centre;
 - d) Whether the site design provides for pedestrian access and vehicle linkages between the supermarket, its car parking, and the rest of the Addison Neighbourhood Centre and the Residential 8 zone; enables safe crossing of Porchester Road, including to Bruce Pulman Park, and the proposed east-west link road that will be constructed between Porchester Road and Takanini School Road; and, avoids the adverse visual effects of large expanses of sealed car parking areas.

16.1.8.2 Restricted Discretionary Activity Assessment Criteria

1. Applications for Restricted Discretionary Activity resource consent for a Comprehensive Development Plan for the Addison Neighbourhood Centre will be assessed with regard to the following matters:
 - a) Whether the Comprehensive Development Plan is consistent with the Plan objectives and policies for the Residential 8 zone relating to the Addison Neighbourhood Centre;
 - b) Whether the Comprehensive Development Plan is consistent with Appendix 16A, Glenora Structure Plan, and whether it will facilitate development in accordance with the relevant design assessment criteria of Appendix 16B, Subdivision Design Assessment Criteria, and Appendix 16D, Addison Neighbourhood Centre Design Assessment Criteria;
 - c) Whether the Comprehensive Development Plan will achieve a compact retail, commercial and community focused neighbourhood centre that will provide for the day-to-day needs of Addison and the surrounding South Takanini area;
 - d) Whether the Comprehensive Development Plan will ensure a high standard of amenity values for the Addison Neighbourhood Centre, and avoid adverse effects on the visual amenity values of properties within the Centre, and in the surrounding area;
 - e) Whether the proposed layout and intensity and scale of activity for the Addison Neighbourhood Centre can be adequately serviced, including the provision of adequate car parking;

- f) Whether residential, retail, commercial and community developments and activities within the Addison Neighbourhood Centre are satisfactorily integrated;
- g) Whether the interrelationship between retail, commercial, community and residential activities within the Addison Neighbourhood Centre and residential activities within the balance of the Residential 8 zone will create a high standard of amenity values and avoid conflicts between activities;
- h) Whether a high level of pedestrian amenity in the quality of safety, shelter, verandahs, and visual interest will be created;
- i) Whether provision is made for high quality public open space, and amenity space, to be integrated within the Addison Neighbourhood Centre;
- j) Whether the layout of buildings creates the opportunity for developing communal open spaces, seating areas or similar facilities contributing to the amenity values, and community focus, of the Addison Neighbourhood Centre;
- k) Whether provision for public toilets has been satisfactorily addressed in a manner that is integrated with the overall design and layout of the Addison Neighbourhood Centre;
- l) Whether suitable provision has been made for public bus transport facilities;
- m) Whether the quality of access and linkages for pedestrians, cyclists, motorists and the disabled has been adequately considered and provided for to facilitate safe and convenient movements, and a high level of connectivity, both within the Centre and between the Centre and the surrounding residential areas. Particular consideration will be given to access to and from Porchester Road and the east-west link road that will bisect the Addison Neighbourhood Centre;
- n) Whether the landscape design will satisfactorily:
 - Provide for screening of blank walls, storage areas, mechanical plant, equipment and service areas;
 - Mitigate and soften the harsh lines of the built landscape including parking areas;
 - Complement integrated planting throughout the Residential 8 zone, especially development at Addison and with planting in Bruce Pulman Park;
 - Provide for both winter sun and summer shade;
 - Reduce visual clutter;
 - Integrate with street furniture, lighting, signage and other hard landscape features;
 - Includes a species schedule that takes into account the suitability of the species for long-term maintenance and relationship to infrastructure, and support for native fauna;
- o) Whether the landscaping design will ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity values is achieved;
- p) Whether significant noise generators are separated, or acoustically isolated, from residential uses;
- q) Whether there is consistency with urban design and urban form elements for the Addison Neighbourhood Centre, as listed in Appendix 16D;

- r) Whether the design and external appearance of buildings and structures will achieve a character consistent with the role and function of the Addison Neighbourhood Centre, and a consistent design theme, and in particular the extent to which the structural elements, roofing and facades of the buildings and developments are broken down in scale to match the character of the locality;
 - s) Whether the design and external appearance of buildings and structures will create a high standard of visual amenity values;
 - t) Whether the relationship of buildings, public open spaces, roads and landscape elements will facilitate the provision of a high standard of amenity values;
 - u) Whether the lighting design will create and enhance a high standard of amenity values, and public safety;
 - v) Whether consideration has been given to Crime Prevention Through Environmental Design (CPTED), and urban design best practice, principles in the layout of the Addison Neighbourhood Centre, including the design of roads, car parks and public amenity spaces, as well as the orientation, form, and detailed design of buildings;
 - w) Whether consideration has been given to glare from the use of outdoor lighting, lit architectural features, and reflective surfaces that may adversely impact on the comfort of people or degrade the level of visual amenity.
2. Applications for Restricted Discretionary Activity resource consent for retail, commercial and community developments, or activities that are otherwise Controlled but do not comply with one or more performance standards, shall be assessed having regard to the Controlled Activity matters set out at 16.1.8.1.1 above, and also the extent of non-compliance and its specific effects in terms of:
- a) Whether non-compliance will result in any significant adverse effects, having particular regard to the purpose of the performance standard as set out in its explanation, and to what extent the effects can be avoided, remedied or mitigated;
 - b) Consistency with the specific objectives and policies for the Addison Neighbourhood Centre, and also for the wider Residential 8 zone;
 - c) Providing for the day-to-day retail, commercial and community needs of the Addison suburb, and the wider South Takanini area;
 - d) Achieving high quality built environment, streetscape and public amenity including integrated landscaping and lighting;
 - e) Achieving high amenity values;
 - f) Establishing a safe environment that promotes CPTED, and urban design, best practice and principles;
 - g) Providing satisfactory levels of off street car parking to serve the proposed development;
 - h) In respect of licensed premises (including bars, pubs, restaurants, cafes and liquor stores), consideration will also be given to the effects of the proposed activity together with any cumulative effects of the proposed activity together with the effects of existing licensed activities and those licensed activities for which consent has been granted.
3. In addition to the matters set out in 16.1.8.2(2), applications for Restricted Discretionary Activity resource consent for a residential development that is otherwise Controlled, but does not comply with one or more performance standards, shall be assessed having regard to the Controlled Activity matters set out at 16.1.8.1.1 above, and also the extent of non-compliance and its specific effects in terms of:

- a) Whether non-compliance will result in any significant adverse effects, having particular regard to the purpose of the performance standard as set out in its explanation, and to what extent the effects can be avoided, remedied or mitigated;
- b) Consistency with the specific density and amenity objectives and policies for residential development within the Residential 8 zone generally, and the Addison Neighbourhood Centre specifically;
- c) Achieving high quality built environment, streetscape and public amenity, including integrated landscaping and lighting;
- d) Achieving satisfactory levels of off street car parking, including provision for visitors;
- e) Achieving high amenity values for residents, including the appropriate provision of private amenity space that is proportional in relation to the size of the dwelling, and envisaged occupancy;
- f) Establishing a safe environment that promotes CPTED, and urban design, best practice and principles;
- g) Reverse sensitivity issues.

16.1.9 RULES: PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

16.1.9.1 Maximum Height

The maximum height of buildings shall be 9 metres.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.1.4.2.1).

Explanation

Controls limiting height are intended to reflect the typical characteristics of the areas to which they have been applied. A permitted building height of 9 metres is consistent with much of the rest of Urban Papakura and enables the construction of two to three storey dwellings.

Buildings and structures that are over the height limit can be perceived as out of scale with their surroundings and can overshadow and visually dominate buildings on adjoining or nearby sites. However, a greater height of up to 12 metres may be appropriate, particularly for developments on sites large enough to contain any adverse effects within the site. This greater height would enable the accommodation of buildings of three or even four storeys, provided the amenity of adjoining sites is maintained.

It should be noted that geotechnical conditions may in some instances preclude building to the heights provided for by this rule.

16.1.9.2 Height in Relation to Boundary

All boundaries except boundaries adjoining the road:

No part of any building shall project beyond a building envelope contained by recession planes measured from points 2.0 metres above any site boundary as shown in Figures 16.1 and 16.2.

Provided that:

- i) Where the consent of the immediately adjoining property owner(s) has/have been obtained and are recorded on the resource consent or building consent plans, then compliance with this rule is not required.

- ii) No account shall be taken of radio and television aerials, solar heating devices and chimneys, (not exceeding 1.1 metres in any horizontal direction), provided such structures are located at least 1metre from each site boundary.
- iii) This provision shall not apply to the length of the common wall between abutting buildings.
- iv) This rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1m² in area (refer Figure 16.3).
- v) This rule shall not apply to a single building on each site exceeding no more than 3.0 metres in height and up to 7.0 metres in length in relation to a single side boundary (refer Figure 16.3).
- vi) Where a point on the boundary immediately adjoins an Entrance Strip, Access Lot or a Council Pedestrian Accessway, the further lot boundary of that Entrance Strip, Access Lot or Council Pedestrian Accessway may be deemed to be the nearest boundary for the purposes of this rule.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.1.4.2.1).

Explanation

Height in relation to boundary controls are included to avoid unreasonable loss of sunlight and daylight access to adjoining sites, and also work in combination with height controls to avoid or mitigate overdominance or overlooking effects.

The extent of the adverse effect of any infringement of these controls will vary according to the orientation of the sites and some infringement may be acceptable when mitigated by this factor.

In recognition of the constraints in developing medium density sites the rule makes provision for the erection of a garage or building of similar scale to be built to one side boundary.

Figure 16.1 RECESSION PLANE INDICATOR

Place outside of circle to inside of site boundary
(Note: North is True North)

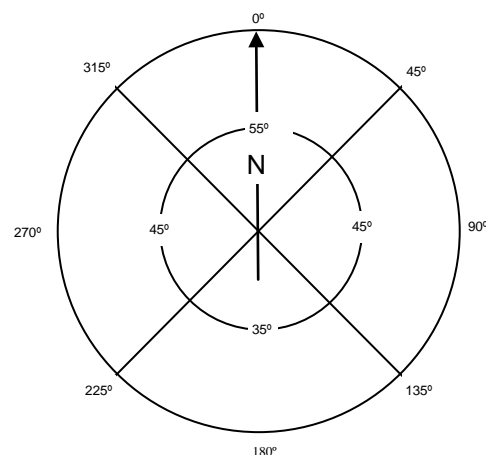


Figure 16.2 RECESSION PLANE CROSS SECTION

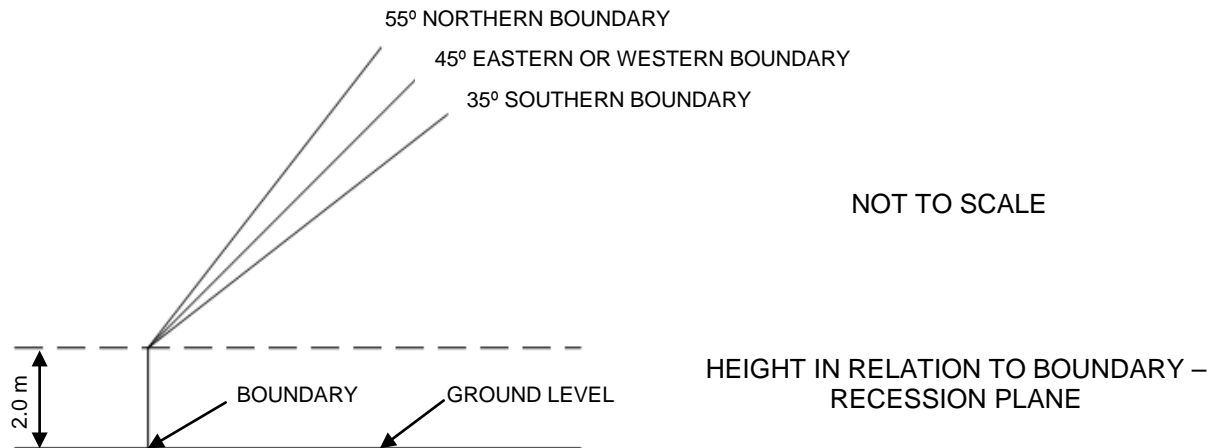
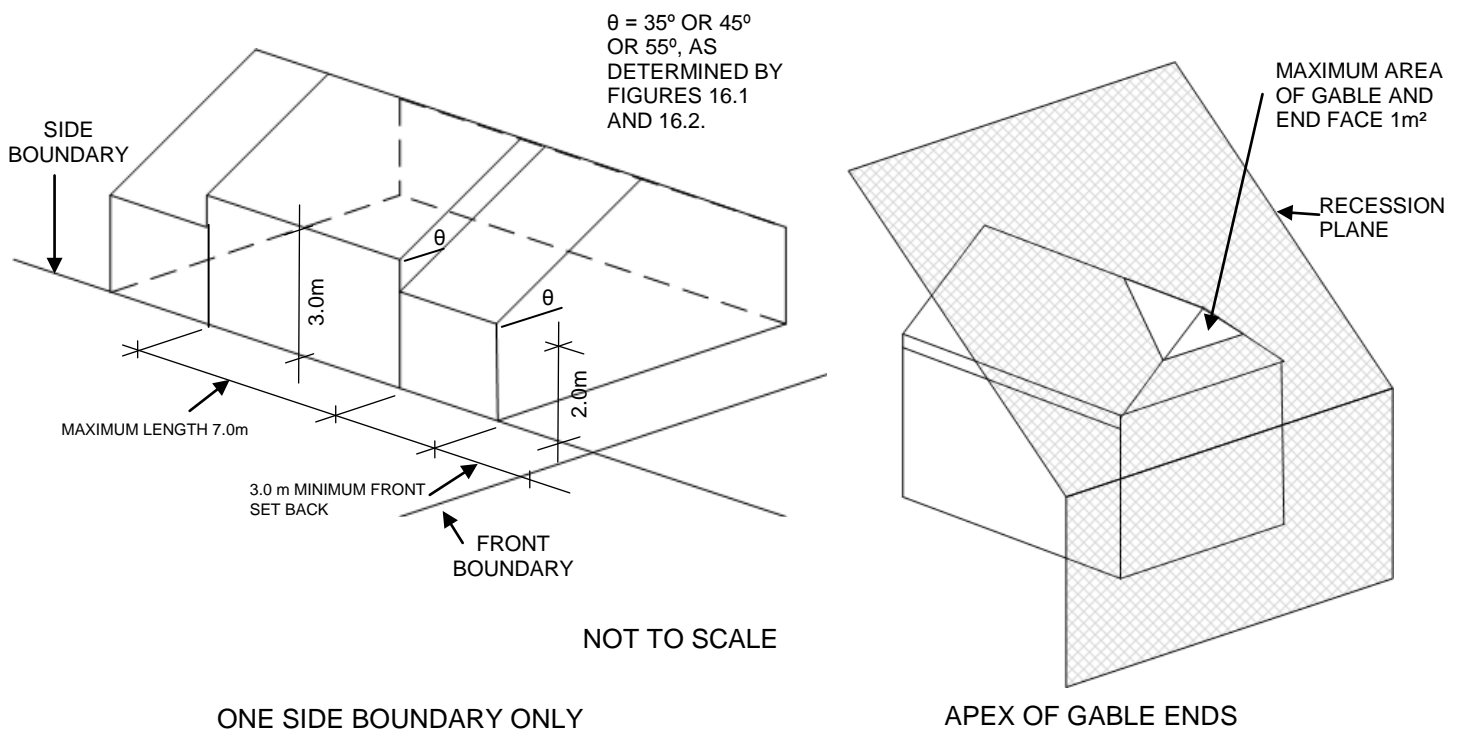


Figure 16.3 ADDITIONAL ALLOWANCE FOR BUILDING ENVELOPE



16.1.9.3 Yards and Setbacks

1. Residential 8 Zone: Road Frontage and Bruce Pulman Park Interface Controls

- a) In the following controls the term “setback” is defined as the shortest distance between the legal road boundary and the closest part of the building or part thereof:
1. The maximum setback for front sites shall be 5 metres.
 2. The minimum setback for all sites shall be 3 metres.
 3. The minimum setback for any garage shall be 5 metres.
 4. The setback for any garage shall be a minimum of 1 metre greater than the setback for the associated dwelling.
- b) Fences on the road boundary, or between the road boundary and the closest building on site, or on any boundary with the Special Purpose and Recreation zone or Reserves and Community Use zone (Bruce Pulman Park) shall not exceed 1.2 metres in height and shall not be close boarded or of similar solid timber construction.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.1.5.2.1).

2. Residential 8 Zone: Front Yard where adjoining Roads Front the Industrial 1 Zone (within Takanini Structure Plan Area 6 only)

- a) In the following control the term “setback” is defined as the shortest distance between the legal road boundary and the closest part of the building or part thereof:
- i) The minimum setback for front sites shall be 6 metres.
 - ii) Rule 16.1.9.3 b) above applies.

Explanation

These controls pertain to the public face of the development – i.e. where it relates to the public street. Their intention is to establish an appropriate relationship between the development and the street (streetscape).

Avoiding visual dominance of street elevations by garages (particularly garage doors) and high front fences will contribute to pedestrian and public amenity. Utilising only low (or no) front fences, limiting the distance between the road boundary and the dwelling, and ensuring that garages are further set back from the dwelling will assist both public experience and public safety (by enabling informal visual surveillance from the dwelling to the street). At the same time, the provision of a modest minimum setback maintains a degree of privacy and acoustic insulation for the residents and helps provide a space in which to create sense of address and identity.

Where fences are used, unattractive close boarded timber fencing is not envisaged by the rule.

In some situations it may be appropriate to consider other solutions, for example where houses are located on the southern sides of roads. In these situations it may be

appropriate for buildings to be located further back within the site, and for the limitation on fencing to be relaxed across part of the frontage to enable greater on-site privacy.

The interface between development abutting the edge of Bruce Pulman Park is also important and using only low fences will enable surveillance of the park. Again, in some situations it may be appropriate for this limitation on fencing to be relaxed across part of the boundary for privacy of the house, but only when an attractive and appropriate fencing solution is utilised.

A minimum 6-metre setback for buildings fronting the Industrial 1 Zone is imposed within Takanini Structure Plan Area 6. This will provide an additional buffer for amenity purposes between the Industrial 1 Zone and dwellings within the Residential 8 zone located across the road from this zone and to facilitate on-site recreation within the zone.

16.1.9.4 Maximum Building Coverage

The maximum total building coverage per site shall be 40% of the net site area.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.1.4.2.1)

Explanation

Building coverage controls are a basic way of controlling the intensity and scale of development in a neighbourhood – the general relationship between building bulk and open space.

Visual and scale effects related to infringements to building coverage are likely to be more perceptible on smaller sites with greater visibility from adjoining properties and public spaces. In other situations it may be appropriate to allow greater levels of coverage, particularly where the design is considered comprehensively.

16.1.9.5 Minimum Landscaped Area

A minimum of 30% of net site area shall be laid out in a permeable surface (e.g. grass, pebbles) and planting including trees or shrubs.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.1.4.2.1).

Explanation

The control is intended to enable sufficient space on site to achieve useable outdoor spaces for residents to maintain amenity in the area and encourage ground water recharge. The quality and location of the space and landscaping proposed will be considered where any consent is sought to reduce this requirement.

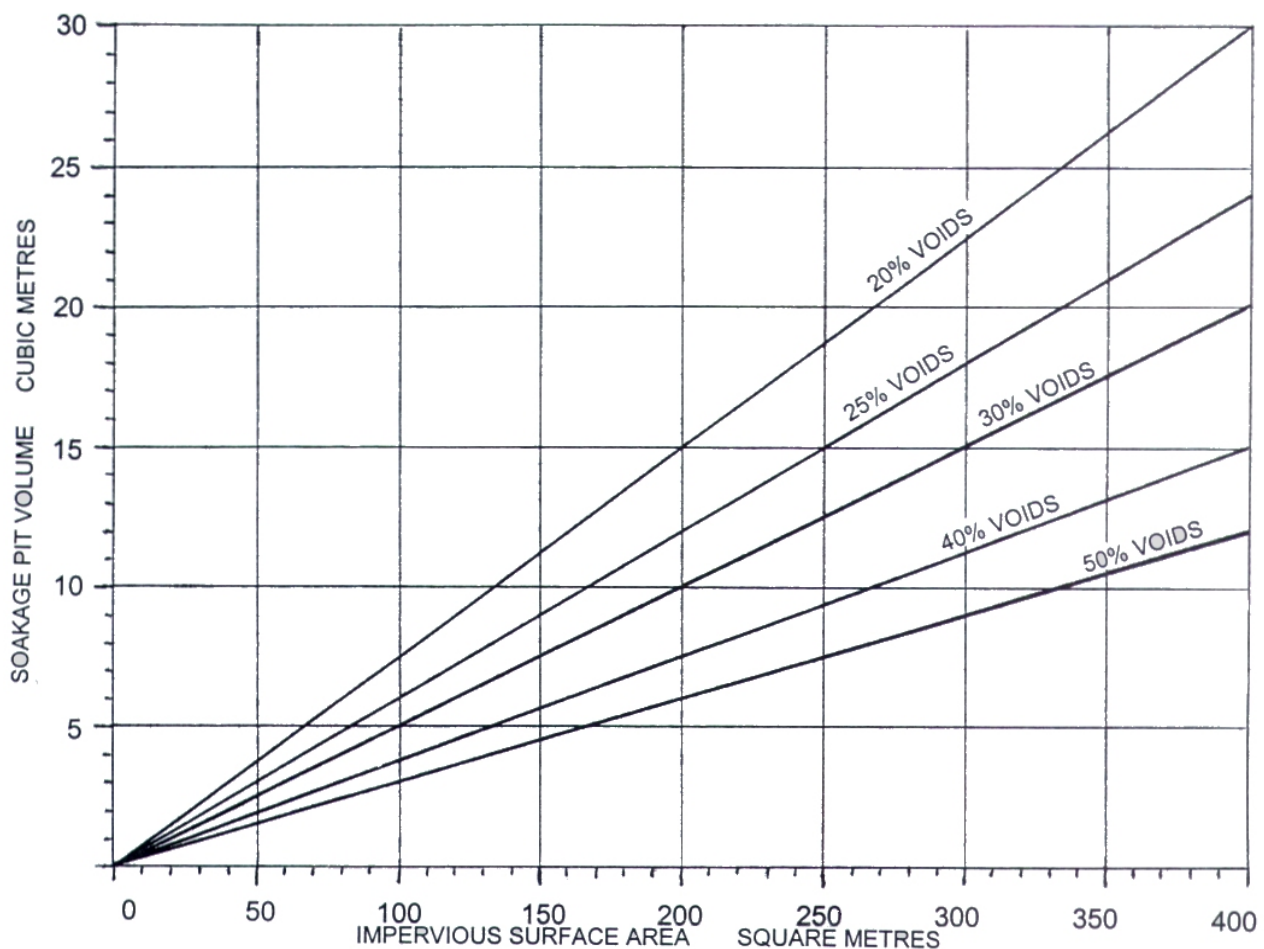
16.1.9.6 Stormwater

- i) Upon development, all sites are to provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces and long-term monitoring of factors critical to maintaining ground stability.
- ii) A soakage pit providing temporary storage for the runoff is required. Soakage pits are to be designed in accordance with the Code of Urban Subdivision, and storage volume is to be provided between 1.5 metres below ground level and 0.5 metres below ground level. The design soakage pit requirements are based on a design storm of 15mm of rainfall over a 1 hour period.

- iii) Overflow from the soakage system is to be provided for with a piped connection to the public stormwater drainage system.
- iv) The required volume of soakage pit in relation to the building and other impervious surface area for each development is shown in Figure 16.4 - Soakage Pit Requirements.
- (v) No development shall preclude the achievement of the recommendations of the approved Catchment Management Plan

Explanation

The purpose of this control is to ensure that sufficient provision is made for on site stormwater disposal including maintenance of the water table so that the integrity of the prevailing soil substrate (peat) is protected, and to ensure that development is consistent with the recommendations of the approved Catchment Management Plan for the area.



N.B. "Voids" is the percentage volume available in the soakage pit for runoff storage.

FIGURE 16.4 SOAKAGE PIT REQUIREMENTS

16.1.9.7 On-site Parking

The minimum number of on site carparking spaces to be provided is as follows:

Household units:	2 per household unit
Residential development on lot sizes of 0-250m ²	1.5 per household unit
Retirement Villages:	1.5 per household unit
Homes for the Aged:	1 for every 2 employees plus one for every 5 people the facility is licensed to accommodate.

Control flexibility is provided for as a Restricted Discretionary Activity (refer rule 16.1.2.1).

Explanation

The Plan seeks to encourage development that can take best advantage of the zone's proximity to transport connections, so that a choice of lifestyle and transport options is provided. It is recognised however that until public transport is provided many residents will continue to own vehicles, and so parking requirements consistent with most other residential zones are stipulated.

Provision of on-site parking enables the development of more innovative road design solutions, which may not always cater along their full length for street parking. Inadequate on-site provision of parking can result in adverse amenity effects arising from vehicles parking on streets and berms.

It may be appropriate to relax this control in situations where :

- A site is located particularly close to public transport, or an adjoining nodal area
- A dwelling is specifically associated with residents less likely to operate two vehicles (e.g. single bedroom units)
- Adequate visitor parking is provided

However, the Plan also seeks to provide for lower car parking provision in relation to those forms of residential development, such as accommodation for retired persons and small-unit accommodation having less than three rooms that are capable of being used as a bedroom, that are likely to have relatively low occupancy rates, or rates of car ownership. Accordingly, control flexibility is provided for as a Restricted Discretionary Activity in such situations, and where a site is located particularly close to public transport services and/or where adequate on-street visitor parking is provided.

16.1.9.8 Noise

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits :

Monday to Friday	0700 - 1800 hours	45 dBA
Saturday	0800 - 1200 hours	45 dBA
At all other times including Sundays and public holidays		40 dBA

- (ii) Households will comply with the following internal noise limits:

<u>Maximum Level</u>		<u>Maximum</u>
<u>L_{eq} dB(A)</u>		<u>L_{max} dBA</u>
<u>7.00am - 10.00pm</u>	<u>10.00pm – 7.00am</u>	<u>10.00pm – 7.00am</u>
<u>Habitable Rooms</u> <u>40dB(A)</u>	<u>Bedrooms 35dB(A)</u>	<u>55</u>
	<u>Other habitable Rooms 40dB(A)</u>	

- (iii) This noise standard does not apply to the construction or maintenance of buildings approved by the Council.
- (iv) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound or any subsequent code of practice.
- (v) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1 or any subsequent code of practice.

Instruments or standards adopted by Council that supersede those stated in (iv) and (v) above will be used in place of the instruments/standards.

Notwithstanding the noise standards stated above the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element or nuisance.

Explanation

To ensure a good acoustic environment and to support residential amenity, maximum allowable levels of noise which are compatible with human activities such as communication, sleep and hearing purposes have been defined and are applied to the zone.

16.1.9.9 Glare

- (i) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.
- (ii) Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments;

Instruments or standards adopted by Council that supersede those stated in (ii) above will be used in place of the instruments/standards.

- (iii) All outdoor lighting shall be directed away from adjoining residential properties.

Explanation

While sunlight is perceived in a positive way, other artificial sources of light because of quantitative, directional or spectral attributes can cause annoyance, discomfort, distraction, loss of sleep, loss of amenity or a reduction in the ability to see.

The rules reflect the need to control these adverse effects of light spill and glare within residential environments.

16.1.9.10 Transpower Infrastructure

16.1.9.10 (i) Fencing of Sites on Land Identified in Figure 16.5 which Adjoin Transpower's Electricity Substation

The following rule applies to the land shown in Figure 16.5 – Land subject to environmental noise constraints.

A solid fence is to be erected and maintained along the full length of the common boundary with Transpower's Electricity Substation at 65 Airfield Road and the land shown in Figure 16.5.

The fence is to be a minimum standard of 1.8m in height, without gaps and of a minimum thickness of either 20mm boarded and battened timber, or 9mm fibre cement, or other material having equivalent acoustic performance.

Evidence that the fence has been erected and maintained is to be provided to (and required by) Papakura District Council prior to the grant of any building consent for any building containing a habitable room.

Explanation

The standard seeks to achieve some degree of protection of outdoor areas associated with residential or other noise sensitive development from noise generated by Transpower's existing Electricity Substation.

16.1.9.10 (ii) Proximity to the Huntly to Otahuhu 220kV High Voltage Transmission Line Shown on Appendix 16A, Glenora Structure Plan.

The Huntly to Otahuhu 220kV High Voltage Transmission Line is shown on Appendix 16A, Glenora Structure Plan. No new buildings, or additions to existing buildings shall be located within a 32m wide corridor either side of the centreline of the Transmission Line. Where it is proposed to site new buildings, or additions to existing buildings, within this corridor by way of Restricted Discretionary Activity application, consultation with Transpower New Zealand Ltd. (or its successor) is advised. The New Zealand Electrical Code of Practice NZECP:34 contains restrictions on the location of buildings and structures in relation to lines. Non-notification of an application is dependent upon the written approval of the owner and operator of the lines.

Explanation

A 32m separation distance from the centre line of high voltage transmission lines creates a buffer corridor that will achieve the intent of Policies 10 and 11 of the National Policy Statement on Electricity Transmission. Those policies seek to manage activities in close proximity to transmission lines in order to avoid reverse sensitivity effects on the electricity transmission network and to ensure that operation, maintenance, upgrading and development of the electricity transmission network is not compromised.

Within that corridor, any subdivision or development is to ensure that there are no new, or additions to existing, buildings located within a "no-build" buffer corridor located 12 metres either side of the centre line of a high voltage electricity transmission line, which in this case is the Huntly to Otahuhu 220kV line. Further, any subdivision or development within a 20 metre corridor either side of the 12 metre "no-build" buffer corridor should be undertaken in accordance with Transpower's Corridor Management Policy and ensure compliance with the New Zealand Electrical Code of Practice (NZECP:34, or any subsequent requirements), which also contains restrictions on the location of structures in

relation to lines. Additional guidance is provided by the Transpower document entitled 'Guide For Development Near High Voltage Transmission Lines'. Applicants are advised of the importance of consulting with Transpower New Zealand Limited when considering planting, earthworks, the construction of new, or additions to existing, buildings within 32 metres either side of the centre line of high voltage electricity transmission lines, including the Huntly to Otahuhu 220kV line, and prior to a resource consent being lodged with Council.

16.1.9.11 Development Located on Land Identified in Figure 16.5

The following rules apply to the land as shown in Figure 16.5 – Land subject to environmental noise constraints.

- (i) All buildings with habitable rooms are to be designed and constructed so that the noise level in all habitable rooms shall not exceed a level of 30dBA L10 (includes 5 decibel adjustment for tonal component as provided for in New Zealand Standard NZS6802:1991 "Assessment of Environmental Sound"), with any required ventilation system (including windows) in operation. All measures to achieve this standard are to meet the provisions of the New Zealand Building Code.
- (ii) At the time of lodging a Building Consent Application with the Council, a certificate from a suitable qualified and experienced acoustic consultant is to be provided to the Council stating that, in respect of all habitable rooms, the buildings will achieve the acoustic performance specified in condition (i) above. If that certificate states that the building will achieve the acoustic performance without any special modifications, the certificate may also state that further testing under condition (iii) is not required.
- (iii) Prior to occupation of habitable rooms, representative testing of the rooms is to be undertaken by a suitably qualified and experienced acoustic consultant to confirm that the design criterion of 30dBA L10 is being met (unless it has been certified under condition (ii) above that further testing is not required), with any required ventilation system (including windows) in operation. Noise levels from any mechanical ventilation system shall be measured at least 1m away from any diffuser.
- (iv) Where the results of any testing carried out in the preceding condition demonstrates that the 30dBA L10 criterion is not achieved, remedial action shall be undertaken such that the criterion is met and compliance subsequently is to be certified in accordance with condition (iii) prior to the occupation of the building or the transfer of ownership of the building, whichever occurs first.

Explanation

The standards are to achieve a night-time internal noise limit that will avoid adverse effects on sleep patterns of occupants of low-level frequency noise emitted from the existing Transpower Electricity Substation at Airfield Road. The standards also provide noise protection for people engaged in other noise sensitive activities.

16.1.9.12 Minimum Gross Residential Density

The minimum density of residential development on the land identified in Figure 16.6 shall be 20 dwellings per gross hectare.

Residential development not complying with this rule shall be considered as a discretionary activity unless it is in accordance with the Master Plan in Appendix 16AA in which case it will be assessed as a restricted discretionary activity in accordance with the assessment criteria in Rule 16.1.5.1.1.

16.1.9.13 Access to Walters Road

In order to accommodate possible grade separation from the railway, there will be no direct vehicular access between the zone and Walters Road.

Sufficient parking shall be provided for activities established in the zone in accordance with Part 15 Parking.

16.1.9.14 Residential Density

The minimum Residential Density of development within the “Development Areas” shown on Appendix 16A, Glenora Structure Plan, shall be 30 dwelling units per hectare.

16.1.10 RULES: PERFORMANCE STANDARDS FOR SPECIFIED RESTRICTED DISCRETIONARY ACTIVITIES

16.1.10.1 Maximum Height

The maximum height of buildings shall be 12 metres.

Explanation

A height of up to 12 metres is provided for Restricted Discretionary Activities in recognition that sites developed comprehensively for multi unit or medium density housing will be large enough to contain any scale/dominance effects within the site.

16.1.10.2 Height in Relation to Boundary

For a Medium Density Housing Development Rule 16.1.9.2 applies to all external boundaries of the parent site upon which the Medium Density Housing Development is proposed. It is not applicable to proposed future internal boundaries.

16.1.10.3 Minimum Landscaped Area

Rule 16.1.9.5 applies.

16.1.10.4 Stormwater

Rule 16.1.6.6 applies.

16.1.10.5 On-Site Parking

Rule 16.1.9.7 applies.

16.1.10.6 Noise

Rule 16.1.6.8 applies

16.1.10.7 Glare

Rule 16.1.6.9 applies

16.1.10.8 Transpower Infrastructure

16.1.10.8 (i) Fencing of Sites on Land Identified in Figure 16.5 which Adjoin Transpower’s Electricity Substation

The following rule applies to the land as shown in Figure 16.5 – Land subject to environmental noise constraints.

A solid fence is to be erected and maintained along the full length of the common boundary with Transpower's Electricity Substation at 65 Airfield Road and the land shown in Figure 16.5.

The fence is to be of a minimum standard of 1.8m in height, without gaps and of a minimum thickness of either 20mm boarded and battened timber or 9mm fibre cement, or other material having equivalent acoustic performance.

Evidence that the fence has been erected and maintained is to be provided to (and required by) Papakura District Council prior to either:

- a) The issue of any section 224(c) certificate under the Resource Management Act 1991; or
- b) The grant of any resource consent and / or building consent for any building containing a habitable room.

Explanation

The standard seeks to achieve some degree of protection of outdoor areas associated with residential or other noise sensitive development from noise generated by Transpower's existing Electricity Substation.

16.1.10.8(ii) Proximity to the Huntly to Otahuhu 220kV High Voltage Transmission Line shown on Appendix 16A, Glenora Structure Plan.

Rule 16.1.9.10 (ii) applies

16.1.10.9 Geotechnical assessment report

A geotechnical assessment report shall be submitted in relation to each proposed development, to demonstrate the suitability of the land concerned to accommodate the proposed development.

16.1.10.10 Development on Land Identified in Figure 16.5

Rule 16.1. 9.11 applies.

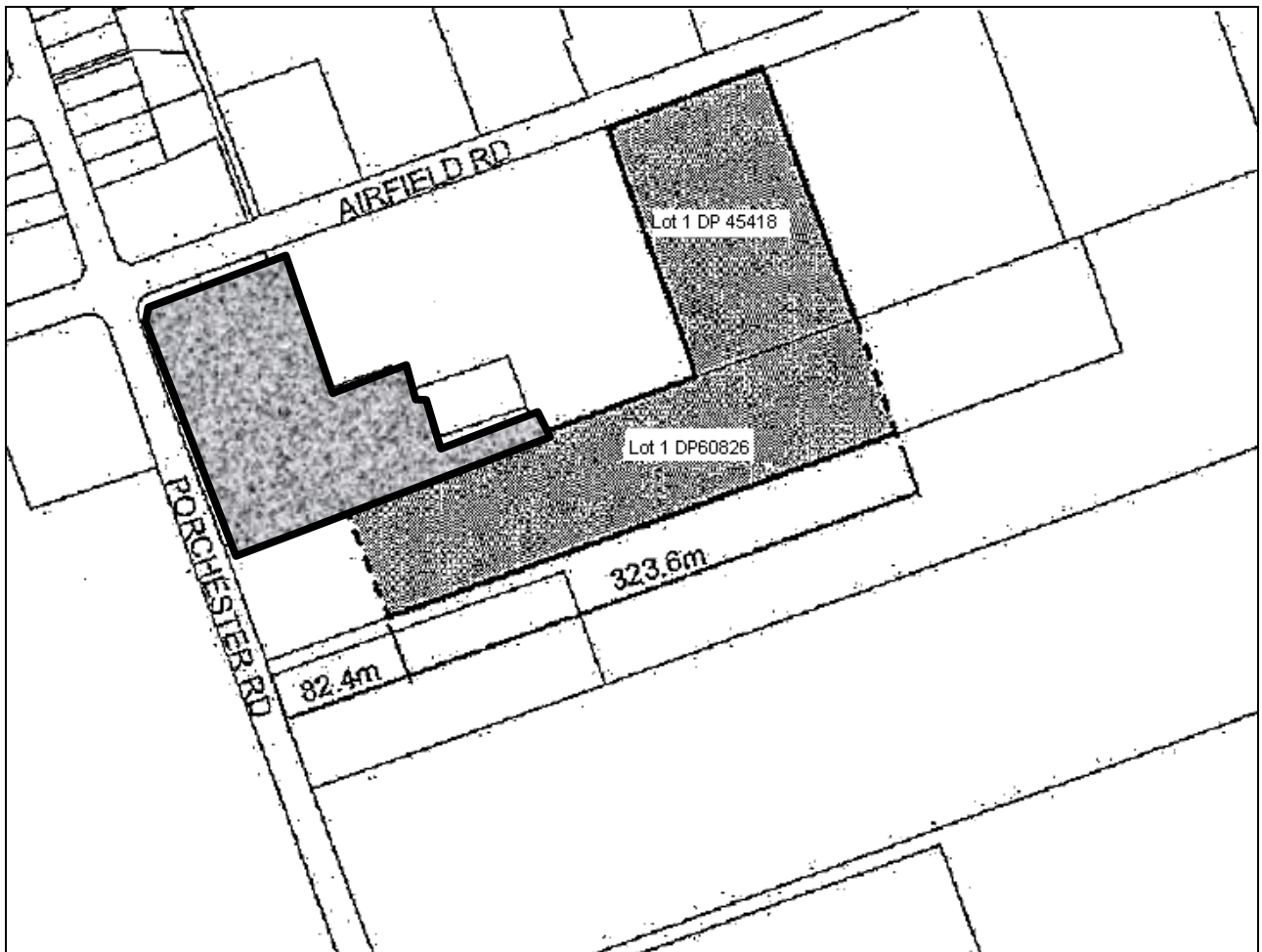


Figure 16.5 Land Subject to Environmental Noise Constraints

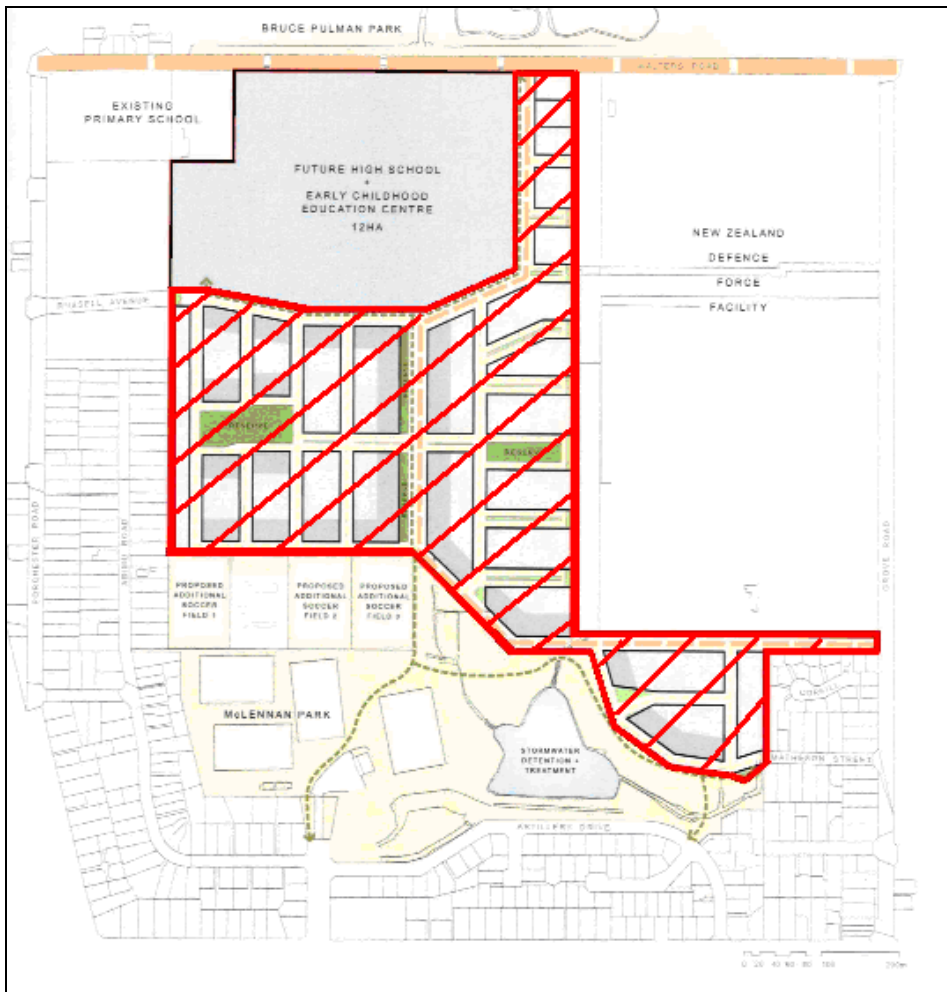


Figure 16.6 Land subject to Minimum Gross Residential Density Rules 16.1.6.12 and 16.1.7.10

16.1.10.10 Minimum Gross Residential Density

The minimum density of residential development on the land identified in Figure 16.6 shall be 20 dwellings per gross hectare.

Residential development not complying with this rule shall be considered as a discretionary activity unless it is in accordance with the Master Plan in Appendix 16AA in which case it will be assessed as a restricted discretionary activity in accordance with the assessment criteria in Rule 16.1.5.1.1.

16.1.10.11 Geotechnical assessment report

A geotechnical assessment report shall be submitted in relation to each proposed development, to demonstrate the suitability of the land concerned to accommodate the proposed development.

16.1.10.12 Minimum Residential Density

The minimum Residential Density of development within the “Development Areas” shown on Appendix 16A, Glenora Structure Plan, shall be 30 dwelling units per hectare.

16.1.11 RULES: PERFORMANCE STANDARDS – DEVELOPMENT WITHIN THE ADDISON NEIGHBOURHOOD CENTRE

16.1.11.1 Maximum Height

Buildings shall be a minimum of two storeys. The maximum height of buildings shall be 12 metres.

Explanation

The height restriction seeks to enable a form of development that is conducive to mixed use activities, which may typically involve ground floor retail, commercial and community uses, with residential activities generally accommodated on the upper floors. The height limit acknowledges the geotechnical constraints that exist in parts of the area which in places limit building height to two or three storeys. The height limit also seeks to avoid adverse effects in respect of shading and visual dominance.

16.1.11.2 Height in Relation to Boundary

The maximum height of buildings on sites adjacent to the boundary between the Addison Neighbourhood Centre and the residential areas of the Residential 8 zone beyond shall be 2 metres, plus the horizontal distance from the boundary (i.e. 2m plus 45 degrees). No height in relation to boundary control shall apply to buildings on sites that are not adjacent to the boundary between the Addison Neighbourhood Centre and adjacent residential areas.

Explanation

This control is intended to provide sunlight protection and a transition in scale between development in the Addison Neighbourhood Centre and the adjoining residential development in the wider Residential 8 zone.

16.1.11.3 Maximum Impermeable Coverage

The maximum total impermeable coverage per site (buildings plus impermeable surfaces such as driveways) shall be 85% of the site area.

Explanation

This control is intended to provide some permeable area to enable onsite soakage of stormwater and landscaping.

16.1.11.4 Stormwater

Rule 16.1.9.4 applies.

16.1.11.5 On-site Parking

Car parking shall be provided in accordance with Part 15 "Parking and loading of vehicles", except for residential activities in respect of which Rule 16.1.9.7 shall apply.

Explanation

Inadequate on-site provision of parking can result in adverse amenity effects arising from vehicles parking on streets and berms.

It may be appropriate to relax this control in situations where:

- a) A site is located particularly close to public transport.

- b) A dwelling that is specifically associated with low occupancy rates, or residents less likely to operate two vehicles (e.g. accommodation for retired persons or small-unit dwellings).
- c) Adequate on-street visitor parking is provided.
- d) Alternative or shared parking is available during periods of peak demand (for example parking provided for other uses within a mixed use development which may be vacant at times when residential parking demand is greatest).

16.1.11.6 Noise

- (i) Household units in the Addison Neighbourhood Centre are a Controlled Activity and an acoustic design certificate shall be provided by the applicant demonstrating that the accommodation has been designed in such a manner so as to comply with the following internal noise limits:

AVERAGE MAXIMUM LEVEL	
Leq dB(A)	
7.00am - 10.00pm (0700 - 2200)	10.00pm - 7.00am (2200 - 0700)
Habitable Rooms 40dB(A)	Bedrooms 35dB(A)
	Other Habitable Rooms 40dB(A)

- (ii) All windows and external doors in the receiving household unit shall be taken as closed for the purposes of assessment. At the same time, and under the same physical conditions as the internal noise levels in the table above will be achieved, all bedrooms and habitable rooms must be adequately ventilated in accordance with the requirements of the Building Code. Where mechanical ventilation is relied upon, the combined internal noise from the mechanical plant and the retail, commercial or community activities shall not exceed the noise criteria set out in the table above.
- (iii) These noise standards do not apply to the construction or maintenance of buildings or the development of land.
- (iv) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802: 1991 Assessment of Environmental Sound respectively.
- (v) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1, or any other subsequent code of practice.

Instruments or standards adopted by Council that supersede those stated in (iv) and (v) above will be used in place of the instruments/standards.

Notwithstanding the noise standards stated above, the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element or nuisance.

Explanation

As well as providing noise protection on residential boundaries it is also appropriate that some acoustic control is provided between sites or buildings within the Addison Neighbourhood Centre. A mixture of activities is likely to be established within these zones and some activities require an appropriate level of acoustic privacy. The controls seek to ensure acoustic privacy for residential units by requiring appropriate standards of acoustic insulation.

16.1.11.7 Glare

- a) Any retail, commercial or community use or activity shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on the boundary between the Addison Neighbourhood Centre and adjoining residential activities falling within the Residential 8 zone.
- b) Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments.
- c) Instruments or standards adopted by Council that supersede those stated in (b) above will be used in place of the instruments/standards.
- d) All outdoor lighting shall be directed away from adjoining residential properties, whether they are located within the Addison Neighbourhood Centre or not.

Explanation

While sunlight is perceived in a positive way, other artificial sources of light because of quantitative, directional or spectral attributes can cause annoyance, discomfort, distraction, loss of sleep, loss of amenity or a reduction in the ability to see.

The rules reflect the need to control these adverse effects of light spill and glare within mixed-use and residential environments.

16.1.11.8 Verandahs

In the case of buildings that are in retail, commercial or community use, a verandah shall be provided along the full width of any building frontage fronting on to Porchester Road, the proposed link road between Porchester Road and Takanini School Road, and any other road or access that provides a pedestrian link within the Centre, or a through route for pedestrians. Verandahs shall be constructed at a height of between 3 and 4 metres above ground level, project a minimum of 2 metres from the front wall face, but shall also be set back at least 0.6 metres from any kerbline of the road, except where it is necessary to align with a pre-existing verandah on an adjoining site in which case control flexibility is provided for.

Explanation

It is important that adequate shade from the sun, and shelter from the wind and rain, is provided for pedestrians walking around the Addison Neighbourhood Centre. The control requires that verandahs be provided on buildings fronting all roads that provide for the movement of pedestrians around and through the Centre.

16.1.11.9 Display Areas

A minimum of 75% of the front facade of all buildings that are in retail, commercial or community use shall be devoted to display areas, windows or seating (where a restaurant, bar, café etc. provides seating areas open to the street), or a combination thereof, with no less than 50% of this enabling clear sightlines between the interior and exterior to be maintained. Automatic dispensing facilities will be considered to be display areas.

Where the activity is a supermarket, 80% of the length and height of at least one frontage (the principal frontage) at ground floor level shall be a visual display area or windows.

Explanation

The purpose of this control is to ensure that ground floor uses are principally retail in nature, or otherwise provide an active frontage at street level.

Active frontages should be encouraged to enhance the vitality and viability of the Addison Neighbourhood Centre, to project an attractive façade that will attract passing trade, provide high amenity values for those people visiting the Centre, and enable oversight of the public areas of the Centre.

16.1.11.10 Odour, Dust, Fumes and Smoke

1. Odour

Activities must not create offensive or objectionable odour, able to be detected at or beyond the boundary of the site. In the event of an offensive or objectionable odour occurring to such an extent that it has, or is likely to have, an adverse effect on people, places or resources, such action shall be taken as may be necessary by the owner and or occupier to remedy the situation to the satisfaction of the Council.

2. Dust, Fumes and Smoke

Activities shall not create a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred if:

- a) There is visible evidence of suspended solids/particulate matter in the air beyond the site boundary: and/or
- b) There is visible evidence of deposited particulate matter traceable from a dust source, settling on the ground, building or structure on an adjoining site or water body.

Explanation

The reason for adopting dust, fume, smoke, and odour controls is to provide a practicable means of controlling situations which are not satisfactorily regulated by controls on air discharges.

In relation to odour the Council will be guided in its approach through use of the 'FIDO' factors included in the Ministry for the Environment guide "Odour Management under the Resource Management Act 1991".

Flexibility is needed so that various alternatives can be used to avoid or reduce the problem. The control adopted recognises both the subjective nature of the task and the need to provide for flexibility to take whatever action is needed to solve the problem.

16.1.11.11 Outdoor Storage

- a) Any outdoor storage or rubbish collection area visible from outside the Addison Neighbourhood Centre, or from a public road, shall be screened from public view by fencing and/or soft landscaping (planting).
- b) Those parts of any site that are, or may be, visible from outside the Addison Neighbourhood Centre, or from any public road, shall be maintained in a tidy condition.

Explanation

Suitable screening can reduce any unsightliness from rubbish or storage areas. It can also lessen the amount of noise, dust and litter issued from the site. Solid screening should be provided on the site close to the storage area. The erection of solid fencing on the road boundary, however, will not generally be acceptable.

16.1.11.12 Signs

Unless stated otherwise, the term “sign” in this standard refers to both illuminated and non-illuminated signs.

In addition to those signs permitted in all zones (refer Part 14 of Section 3 of the Plan), further signs in the Addison Neighbourhood Centre shall be permitted provided that they comply with the following performance standards:

1. Illuminated signs shall not flash;
2. On each site with a total road frontage of greater than 50m there may be a maximum of one free-standing sign on each road frontage, with a maximum height of 9 metres and a maximum area of 15m².
3. Signs may be affixed to the façade of a building, provided that:
 - a) On any one façade the maximum area of signage located above a line 4m above the finished ground level shall be 15m² or 25% of the area of the façade above this line, whichever is the lesser, and there shall be a maximum of one sign located in whole or part above this line. More than one sign shall be permitted if the total area of signage does not exceed the maximum area allowed, and if the signs are placed together to appear as one.
 - b) On any one façade the maximum area of signage located below a line 4m above the finished ground level shall be 20m² or 50% of the area of the façade below this line, whichever is the lesser.
 - c) No sign shall be located on or above the roof of a building, or project above the parapet level of the highest part of the building upon which it is being displayed.
 - d) Signs shall be affixed to, and not project from, the wall of a building except:
 - e) Where a verandah is provided non-illuminated signage no greater in area than 2m² per site may be displayed on one verandah fascia.
 - f) Where signage projects from a wall, or hangs from a verandah, such signage shall have a maximum area of 2m².

Explanation

This rule provides performance standards for signage, for signs in addition to those enabled by the rules of Part 14 for all zones.

Signs can provide a desirable townscape feature and contribute to the achievement of a vibrant mixed use neighbourhood centre. Whilst the Addison Neighbourhood Centre will likely contain a range of retail, commercial and community activities, the rules provide standards which are intended to recognise that a higher general amenity, and a greater proportion of residents, are likely to be found within the Centre than in Commercial and Industrial zones.

Residential owners cannot expect the complete exclusion of signs from a view but the standard recognizes, and provides for, separation of signage from existing and proposed residential activities that fall with the Centre, and adjoin it. To protect residents, both outside and inside the Addison Neighbourhood Centre, from possible disturbance, illuminated signs are not permitted to flash.

The area of buildings below the 4 metre line is very visible to people at street level. Rules for signage in this area are permissive, and recognise also the likely ground floor retail, commercial and community uses that are anticipated for the Centre.

Above the 4m line, and in particular where they project above the architectural tops of buildings, signs can have a greater and wider impact on general amenity, and so standards are more restrictive.

The quality of the design, the relationship to other sign designs and sizes, and the possible number and nature of viewers, will be considered where any changes are sought. Council is concerned in particular to ensure that the appearance of the Addison Neighbourhood Centre, as viewed Porchester Road, the proposed “high street” link between Porchester Road and Takanini School Road and from existing and proposed residential areas is not adversely affected by unattractive or excessive commercial signage. This is both in the interests of the experience of users of these roads, and of any existing and future residents of residential properties nearby.

16.1.11.13 Comprehensive Development Plan

1. Activities within the Addison Neighbourhood Centre shall comply with the provisions and conditions of resource consent of an approved Comprehensive Development Plan under Rule 16.1.11.18.
2. In the event that a Comprehensive Development Plan has not been approved by the Council at the time of any other application for resource consent for land use or subdivision within the Addison Neighbourhood Centre, the activity shall be assessed as a Non Complying activity.

Explanation

Rule 16.1.11.18 requires an applicant to prepare a Comprehensive Development Plan for the Council's approval, before the first resource consent for subdivision and/or development can be approved by the Council within the Addison Neighbourhood Centre.

The effect of Rule 16.1.11.13 is that non compliance with the Comprehensive Development Plan, or activities wishing to develop prior to the Council's approval of a Comprehensive Development Plan, shall be non complying activities.

16.1.11.14 Geotechnical Assessment Report

A geotechnical assessment report shall be submitted in relation to each proposed development, and shall demonstrate to Council's satisfaction that the particular proposed development, on its particular proposed site, is viable in geotechnical terms, including its long-term stability and how this will be monitored.

16.1.11.15 Specific Additional Information Requirement

In addition to the general requirements for information to accompany applications for resource consent (refer Part 9.5 of Section One of the District Plan), the following specific information requirements shall apply within the Addison Neighbourhood Centre:

- a) For any subdivision, use or development within any part of the Addison Neighbourhood Centre, evidence in plan and text form of consistency with an approved Comprehensive Development Plan.

16.1.11.16 Residential Development – Private Outdoor Space

All residential developments within the Addison Neighbourhood Centre shall provide an exclusive private outdoor space for each dwelling that:

- a) Provides either:

- i) A balcony or roof deck with minimum area of 8 square metres, with a minimum width of 1.5 metres; or
- ii) A continuous area of land at ground level that has a minimum area of 25m², with a minimum dimension of 5 metres, and which has a maximum slope of 1:10 and which is delineated in such a way as to establish clearly that such space is set aside for the exclusive use of the occupants of that dwelling; and
- b) Shall be unobstructed by buildings, vehicle access and egress and vehicle parking areas except that:
 - i) Open decks, open steps and ramps with a floor area less than 10m² are permitted within the private outdoor space; and
 - ii) Any part of a building which is 2 metres or more above the private outdoor space, may project up to 1.5 metres over the private outdoor space area; and
- c) Shall be directly accessible from the main living area, dining room or family room by a glazed doorway; and
- d) Shall be located on a side of the dwelling within 135° of north; and
- e) Shall have a minimum distance between a balcony and any side or rear boundary of 6m; and
- f) Shall have an overhang over each balcony of at least 1m, consisting of a roof or similar fixture or the balcony above.
- g) Shall have privacy screens where the private outdoor space balcony is within 5m of an adjacent private outdoor space balcony.

16.1.11.17 Protection of Neighbours' Private Outdoor Space

Direct views from habitable rooms into the principal areas of existing adjacent private open space should be screened or obscured within a 9m radius and 45 degrees of the wall containing the window.

Explanation for 16.1.11.16 and 16.1.11.17

Housing development in the Addison Neighbourhood Centre is likely to include Medium Density Housing Development, and higher density residential development including apartments, and will enable a lifestyle not as dependent on the provision of large areas of private open space, as in the Residential 8 zone outside the Centre.

The private outdoor space performance standard requires that either a balcony or a ground-level area is provided, located to the north of east or west, and accessible from living areas of the dwelling. Where the private outdoor space is provided by way of a balcony, additional requirements apply to ensure privacy between neighbouring balconies. An outlook area is also required to ensure that the views from the main living areas of each house are not obstructed by buildings.

The effect of Rule 16.1.11.16(d) is illustrated in Figure 16.7 Below:

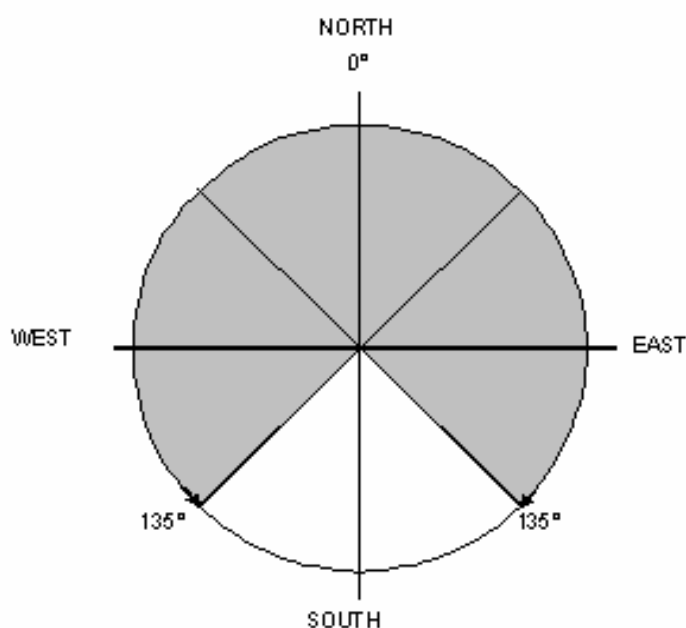


Figure 16.7: Private Outdoor Space Orientation

16.1.11.18 Comprehensive Development Plan

1. Prior to the approval of any land use or subdivision resource consent for any subdivision or development within the Addison Neighbourhood Centre, a Comprehensive Development Plan for the entire Addison Neighbourhood Centre shall be submitted and approved by the Council as a Restricted Discretionary Activity resource consent, non notified.
2. Once approved, the Comprehensive Plan shall provide the basis for subsequent subdivision and/or development, which shall be required to be consistent with the approved Comprehensive Development Plan and any conditions of resource consent.
3. An application for resource consent to amend an approved Comprehensive Development Plan shall be assessed by Council as a Restricted Discretionary Activity, also non-notified.

16.1.12 Changes to the McLennan Master Plan in Appendix 16AA

- (i) Unless (ii) below applies any change to the super block layout in the McLennan Master Plan in Appendix 16AA or any reduction in the number of Lots provided on the Master Plan will be assessed as a discretionary activity against the discretionary activity assessment criteria in Rule 16.1.5.2.
- (ii) Any change to the super block layout in the McLennan Master Plan in Appendix 16AA or any reduction in the number of Lots provided on the Master Plan brought about by physical limitations on the site and or the land ownership or operational requirements of third parties owning land adjoining the land in Figure 16.6 will be assessed as a restricted discretionary activity. Council has restricted its discretion to the extent to which the changes to the super block layout, or reduction in the number of Lots provided, reduces the total population yield for the land shown in Figure 16.6. The assessment criteria for a restricted discretionary activity application under this rule are set out below and the Council may impose conditions of consent in relation to these:
 - The extent to which physical limitations (e.g. soils, geology) on the site result in the need to change the Master Plan.
 - The extent to which the need to change the Master Plan is brought about by a change to the land ownership or operational requirements of third parties owning land adjoining the land in Figure 16.6.

Except as provided for by section 95A(4) of the Resource Management Act 1991, applications for restricted discretionary activity consent under this rule will be considered without notification and without the need to serve or obtain approval from affected persons.
- (iii) Any change to the Master Plan resulting in an increase in the total number of Lots, or resulting only in a change in orientation of the Lots in any Super Block but not altering the total number of Lots, is a permitted activity.
- (iv) Any change to the indicative housing typologies shown on the Master Plan that does not have the effect of reducing the total population yield for the land shown in Figure 16.6 is a permitted activity.

Explanation for Rule 16.1.8

The Southern Sector Agreement (SSA) envisages densities of 20 – 35 dwellings per gross hectare in Area 3 of the Takanini Structure Plan (TSP). Only part of Area 3 of the TSP is available for redevelopment and has been rezoned Residential 8. The Area 3 land available for redevelopment is subject to a number of constraints which mean that the densities able to be achieved on the land will be at the lower end of the range envisaged in the SSA. Therefore a minimum gross density rule has been included in the District Plan for the Area 3 land shown on Figure 16.6 requiring that residential development on this land achieve a minimum gross residential density of 20 dwellings/gross Ha otherwise it will be assessed as a discretionary activity.

However the population yields derived from the densities used in the SSA are based on yields of 2.8 persons per household for higher density development

and 3 persons per household for medium to low density development. As the development proposed for this land and shown in the Master Plan in Appendix 16AA includes up to 30% social housing the occupancy rate per dwelling is more likely to be at a higher average level of approximately 3.5 persons per dwelling. Therefore the total population yield for the land shown on Figure 16.6 if it is developed in accordance with the Master Plan in Appendix 16AA will be the same or greater than the yield from 20 dwellings/gross Ha at an average occupancy rate of 2.8 to 3 persons per dwelling used in the SSA. As long as the development of the Area 3 land shown in Figure 16.6 proceeds in accordance with the Master Plan in Appendix 16AA it is not therefore considered necessary to apply the minimum gross residential density requirement of 20 dwellings/gross Ha.

16.2 RESIDENTIAL 8A AND 8B ZONES

16.2.1 OBJECTIVES AND POLICIES

16.2.1.1 Residential 8A Zone

In addition to the general objectives and policies set out in 5B.2.2 of Section One, the following specific objectives and policies apply to the Residential 8A Zone.

1. Density

A Objectives

1. To achieve forms of medium density residential development which are supportive of pedestrian, cycle and public transport and which take advantage of the zone's proximity to public transport routes, proposed mixed use nodes and/or Bruce Pulman Park.
2. To ensure that the establishment of medium density residential development (referred to in 1. above) is not precluded by the establishment of low intensity residential uses.

B Policy

Residential subdivision and development shall be of a density and form which is supportive of pedestrian, cycle and public transport and is consistent with Regional Growth Strategy objectives. Lower density forms of residential development, which have the potential to preclude the establishment of medium density development, should generally be discouraged, except within the Outer Control Boundary Area relating to Ardmore Aerodrome.

These objectives and policy relate to Issues 5B.2.2.1.1 and 5B.2.2.2.1 in Section One.

2. Amenity Values

A Objective

To achieve a high standard of amenity, pedestrian safety, convenience, and a positive sense of place and local identity.

B Policy

Subdivision and development shall be designed and located to create a high standard of amenity, pedestrian safety and convenience, and contribute to a positive sense of place and identity. Key elements of subdivision design and urban form which are considered likely to contribute to achieving this within the Residential 8A Zone are as follows:

1. A highly connected street network, providing footpaths, cycle routes and vehicular access to passenger transport and to the facilities of nearby proposed nodal areas.
2. Innovative residential street design in terms of widths, traffic calming measures and provision of hard and soft landscaping.

3. Quality public open spaces which generally abut streets rather than residential sections and thus provide opportunities for passive surveillance
4. Residential development that addresses and engages the street and public realm through quality urban design at the interface, and building in close proximity to site frontages.
5. Residential development that achieves good on-site amenity in terms of privacy, sunlight and daylight access, and appropriate design of private open space.

This objective and policy relate to Issue 5B.2.2.5.1 of Section One.

3. Explanation

The land within the Residential 8A Zone is ideally located to take advantage of flat topography, its close proximity to planned public transport routes, local centres or nodes, the NIMT railway line, proposed mixed use nodes, and Bruce Pulman Park. In so doing, the zone encourages development densities which are supportive of public transport use and active (walking and cycling) modes of transport consistent with Regional Growth and Land Transport Strategy objectives. It also enables transport by car. Significant medium density housing is envisaged, except on land located within the Outer Control Boundary Area as higher housing densities located within the Ldn 55 dBA noise contour for Ardmore Aerodrome have the potential to expose larger numbers of residents to higher than desirable levels of aircraft noise in the external environment and result in reverse sensitivity effects on the Aerodrome.

At these higher densities it is important to ensure that subdivision and design deliver acceptable amenity outcomes. Accordingly, a range of amenity outcomes are specified, and the Plan includes rules and criteria which seek to ensure that these are achieved.

4. Methods

The following methods have been adopted to implement these policies:

1. Subdivision rules and assessment criteria
2. Activity controls and assessment criteria
3. Performance standards

5. Expected Environmental Results

In addition to the expected environmental results set out in 5B.2.2.9 of Section One, the following more specific outcomes are expected:

1. The establishment of significant medium density residential development.
2. Utilisation of pedestrian, cycle and public transport modes by the residents of the zone.

3. Establishment of a positive sense of place and identity, high standard of amenity and pedestrian safety. Aspects of urban form expected are as follows: -
 - a) Innovative residential street design in terms of widths, traffic calming measures and hard and soft landscaping.
 - b) Quality public open spaces which generally abut streets and provide opportunities for passive surveillance.
 - c) Complementary, consistent and legible landscaping themes within the road reserve and open spaces.
 - d) Residential development that addresses and engages the street and public realm through quality urban design at the interface, and building in close proximity to site frontages.
 - e) Residential development that achieves a high standard of on-site amenity in terms of privacy, sunlight and daylight access, and appropriate design of private open space.

16.2.1.2 Residential 8B Zone

In addition to the general objectives and policies set out in 5B.2.2 of Section One, the following specific issues, objectives and policies apply to the Residential 8B Zone.

1. Existing Amenity Values and Character

A Issue

Areas to the north and south of the Takanini Structure Plan area contain rolling and more elevated countryside which have distinctive environmental, rural and/or rural/residential amenity values and character. With urbanisation this character will change. However, the Takanini Structure Plan and District Plan provisions seek to maintain certain key elements of this character such as riparian margins, landscape features and trees.

B Objective

To achieve subdivision and development which maintains significant elements of existing amenity values and character.

C Policy

Subdivision and development shall be designed and located so as to maintain significant elements of existing amenity values and character.

2. Explanation

As part of the structure planning exercise, consultation and evaluation was undertaken in respect of existing amenity and landscape values within the Takanini Structure Plan Area. Values were subsequently noted and incorporated into the Structure Plan. The Council recognises that it is appropriate to maintain significant elements of these values and character by controlling subdivision and Takanini development within the Structure Plan Area.

3. Methods

The following methods have been adopted to implement this policy:

- a) Zoning
- b) Subdivision rules
- c) Activity controls

4. Expected Environmental Results

In addition to the expected environmental results set out in Clause 5B.2.2.9 of Section One, the following more specific outcomes are expected:

- a) Establishment of residential subdivision and development which achieves a high standard of amenity, contributes to a positive sense of place and identity, maintains elements of an open spacious character throughout the zone and provides a transition between urban development and the surrounding rural areas.

16.2.2 RULES: GENERAL

16.2.2.1 Definition of Boundary of Residential 8A and 8B Zones for Kirikiri Structure Plan Area

The location of the boundary demarcating the Residential 8A and 8B zones subject to Plan Change 11 is as shown on the Zoning Maps. This boundary for the most part follows RL33 and RL31 with some locations following cadastral boundaries (as at 17 October 2007) and is defined by the planning maps.

16.2.2.2 Restricted Access to Road Network

The establishment of new lots, changes to existing access arrangements or the construction of new household units which will access the road network in areas identified as no or limited access on the respective Structure Plans for Cosgrave and Kirikiri and Dominion Road will require consideration as a Restricted Discretionary Activity in accordance with the Assessment Criteria in Rule 16.2.3.7.

Explanation:

Transport and traffic investigations undertaken during the preparation of the Plan Changes 11 and the respective Structure Plans identified restricted vehicle entry points where specific assessment is required as part of any subdivision or land use resource consent application.

16.2.2.3 Other Relevant Rules

In addition to the relevant rules specified in Section One, Part 5B.2.4.1, and Section Three, Part 16, the rules in the following parts of Section Three of the Plan apply:

- Part 2 Protection of the Urban Environment
- Part 3 Heritage Protection and Management
- Part 10 Development Impact Fees
- Part 11 Network Utilities, Transport and Rooding

Part 13 Landscape Design

Part 14 Signs

Part 15 Parking and Loading of vehicles (except as provided for by Rule 16.2.6.7)

Part 18.1 Ardmore Aerodrome and Land Use Compatibility Planning – Urban Papakura

The following Parts of Section Two also apply:

Part 6.8 Ardmore Aerodrome

16.2.3 RULES : SUBDIVISION

16.2.3.1 Permitted Activities

Rule 9.8.3 of Section Three of the Plan applies.

16.2.3.2 Controlled Activities

Rules 9.8.4 and 9.8.5 of Section Three of the Plan apply.

16.2.3.3 Restricted Discretionary Activities

Unless provided for as a Permitted or Controlled activity, any subdivision which complies with the subdivision standards of 16.2.3.5 is a Restricted Discretionary Activity.

Council has restricted the exercise of its discretion to the following matters, and may impose conditions of consent in relation to these:

1. The code of urban subdivision (excluding matters of vehicle access and road design dealt with in Appendix 16B of the Plan).
2. Geotechnical matters.
3. Servicing.
4. Design and layout.
5. Proximity to electricity transmission lines.
6. Remediation of soil contamination and verification of effective completion of works.

Except as provided for by section 95A(4) of the Resource Management Act 1991, and except where Council does not consider the proposed design satisfactorily meets the criterion 16.2.3.6.4 (Design and Layout), applications for Restricted Discretionary activity subdivision will not be notified.

16.2.3.4 Discretionary Activities

Unless provided for as a Permitted, Controlled or Restricted Discretionary activity, any subdivision which does not comply with the subdivision standards of 16.2.3.5 is a Discretionary Activity.

16.2.3.5 Subdivision Standards

1. Residential 8A

- a) All applications for subdivision in the Residential 8A Zone shall be accompanied by a Geotechnical Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the subdivided lots will be suitable for development of a Permitted Activity, or for a development approved by means of a resource consent. The Geotechnical report shall make recommendations for future site development in respect of the following matters:
 - 1. Consolidation settlement
 - 2. Differential settlement
 - 3. Foundation bearing pressure
- b) All new vacant residential lots shall either:
 - 1. Have a minimum frontage to legal road of no less than 8 metres, or
 - 2. Be served by an access lot or right of way having a total width of no less than 8m, and formed carriageway of no less than 4.5 metres
- c) All new residential lots shall either:
 - 1. Be of sufficient size and dimensions to accommodate existing or proposed development for which a land use consent or certificate of compliance has been obtained, or, where no such consent has been obtained; or
 - 2. Be of sufficient size and dimensions to accommodate Permitted activity development and in addition fall within the following net site area ranges:
 - 400m² - 525m²
 - 700m² - 1,050m² (in which case the applicant shall demonstrate the ability of the lot to accommodate two dwellings constructed as Permitted activities).
 - 1,051m² - 1,399m² (in which case the applicant shall demonstrate the ability of the lot to accommodate three dwellings constructed as Permitted activities).
 - 1,400m² - or greater

- d) Subdivision of land within the Cosgrave Structure Plan area that creates lots fronting Grove Road and/or access roads or linkages to Grove Road shall vest in Council all that land required for the future widening and upgrade of Grove Road in accordance with the Grove Road layout, cross section, and intersection design (applicable opposite the Papakura Military Camp only) diagrams, which are contained in Appendix 16B Design Element 3: Design of Roads and Access Routes – Residential 8A zone.
- e) Subdivision of land within the Cosgrave Structure Plan area that creates any access road to Grove Road shall ensure that any such access road avoids aligning with the existing entrance (Main Gate) to the Papakura Military Camp, by being offset by a minimum of 50 metres when measured from the centreline of the existing entrance (Main Gate) to the centreline of the proposed access road.
- f) Any access road within the Cosgrave Structure Plan Area that connects to Grove Road shall be constructed in accordance with the Grove Road intersection diagram in Appendix 16B Design Element 3: Design of Roads and Access Routes – Residential 8A zone, including the raised table and traffic islands in the connecting road and the protection design treatment on the verge opposite the intersection.

2. Residential 8B

- a) All new residential lots shall have a minimum net site area of 600m² and be of sufficient size and dimensions to accommodate existing or proposed development as a Permitted Activity.
- b) All applications for subdivision in the Residential 8B Zone shall be accompanied by a Geotechnical report, prepared by a suitably qualified Geotechnical Engineer, confirming that the subdivided lots will be suitable for development of a Permitted Activity, or for a development approved by means of a resource consent. The Geotechnical Report shall make recommendations for future site development in respect of stability and any other relevant matters.
- c) The following rule only applies to proposed new lots adjacent to that part of Papakura Clevedon Road marked as 'Landscape Strip' on the Kirikiri Structure Plan in Appendix 16A of Section Three.
 - i) A Landscape Plan prepared by a suitably qualified Landscape Architect shall be required as part of any subdivision application. This Landscape Plan shall propose a planting and fencing regime, to the satisfaction of Council, for the Yard (as defined by 16.2.6.3 (2)) fronting Papakura Clevedon Road.
 - ii) The Landscape Plan shall:
 - a. Identify locations of new vegetation and any existing vegetation to be retained, and shall include details about the species; height, width and density at maturity; growth rates; compatibility with site conditions; and maturity on planting.
 - b. Identify locations of new fences and any existing fences to be retained, including details about the construction materials, form and height of fences.
 - c. Define planting and fence construction timeframes and how they relate to each other.

- d. Identify significant elements of existing amenity values and character and demonstrate how these are to be maintained and integrated with any new landscaping.
- iii) The Landscape Plan shall, by defining appropriate types and locations, and timing of planting and fence construction:
 - a. Ensure a consistent landscaping theme along the length of Papakura Clevedon Road
 - b. Create a planted landscape buffer between the Residential 8B zone, Papakura Clevedon Road, and the opposite Rural Residential zone as a transition between urban and rural development
 - c. Maintain identified significant elements of existing amenity values and character.
 - d. Ensure that any proposed visually impermeable, close boarded, solid or over height fences are fully blocked from view from Papakura Clevedon Road by proposed planting prior to the completion of the fencing.

Note: The Landscape Plan may allow for posts and railings to be constructed however planting must reach a sufficient height, width and density before any boards are placed or before the fence is 'closed in' or solidified.

- iv) A Consent Notice shall be registered against each Certificate of Title to ensure the planting, establishment and development of the planted landscape buffer is in accordance with the Landscape Plan and shall include subsequent maintenance requirements.

Note: Maintenance will need to be on-going and will be the responsibility of the owner of the site. Maintenance will involve tending to all planting including; cultivation, watering, trimming and replacement of any plants which do not survive, to the satisfaction of Council.
- v) Planting in accordance with the Landscape Plan shall be completed and the plants established, to the satisfaction of Council prior to s224c approval being granted.
- vi) No vehicle access from Papakura Clevedon Road across the landscaped area shall be provided for within the Landscape Plan.
- vii) The Landscape Plan may propose an area of landscaping shallower than the Yard depth if the outcomes sought in iii) above are achieved.

3. Riparian Margins

Riparian margins shall be established either side of the streams shown on the Kirikiri Structure Plan to a minimum width of 10m measured from the centreline of the stream. These margins shall be planted in dense native vegetation and shall be accommodated in local purpose reserves (refer also Design Element 5 of Appendix 16B for recommended treatment).

16.2.3.6 Restricted Discretionary Activity Assessment Criteria for Subdivision

Applications for Restricted Discretionary Activity Resource Consent for subdivision will be assessed in terms of the following matters.

1. Code of Urban Subdivision

The extent to which the subdivision is in accordance with the Code of Urban Subdivision (refer Part 9.9 of Section Three of the Plan) excluding matters of vehicle access and road design within Appendix 16B of the Plan.

2. Geotechnical

The extent to which the subdivided lots are suitable for the development of a Permitted activity or an activity for which resource consent has been obtained.

3. Servicing

The extent to which sites can be adequately serviced for stormwater, wastewater, water supply and utilities.

4. Design and Layout

- a) In the Residential 8A and 8B Zones, the extent to which the subdivision is in accordance with the relevant Subdivision Design Assessment Criteria in Appendix 16B, which relate to the following matters.
 - 1. Road, Reserve and Access Networks
 - 2. Block Size and Lot Type
 - 3. Design of Roads and Access Routes
 - 4. Design of Reserves and Landscape Strip
 - 5. Design of Margins
- b) In the Residential 8A Zone, the extent to which it can be demonstrated that vacant lots of less than 1400m² designed for more than one unit can accommodate dwellings complying with relevant performance standards for each future site.
- c) In the Residential 8A and 8B Zones, the extent to which the subdivision is consistent with the relevant Structure Plan (Appendix 16A) and the recommendations of an approved Stormwater Catchment Management Plan for the area and related Discharge Consent.

5. Proximity to Electricity Transmission Lines

Subdivision of land which creates new allotments within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at or above 110kV will be assessed in terms of the following criteria:

- a) Subdivision design: The degree to which subdivision design, including the location of roads and reserves recognises and provides for existing electricity lines so that necessary access to the lines is maintained.

- b) Location of building platforms : The extent of separation between building platforms and existing lines, taking into account the mandatory requirements of NZECP 34: 2001 or any subsequent code of practice.
- c) Location of proposed tree planting: The extent of separation between the location of proposed trees and existing lines, taking into account the likely mature height of the trees, whether they have potential to interfere with the lines, and whether an alternative location would be more suitable given the operational requirements of the lines owner to prune or remove trees which have the potential to interfere with the lines.
- d) Extent and mode of earthworks: Whether appropriate safeguards are in place to avoid contact with or flashovers from lines, and effects on the stability of support structures.

NOTE

Consultation with Transpower New Zealand Ltd (or its successor) is advised when considering construction within 20 metres of a high voltage electricity transmission line. Evidence of consultation with and support/comments from Transpower NZ Limited (or its Successor) should be included in the subdivision resource consent application. The New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34: 2001 contains restrictions on the location of structures, on earthworks and activities such as the operation of mobile plant in relation to lines. Compliance with the NZCEP34: 2001 is mandatory under the Electricity Regulations 1997.

6. Remediation of Soil Contamination

- a) Whether, upon investigation, soil has been found to be contaminated by substances associated with rural service activities, horticultural uses or other contaminated uses.
 - b) Whether, in instances where contaminants have been identified as present, appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects in relation to human health.
 - c) Whether mitigating measures can be adopted to deal with any potential effects (if any) of undertaking these works.
7. The extent to which the proposal complies with an approved Landscape Plan required under 16.2.3.5 (2) c).

16.2.3.7 Restricted Discretionary Activity Assessment Criteria for Access to Road Network

1. Sight Distance

- i) Whether vehicle crossings are located near curves or crests where sight distance is restricted or at locations where drivers will not have good vision of approaching traffic when entering or leaving the crossing.

- ii) Whether there is sufficient visibility to allow a driver entering or leaving to select a gap to cross or join the traffic stream without necessitating a major speed adjustment by the through traffic.

These criteria will be assessed by reference to the document "RTS-6 Guidelines for Visibility at Driveways" published by Land Transport New Zealand; or the Austroads publications from which RTS-6 was derived; or guidelines that supersede them.

2. Effect on Intersections

Whether traffic to or from an activity will adversely affect the safe or efficient operation of any nearby intersection or break in a median. Whether the relationship of vehicle crossings and pedestrian paths to the proposed or planned nearby intersection design is likely to result in unsafe or illegal traffic movements.

3. Effect on Operation of Roding Network

- i) Whether turning traffic can safely exit and enter the site without obstructing other traffic on the road network or creating a traffic hazard.
- ii) Whether the on-road or on-site queuing space is sufficient to accommodate traffic waiting to enter the site without adversely impacting on traffic or pedestrians on the adjoining road network.
- iii) Whether the design of access is contrary to any criteria contained within the Code of Urban Subdivision.

4. Internal Conflicts on Site

Whether the internal circulation and carparking layout and exits and entries are designed to avoid traffic conflict that may result in congestion on the adjoining roads.

5. Impact on Utility Services

Whether the access design will have any effect on utility services.

Except as provided for by section 95A(4) of the Resource Management Act 1991, applications for Restricted Discretionary activity will be considered without notification or the need to obtain approval from affected persons.

16.2.3.8 Discretionary Activity Assessment Criteria for Subdivision

Applications for Discretionary Activity Resource Consent for subdivision will be assessed in terms of the following matters:

- 1. The Code of Urban Subdivision (refer Part 9.9 of Section Three of the Plan) excluding matters of vehicle access and road design dealt with in Appendix 16B of the Plan.

2. The assessment criteria for Restricted Discretionary Activities.
3. The extent to which any adverse environmental effects can be avoided, remedied or mitigated.
4. The extent to which the subdivision is consistent with the relevant Structure Plan (Appendix 16A) and the objectives and policies of the Residential 8A or 8B Zone.
5. Whether the alignment of any new access road from the Cosgrave Structure Plan area to Grove Road achieves the minimum 50 metre offset required between the existing Papakura Military Camp entrance (Main Gate) when measured from the centreline of the existing entrance (Main Gate) to the centreline of the proposed access road; and, whether subdivision design provides for any new access road, and the future widening and upgrade of Grove Road, in such a manner that will ensure that the intent of the Grove Road layout and intersection design, contained at Appendix 16B Design Element 3: Design of Roads and Access Routes – Residential 8A zone, can be achieved.

NOTE

Consultation with New Zealand Defence Force (or its successor) is advised when considering subdivisions that propose new access roads from the Cosgrave Structure Plan area to Grove Road, or involve the vesting of land for the future widening and upgrade of Grove Road. Evidence of consultation with, and support/comments from, New Zealand Defence Force (or its successor) should be included in the resource consent application.

6. Any other relevant matters under section 104 of the Resource Management Act 1991.

16.2.3.9 Specific Information Requirements for Subdivision

In addition to the general requirements for information to accompany applications for resource consent (refer 9.5 of Section One of the Plan), the following specific information requirements shall apply to all subdivision applications, in the Residential 8A and 8B Zones.

- a) All applications for subdivision shall be accompanied by a soil report, to the satisfaction of Council, which shall set out the results of soil sampling and testing to verify the presence (or otherwise) of contaminants associated with rural service activity, horticultural use or other contaminating land uses together with recommendations as to (if required) appropriate remedial works.
- b) Council retains the discretion to waive this requirement in instances where this information has been provided previously and the Council is satisfied that either no remediation is necessary or any remediation required has or will be undertaken.

16.2.4 RULES: ACTIVITY STATUS

16.2.4.1 Permitted Activities

16.2.4.1.1 Residential 8A Zone

Provided that they comply with the performance standards specified in Section Three Parts 16.2.6 and 18.1 and Section Two Part 6.8 the following are Permitted Activities in the Residential 8A Zone:

- a) The construction and use of household at a density not exceeding one dwelling unit per 350m² and not less than one unit per 525m² net site area;
- b) Home enterprises complying with Rule 4.16.2 (Home Enterprises in Residential Zones).

16.2.4.1.2 Residential 8B Zone

Provided that they comply with the performance standards specified in Section Three Part 16.2.6 the following are Permitted Activities in the Residential 8B Zone:

- a) The construction and use of household units (and ancillary buildings) at a density not exceeding one dwelling unit per 600m² net site area;
- b) Home enterprises complying with Rule 4.16.2 (Home Enterprises in Residential Zones).

16.2.4.2 Restricted Discretionary Activities

1. Activities which are otherwise Permitted that do not comply with any of the following performance standards :

- 16.2.6.1a: Maximum Height (Except within the Papakura Military Camp Height Restriction Area where activities exceeding the maximum height are Non-complying)
- 16.2.6.2 : Height in Relation to Boundary
- 16.2.6.3 : Yards and Setbacks
- 16.2.6.4 : Maximum Building Coverage
- 16.2.6.5 : Minimum Landscaped Area
- 16.2.6.7 : On-Site Parking

Council has restricted the exercise of its discretion to the infringed standard(s) and its specific effects with reference to the explanation of the relevant standard. Refer 16.2.5 for Assessment Criteria.

2. Medium Density Housing Development in the Residential 8A Zone complying with the Performance Standards specified in 16.2.7, except on sites located either wholly or partly within the Outer Control Boundary Area,

Council has restricted the exercise of its discretion to the following matters in accordance with the Design Assessment Criteria contained in Appendix 16C, and may impose conditions in relation to these:

1. Public Interface and External Appearance;
2. Dwelling Design, Position and Orientation;
3. Private Outdoor Spaces;

4. Visual and Acoustic Privacy;
5. Parking and Access;
6. Location relative to Public Transport;
7. Servicing.

Except as provided for by section 95A(4) of the Resource Management Act 1991, applications will be considered without notification or the need to obtain approval from affected persons.

3. Retirement Villages and Homes for the Aged in the Residential 8A Zone complying with the performance standards specified in 16.2.7, except on sites located either wholly or partly within the Outer Control Boundary Area,

Council has restricted the exercise of its discretion to the following matters in accordance with the Design Assessment Criteria contained in Appendix 16C, and may impose conditions of consent in relation to these :

1. Public Interface and External Appearance;
2. Dwelling Design, Position and Orientation;
3. Private Outdoor Spaces;
4. Visual and Acoustic privacy;
5. Parking and Access;
6. Location relative to public transport;
7. Servicing.

Except as provided for by section 95A(4) of the Resource Management Act 1991, applications will be considered without notification or the need to obtain approval from affected persons.

4. Household units in the Residential 8A Zone complying with the performance standards specified in 16.2.6, except on sites located either wholly or partly within the Outer Control Boundary Area, developed at a density of greater than one dwelling unit per 350m² net site area but not falling within the definition of Medium Density Housing Development.

Council has restricted the exercise of its discretion to the following matters in accordance with the Design Assessment Criteria contained in Appendix 16C, and may impose conditions of consent in relation to these:

1. Public Interface and External Appearance;
2. Dwelling Design, Position and Orientation;
3. Private Outdoor Spaces;
4. Visual and Acoustic Privacy;
5. Parking and Access;
6. Location relative to public transport;
7. Servicing

5. Medium Density Housing Development, Retirement Villages and Homes for the Aged in the Residential 8A zone which infringe rules 16.2.6.5 Minimum Landscaped Area, 16.2.6.6

Stormwater and 16.2.6.7 Onsite Parking, except on sites located either wholly or partly within the Outer Control Boundary Area

16.2.4.3 Discretionary Activities

1. The construction and use of household units and retirement villages at a density of less than one dwelling unit per 525m² net site area in the Residential 8A Zone.
2. The construction and use of household units and retirement villages at a density of greater than one dwelling unit per 600m² net site area in the Residential 8B Zone.
3. Residential activities other than household units
4. Childcare centres except on sites located either wholly or partly within the Outer Control Boundary Area
5. Educational facilities in the Residential 8A Zone except on sites located either wholly or partly within the Outer Control Boundary Area
6. Churches in the Residential 8A Zone
7. Local Centres in the Residential 8A Zone
8. Medium Density Housing Development, Retirement Villages and Homes for the Aged that infringe rules 16.2.7.1 Maximum Height, 16.2.7.2 Height in Relation to Boundary, 16.2.7.6 Noise and 16.2.7.7 Glare

Refer 16.2.5.3 for Discretionary Activity Assessment Criteria.

16.2.4.4 Non-complying Activities

1. Any activity not provided for as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity is a Non-complying Activity.
2. Any development within the Papakura Military Camp Height Restriction Area that cannot comply with Rules 16.2.6.1a), 16.2.6.1b), 16.2.7.1 a), 16.2.7.1 b), 16.2.6.10 and/or 16.2.7.8, is a Non-complying Activity.

16.2.4.6 Explanation for Activity Status

Residential 8A Zone

Council seeks to encourage the development of household units at a density required to accommodate envisaged future growth in the Takanini Structure Plan Area. To do this, the rules establish a permitted density range of between one dwelling per 350m² net site area and one dwelling per 525m² net site area. Within this range household units can be established as a Permitted activity subject to compliance with a series of performance standards (Rules 16.2.6)

established to maintain amenity without recourse to specific design assessment and any General Rules (e.g. Restricted Access to Road Network).

Development at densities below this range (i.e. at one dwelling per 525m² or greater) is less likely to accommodate the growth anticipated and accordingly is generally not encouraged, although it is recognised that in some instances physical limitations may determine that a lower density is appropriate. It is also recognised that in some instances a lower density of development can be balanced with higher density development elsewhere.

The Plan seeks to encourage developments at densities greater than this permitted range, with the exception of land within the Outer Control Boundary Area, but also to ensure that their design is comprehensively considered and that they are located on larger base sites, in order to maintain and enhance amenity on-site and on adjoining sites.

On land located within the Ldn 55 dBA noise contour for Ardmore Aerodrome, there shall be a maximum density of one unit per 350m². While internal amenity can be protected by acoustic treatment, external exposure to aircraft noise cannot be mitigated. It is therefore recognised good practice to limit the numbers of people exposed to aircraft noise in residential situations where that noise is in excess of Ldn 55 dBA (i.e. within the Outer Control Boundary Area).

The Plan defines “Medium Density Housing Development” as:

A residential development comprising four or more household units on a site with a minimum area of 1400m² and at a density of greater than one dwelling per 350m² of net site area.

Medium Density Housing Development is encouraged by:

1. Defining it as a Restricted Discretionary activity and generally non-notified.
2. Making this type of development subject to a less restrictive range of performance standards (Rules 16.2.7) than for Permitted activities and subject to consideration under an appended set of Design Assessment Criteria (Appendix 16C).

A Restricted Discretionary consent status is also available for intensive housing that does not fall within the definition (i.e. developments of dwellings at densities greater than one unit per 350m² on base sites of less than 1400m²). In this case, because the site is smaller, such that design effects off-site can be more perceived, the status is subject to the normal Permitted activity performance standards and potential notification issues. The same assessment criteria (Appendix 16C) are able to be used for assessment. Provision is also made for retirement villages and homes for the aged as a Restricted Discretionary activity. While these types of developments are generally appropriate to residential areas, because they can be characterised by a higher intensity of buildings and off site effects can be more perceived, design assessment is considered appropriate, and again the assessment criteria of Appendix 16C are used for assessment.

The Plan also includes Restricted Discretionary status for infringements of performance standards on less densely developed sites. Applications will be assessed in terms of effects arising specifically from the particular infringement(s) in relation to their explanation. The final paragraph of each explanation is intended in particular to give some guidance in the infringement situation.

Building height restrictions and specific upper floor design controls apply to all development within the Papakura Military Camp Height Restriction Area (as defined on the Cosgrave Structure Plan at Appendix 16A) to ensure that any potential reverse sensitivity effects, and privacy, overlooking and security effects are appropriately avoided, remedied or mitigated. Accordingly, rules for development to the east side of Grove Road, immediately opposite the Camp, limit building heights to a maximum of 9 metres, with a maximum upper-floor floor-level of 3.8 metres above natural ground level (surveyed Reduced Level pre-development), and control upper floor window and opening design.

The subdivision rules for the Residential 8A Zone are designed to encourage applications for subdivision into smaller lots to be accompanied by building design proposals. Where land use consent or certificate of compliance is sought concurrently with or in advance of a subdivision resource consent, no maximum or minimum lot sizes or restrictions on frontage (Rule 16. 2.3.5.2) apply.

Where vacant lot development is proposed, activity status is largely determined by the permitted residential subdivision density, with minimum 400m² net site area applicable.

In practice, because of household density thresholds established by land use rules, vacant lot subdivision proposals can only proceed as Restricted Discretionary activities if single dwelling lots are between 400m² and 525m² in net site area, and lots for two or more dwellings are greater than 700m². Where a lot proposed is between 525m² and 700m² in net site area the Council will generally require the applicant to seek concurrent Restricted Discretionary activity land use consent for two or more dwellings. Where vacant lots of between 700m² and 1400m² are proposed the Council will generally require the applicant to demonstrate the way in which the lot will accommodate future permitted development and Restricted Discretionary activity subdivision.

The two tables following summarise the activity status regime as it relates to housing density (Table 16.1) and subdivision (Table 16.2).

Table 16.1 Development Density Activity Status Regime

Density	Activity Status
Density of or more than 1 unit per 349m ² .	Restricted Discretionary Activity non-notified (except in the Outer Control Boundary Area where it is a Non-complying Activity) subject to compliance with Performance Standards and Assessment against Criteria (including Design Assessment Criteria in Appendix 16C). In the case of medium density housing (i.e. development of 4 or more units on sites of 1400m ²) less restrictive Performance Standards apply.
Density of between 1 unit per 350m ² and 1 unit per 525m ² .	Permitted Activity subject to compliance with Performance Standards.
Density of or less than 1 unit per 526m ² .	Discretionary Activity

Table 16.2 Subdivision Activity Status Regime

Lot Size	Where land use consent or certificate of compliance for development not already obtained.	Where land use consent or certificate of compliance for PROPOSED development has been obtained.
0-399m ²	Discretionary Activity	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and assessed against criteria (including Design Criteria in Appendix 16B).
400m ² -525m ²	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and assessed against criteria (including Design Criteria in Appendix 16B). Applicant to demonstrate that lot can accommodate one unit complying with development controls.	
526-699m ²	Discretionary Activity	
700-1399m ²	Restricted Discretionary Activity (non-notified) subject to compliance with subdivision standards and assessed against criteria (including Design Criteria in Appendix 16B). Applicant to demonstrate that lot can accommodate: <ul style="list-style-type: none"> two units (on lots 700-1050m²) three units (on lots 1051-1399m²) complying with development controls.	
1400 + m ²	Restricted Discretionary Activity (non-notified). Site large enough for "Medium Density Housing".	

Household units and retirement villages at a density of less than one unit per 525m² net site area are a Discretionary Activity. Residential Activities other than household units are also provided for as a Discretionary Activity as are motels, childcare centres, educational facilities, churches and local centres. These activities can be accommodated within residential areas provided that design and siting can adequately avoid or mitigate effects associated with the intensity of use and the scale of the buildings. An exception to this rule is where higher density residential activities and other activities sensitive to aircraft noise such as childcare centres and educational facilities are located within the Outer Control Boundary Area, where together with other non-residential developments, these activities are deemed to be Non-complying because of their potential reverse sensitivity effects on Ardmore Aerodrome

Residential 8B Zone

Council seeks to encourage development in the Residential 8B Zone at a generally low density, to assist in maintaining elements of an open spacious character.

To do this, the rules define a maximum density of one household unit per 600m² net site area as a Permitted activity. A household unit can be established as a Permitted activity subject to compliance with a series of performance standards (Rules 16.2.6) established to maintain the amenity anticipated in the Residential 8B Zone without recourse to specific design.

The Plan includes Restricted Discretionary status for infringement of most performance standards for otherwise permitted situations (i.e. single household unit and home enterprise). Applications will be assessed in terms of effects arising specifically from the particular infringement(s) in relation to their explanation. The final paragraph of each explanation is intended in particular to give some guidance in the infringement situation.

Residential activities other than household units are also provided for as a Discretionary Activity. This would include such activities as motels and retirement villages. Childcare centres are also provided for as Discretionary Activities. These activities can be accommodated within residential areas provided that design and siting can adequately avoid or mitigate effects associated with the intensity of use and the scale of the buildings.

As with the Residential 8A Zone, activities not otherwise provided for are classified as Non-complying Activities.

16.2.5 ASSESSMENT CRITERIA

16.2.5.1 Restricted Discretionary Activity Assessment Criteria

The following activities for Restricted Discretionary Activity Resource Consent will be assessed in terms of the following matters:

- 16.2.5.1.1** Medium Density Housing Development; other housing development at a density of greater than one unit per 350m² net site area; retirement villages and homes for the aged.
1. The extent to which the proposal is in accordance with the Medium Density Housing Development Design Assessment Criteria in Appendix 16C.
 2. Whether the development is located in proximity to an existing or planned public transport stop or the proposed railway station or transport interchange as shown on the Glenora Structure Plan, (such developments should generally be within 800 metres of a public transport route);
 3. The extent to which the development can be adequately serviced.
- 16.2.5.1.2** Activities which are otherwise Permitted or Controlled infringing one or more of performance standards 16.2.6.1 through 16.2.6.7 (except those activities infringing performance standards 16.2.6.1 a) and/or 16.2.6.1 b) within the Papakura Military Camp Height Restriction Area, which are a non-complying activity).

The extent to which the infringement will result in any significant adverse effects, having particular regard to the purpose of the performance standard as set out in its explanation, and to what extent the effects can be avoided, remedied or mitigated.

16.2.5.1.3 Activities that are otherwise Permitted or Controlled that do not meet performance standards 16.2.6.3 2) a) iii) or c) (Yards and Setbacks).

1. When considering an application for a reduction in the required landscaping strip or an infringement of the fencing provisions (height and/or form), Council's discretion shall be restricted to the following matters:

- i) All applications that infringe Rule 16.2.6.3 2) a) iii) or c) must be accompanied by a planting and fencing regime. The regime will be required to outline the species of planting proposed, timeframes (of both planting and any fence construction), and any other information required to address the following criteria;
- ii) Planting - Whether the proposed planting regime will avoid, remedy or mitigate the potential adverse effects resulting from a reduced landscape strip or an infringement of the fencing provisions. Particular regard should be had to:
 - a) Whether; when mature, the proposed planting will be of a sufficient height, width and density to:
 - i. Fully block the proposed visually impermeable, close boarded, solid or over height fence from view from Papakura Clevedon Road; and
 - ii. Screen any other development from view from Papakura Clevedon Road.
 - b) The maturity of the plants when planted and their respective growth rates which will determine the length of time that the proposed planting will take to reach a sufficient height, width and density (as discussed in a.above).
- iii) Fence Construction - Whether the construction period for a proposed fence will ensure any adverse effects; in particular relating to visual amenity will be avoided, remedied or mitigated. In order to achieve this, Council will have regard to:
 - a) Whether the construction timeframes for the proposed visually impermeable, closed boarded, solid or over height fence will allow the fence to be fully blocked by the proposed planting prior to completion.

Note: This may allow for posts and railings to be constructed however planting must reach a sufficient height, width and density before any boards are placed or before the fence is 'closed in' or solidified.
- iv) Maintenance - The extent to which measures are proposed that ensure the ongoing upkeep and survival of any planting within the landscape strip. Maintenance will need to ensure that any proposed visually impermeable, closed boarded or solid fence will be continually blocked by the proposed planting and that any other development will remain screened from view from Papakura Clevedon Road.

Note: Maintenance will need to be on-going and will be the responsibility of the owner of the site. Maintenance will involve tending to all planting in the landscape strip including; cultivation, watering, trimming and replacement of any plants which do not survive, to the satisfaction of Council. A consent notice (or similar legal instrument) will be required to be registered against the title to ensure the upkeep and maintenance of any planting within the landscape strip.

- v) Landscape Strip Width – whether the proposed landscape strip is of a sufficient size to accommodate landscape planting as required in ii) (above).

16.2.5.1.4 Medium Density Housing Development, Retirement Villages and Homes for the Aged infringing performance standards 16.2.6.5 Minimum Landscaped Area and 16.2.6.6 Stormwater.

The extent to which the infringement will:

- Achieve ground water recharge; and
- Comply with the relevant Catchment Management Plan
- Achieve useable outdoor space for residents and maintain on site amenity.

16.2.5.1.5 Medium Density Housing Development, Retirement Villages and Homes for the Aged that does not comply with performance standard 16.2.6.7 On-site parking

The extent to which a specific parking assessment for the development demonstrates that adequate on-site carparking provision is made for the development

16.2.5.1.6 The extent to which the proposal complies with an approved Landscape Plan required under 16.2.3.5 (2) c).

16.2.5.2 Discretionary Activity Assessment Criteria

Applications for Discretionary Activity Resource Consent will be assessed in terms of the following matters:

1. The extent to which any adverse effects on the environment will be avoided, remedied or mitigated;
2. The extent to which the development is consistent with the objectives and policies for the Takanini Structure Plan Area, and the Residential 8A or 8B Zone as relevant (Parts 5B.2 of Section One and 16.2.1.1 or 16.2.1.2 of Section Three),
3. The extent to which the development is consistent with the recommendations of an approved Catchment Management Plan or Discharge Consent.
4. The extent to which any development involving household units is in accordance with Medium Density Housing Development Design Assessment Criteria in Appendix 16C;
5. Applications for development of residential units at a density of less than 1 unit per 525m² net site area will be assessed with regard to the following matters:
 - a) The extent to which physical limitations (e.g. soils/geology) on the site preclude development at a higher density.
 - b) The cumulative effects of allowing the development, and in particular the extent to which allowing the development will compromise the objective of achieving an aggregate of medium density residential development throughout the zone.
6. Whether the scale and intensity of the development and use are such that the adverse effects of the activity on the amenity and character of the surrounding area will be more than minor.

7. Whether any development involving Residential Activities in the Residential 8A and 8B Zones is in accordance with the Design Assessment Criteria in Appendix 16C (to the extent that these criteria are relevant).
8. The extent to which the proposal complies with an approved Landscape Plan required under 16.2.3.5 (2) c).
9. Any other relevant matter under section 104 of the Resource Management Act 1991.

16.2.6 RULES: PERFORMANCE STANDARDS FOR PERMITTED ACTIVITIES

16.2.6.1 Maximum Height

- a) The maximum height of buildings shall be 9 metres.
Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16. 2.4.2.1), except within the Papakura Military Camp Height Restriction Area.
- b) The maximum upper-floor floor-level of any building within the Papakura Military Camp Height Restriction Area shall be 3.8 metres above natural ground level (the surveyed Reduced Level pre-development).

Explanation:

Controls limiting height are intended to reflect the typical characteristics of the areas to which they have been applied. A permitted building height of 9 metres is consistent with much of the rest of Urban Papakura and enables the construction of two to three storey dwellings.

Buildings and structures that are over the height limit can be perceived as out of scale with their surroundings and can overshadow and visually dominate buildings on adjoining or nearby sites. However, a greater height of up to 12 metres may be appropriate, particularly for developments on sites large enough to contain any adverse effects within the site. This greater height would enable the accommodation of buildings of three or even four storeys, provided the amenity of adjoining sites is maintained.

Within the Papakura Military Camp Height Restriction Area, as shown on the Cosgrave Structure Plan at Appendix 16A, building height is restricted to 9 metres, but with an additional restriction on the upper-floor floor-level which effectively limits buildings to a maximum of two storeys in height. This additional control is required in order to effectively avoid, remedy or mitigate potential reverse sensitivity effects, in particular security and overlooking effects, of residential development in close proximity to the Camp.

It should be noted that geotechnical conditions may in some instances preclude building to the heights provided for by this rule.

16.2.6.2 Height in Relation to Boundary

All boundaries except boundaries adjoining the road:

No part of any building shall project beyond a building envelope contained by recession planes measured from points 2.0 metres above any site boundary as shown in Figures 16.1 and 16.2.

Provided that:

- i) Where the consent of the immediately adjoining property owner(s) has/have been obtained and are recorded on the resource consent or building consent plans, then compliance with this rule is not required.
- ii) No account shall be taken of radio and television aerials, solar heating devices and chimneys, (not exceeding 1.1 metres in any horizontal direction), provided such structures are located at least 1metre from each site boundary.
- iii) This provision shall not apply to the length of the common wall between abutting buildings.
- iv) This rule shall not apply to the apex of the gable ends of a roof (including dormers) being no more than 1m² in area (refer Figure 16.3).
- v) In the Residential 8A Zone, this rule shall not apply to a single building on each site exceeding no more than 3.0 metres in height and up to 7.0 metres in length in relation to a single side boundary (refer Figure 16.3).

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16. 2.4.2.1).

Explanation:

Height in relation to boundary controls are included to avoid unreasonable loss of sunlight and daylight access to adjoining sites, and also work in combination with height controls to avoid or mitigate overdominance or overlooking effects.

The extent of the adverse effect of any infringement of these controls will vary according to the orientation of the sites and some infringement may be acceptable when mitigated by this factor.

In recognition of the constraints in developing medium density sites the rule makes provision for the erection of a garage or building of similar scale to be built to one side boundary.

Figure 16.1 RECESSION PLANE INDICATOR

Place outside of circle to inside of site boundary

(Note: North is True North)

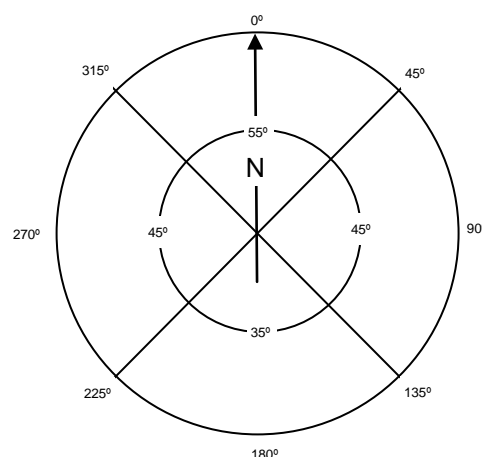


Figure 16.2 RECESSION PLANE CROSS SECTION

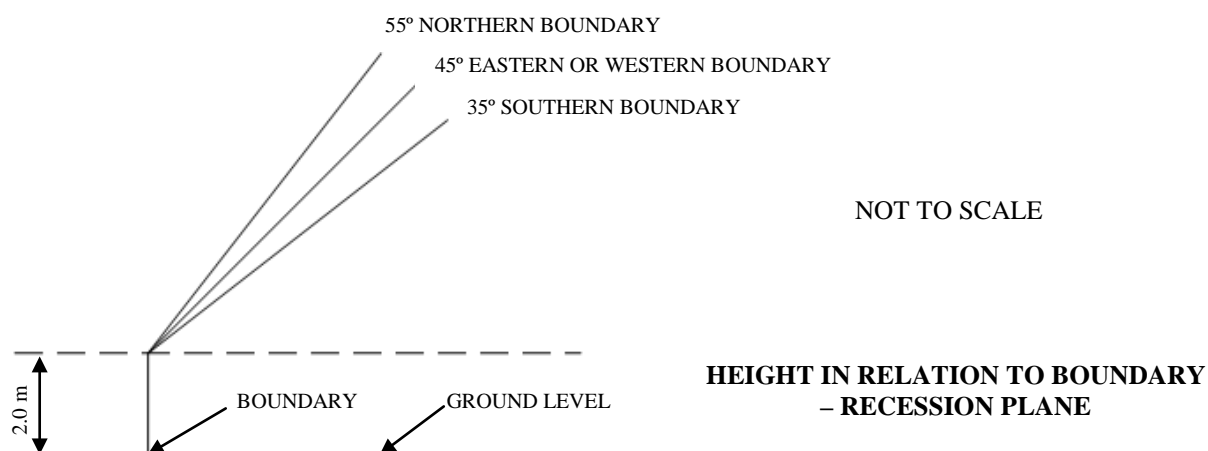
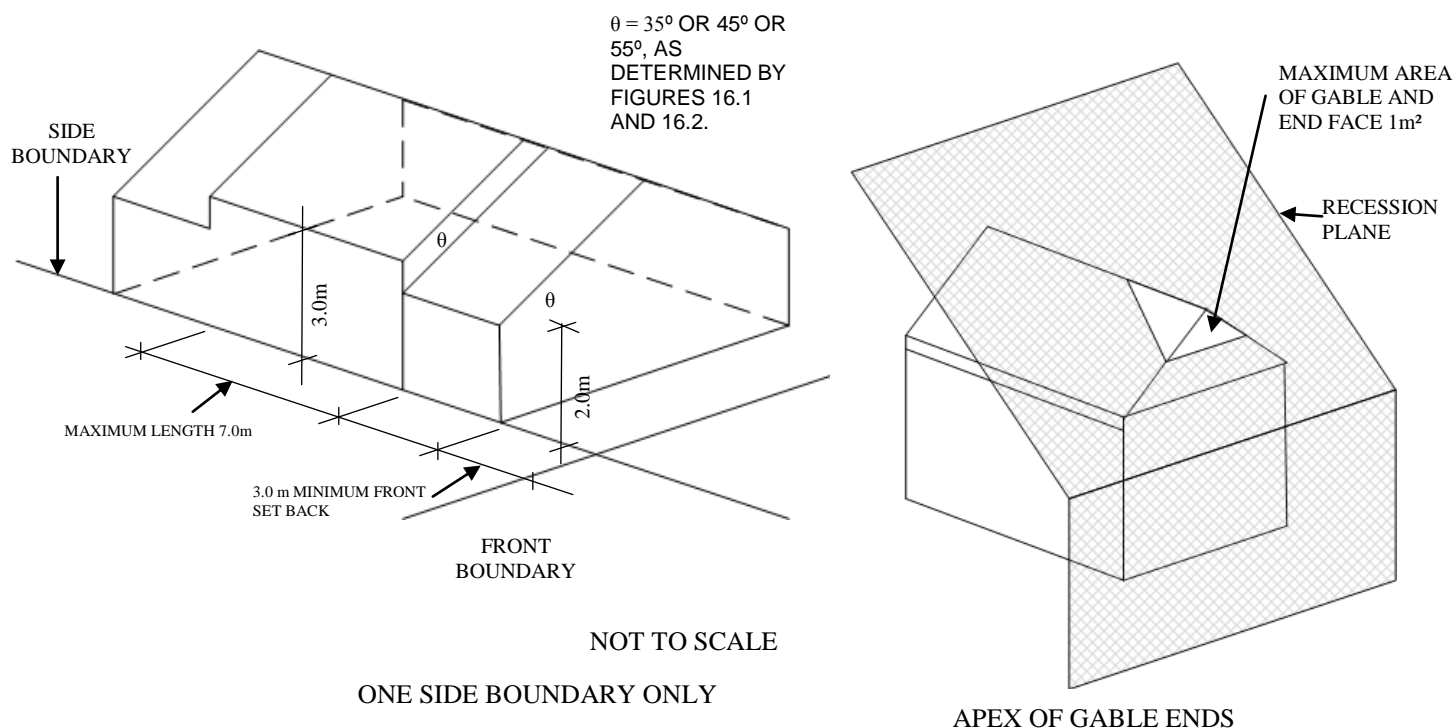


Figure 16.3 ADDITIONAL ALLOWANCE FOR BUILDING ENVELOPE



16.2.6.3 Yards and Setbacks

1. Residential 8A Zone: Road Frontage and Bruce Pulman Park Interface Controls

a) In the following controls the term “setback” is defined as the shortest distance between the legal road boundary and the closest part of the building or part thereof:

1. The maximum setback for front sites shall be 5 metres.
2. The minimum setback for all sites shall be 3 metres.

3. The minimum setback for any garage shall be 5 metres.
 4. The setback for any garage shall be a minimum of 1 metre greater than the setback for the associated dwelling.
- b) Fences on the road boundary, or between the road boundary and the closest building on site, or on any boundary with the Special Purpose and Recreation zone or Reserves and Community Use zone (Bruce Pulman Park) shall not exceed 1.2 metres in height and shall not be close boarded or of similar solid timber construction.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.2.4.2.1).

Explanation:

These controls pertain to the public face of the development – i.e. where it relates to the public street. Their intention is to establish an appropriate relationship between the development and the street (streetscape).

Avoiding visual dominance of street elevations by garages (particularly garage doors) and high front fences will contribute to pedestrian and public amenity. Utilising only low (or no) front fences, limiting the distance between the road boundary and the dwelling, and ensuring that garages are further set back from the dwelling will assist both public experience and public safety (by enabling informal visual surveillance from the dwelling to the street). At the same time, the provision of a modest minimum setback maintains a degree of privacy and acoustic insulation for the residents and helps provide a space in which to create sense of address and identity.

Where fences are used, unattractive close boarded timber fencing is not envisaged by the rule.

In some situations it may be appropriate to consider other solutions, for example where houses are located on the southern sides of roads. In these situations it may be appropriate for buildings to be located further back within the site, and for the limitation on fencing to be relaxed across part of the frontage to enable greater on-site privacy.

The interface between development abutting the edge of Bruce Pulman Park is also important and using only low fences will enable surveillance of the park. Again, in some situations it may be appropriate for this limitation on fencing to be relaxed across part of the boundary for privacy of the house, but only when an attractive and appropriate fencing solution is utilised.

2. Residential 8B Zone: Road Frontage and Yards

a) Front Yard and Road Interface

- i) Minimum Front Yard: 5m
- ii) Fences on the road boundary, or between the road boundary and the closest building on site, shall not exceed 1.2m in height and shall not be of a solid visually impermeable design.
- iii) Fences on the Papakura-Clevedon Road boundary shall be constructed of visually permeable materials (e.g wire mesh) and shall be restricted in height to 1.8 metres.

b) Side and Rear Yards

- i) Minimum Rear Yard: 3m
- ii) Minimum Side Yard: 1m
- iii) All yards on rear sites shall be rear yards

c) Landscape Strip for Lots Adjacent to Papakura-Clevedon Road

Each new lot adjacent to Papakura-Clevedon Road shall provide in accordance with the Kirikiri Structure Plan a minimum of a 3m wide landscape strip planted in grass, trees and shrubs, parallel and adjacent to Papakura-Clevedon Road or landscaping in accordance with a Landscape Plan approved as part of subdivision (refer to Section Three, Part 16.2.3.5 (2) c).

Explanation:

The Road Frontage and Yards control pertains to the public face of any development – i.e., where it relates to the public street. The intention is to maintain an appropriate relationship between all built development and the street (streetscape).

Avoiding visual dominance of street elevations by high front fences will contribute to pedestrian and public amenity. Utilising only low (or no) front fences, will assist both public experience and public safety (by enabling informal visual surveillance from the dwelling to the street). At the same time, the provision of a minimum yard maintains a degree of privacy and acoustic insulation for the residents and helps provide a space in which to create a sense of address and identity.

In some situations, it may be appropriate to consider other solutions, for example where houses are located on the southern sides of roads or on corners it may be appropriate for the limitation on fencing height to be relaxed across part of the frontage to enable greater on-site privacy. Where fences are used, unattractive close boarded timber fencing or fencing of a solid visually impermeable design is not envisaged by the rule.

The Rear and Side yard rules are intended to provide conventional separation between dwellings where specific comprehensive design is not being considered.

The Landscape Strip Rule seeks to create and maintain a planted landscape buffer between the Residential 8B Zone, Papakura-Clevedon Road and the Rural-Residential area to the south-east.

Implementation of riparian margins shall normally be achieved as part of the subdivision resource consent process.

16.2.6.4 Maximum Building Coverage

- 1. 40% of the net site area in the Residential 8A Zone
- 2. 35% of the net site area in the Residential 8B Zone

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.2.4. 2.1)

Explanation:

Building coverage controls are a basic method of controlling the intensity and scale of development in a neighbourhood – the general relationship between building bulk and open space. A more

spacious character is sought in the Residential 8B Zone than the more intensive Residential 8A Zone.

Visual and scale effects related to infringements to building coverage are likely to be more perceptible on smaller sites with greater visibility from adjoining properties and public spaces. In other situations it may be appropriate to allow greater levels of coverage, particularly where the design is considered comprehensively and is not inconsistent with a Discharge Consent.

16.2.6.5 Minimum Landscaped Area

A minimum of 30% of net site area shall be laid out in a permeable surface (e.g. grass, pebbles) and planting including trees or shrubs.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16. 2.4.2.1).

Control flexibility is provided for in respect of Medium Density Housing Development, Retirement Villages and Homes for the Aged as a restricted discretionary activity (refer rule 16.2.5.1.4)

Explanation:

The control is intended to enable sufficient space on site to achieve useable outdoor spaces for residents to maintain amenity in the area and encourage ground water recharge. The quality and location of the space and landscaping proposed will be considered where any consent is sought to reduce this requirement.

16.2.6.6 Stormwater

The following requirements apply to the Residential 8A Zone:

- (i) Upon development, all sites are to provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces.
- (ii) A soakage pit providing temporary storage for the runoff is required. Soakage pits are to be designed in accordance with the Code of Urban Subdivision, and storage volume is to be provided between 1.5 metres below ground level and 0.5 metres below ground level. The design soakage pit requirements are based on a design storm of 15mm of rainfall over a 1 hour period.
- (iii) Overflow from the soakage system is to be provided for with a piped connection to the public stormwater drainage system.
- (iv) The required volume of soakage pit in relation to the building and other impervious surface area for each development is shown in Figure 16.4 - Soakage Pit Requirements. If natural peat recharge capabilities have been impacted by earthworks then specific design capabilities of proposed soakage pits will need to be assessed.

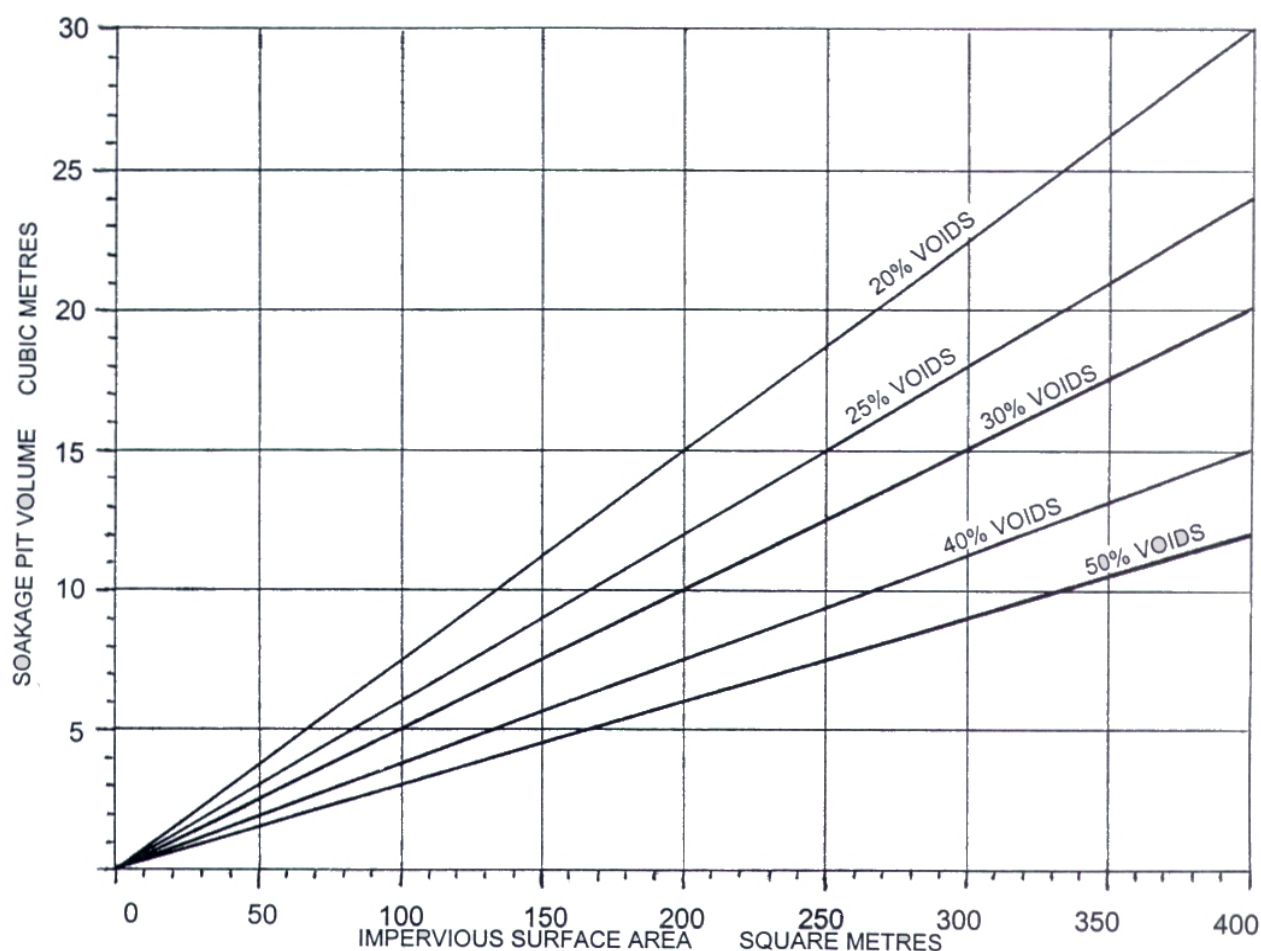
The following requirements apply to the Residential 8A Zone and Residential 8B Zone:

- (v) No development shall preclude the achievement of the recommendations of an approved Catchment Management Plan and related Discharge Consent or be inconsistent with the relevant Structure Plan (Appendix 16A).

Control flexibility is provided for in respect of Medium Density Housing Development, Retirement Villages and Homes for the Aged as a restricted discretionary activity (refer rule 16.2.5.1.4)

Explanation:

The purpose of this control is to ensure that sufficient provision is made for on site stormwater disposal including maintenance of the water table so that the integrity of the prevailing soil substrate (peat) is protected, and to ensure that development is consistent with the recommendations of an approved Catchment Management Plan for the area.



N.B. "Voids" is the percentage volume available in the soakage pit for runoff storage.

FIGURE 4 SOAKAGE PIT REQUIREMENTS

16.2.6.7 On-site Parking

The minimum number of on site carparking spaces to be provided is as follows:

Household units: 2 per unit

Retirement Villages: 1.5 per unit

Homes for the Aged: 1 for every 2 employees plus one for every 5 people the facility is licensed to accommodate.

Control flexibility is provided for as a Restricted Discretionary Activity (refer rule 16.2.4. 2.1).

Control flexibility for Medium Density Housing Development, Retirement Villages and Homes for the Aged is provided for as a restricted discretionary activity in rule 16.2.5.1.5.

Explanation:

The Plan seeks to encourage development that can take best advantage of the zone's proximity to transport connections, so that a choice of lifestyle and transport options is provided. It is recognised however that until public transport is provided many residents will continue to own vehicles, and so parking requirements consistent with most other residential zones are stipulated.

Provision of on-site parking enables the development of more innovative road design solutions, which may not always cater along their full length for street parking. Inadequate on-site provision of parking can result in adverse amenity effects arising from vehicles parking on streets and berms.

It may be appropriate to relax this control in situations where:

- a) A site is located particularly close to public transport, or an adjoining nodal area
- b) A dwelling is specifically associated with residents less likely to operate two vehicles (e.g. single bedroom units)
- c) Adequate visitor parking is provided

16.2.6.8 Noise

- (i) The noise level (L10) as measured at or within the boundary of any residentially zoned site (other than the site from which the noise is emanating) shall not exceed the following limits :

Monday to Friday 0700 - 1800 hours	45 dBA
Saturday 0800 - 1200 hours	45 dBA
At all other times including Sundays and public holidays	40 dBA

- (ii) This noise standard does not apply to the construction or maintenance of buildings approved by the Council.

- (iii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802 1991 Assessment of Environmental Sound or any subsequent code of practice.
- (iv) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1 or any subsequent code of practice.

Instruments or standards adopted by Council that supersede those stated in (iii) and (iv) above will be used in place of the instruments/standards.

Notwithstanding the noise standards stated above the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element or nuisance.

Explanation:

To ensure a good acoustic environment and to support residential amenity, maximum allowable levels of noise which are compatible with human activities such as communication, sleep and hearing purposes have been defined and are applied to the zone.

16.2.6.9 Glare

- (i) Any operation or activity on residential lots shall be conducted so that direct or indirect illumination measures are not more than 8 lux (lumens per square metre) on residential boundaries.
- (ii) Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments;

Instruments or standards adopted by Council that supersede those stated in (ii) above will be used in place of the instruments/standards.

- (iii) All outdoor lighting shall be directed away from adjoining residential properties.

Explanation:

While sunlight is perceived in a positive way, other artificial sources of light because of quantitative, directional or spectral attributes can cause annoyance, discomfort, distraction, loss of sleep, loss of amenity or a reduction in the ability to see.

The rules reflect the need to control these adverse effects of light spill and glare within residential environments.

16.2.6.10 Specific Upper Floor Design Controls Applicable to all Buildings Falling within the Papakura Military Camp Height Restriction Area

Within the Papakura Military Camp Height Restriction Area, all buildings shall be designed to ensure that the number, position and size of first floor windows and doors minimise opportunities for overlooking of the Papakura Military Camp. Accordingly, the following design controls shall apply to all buildings within this area:

- (i) First floor windows that offer a sightline to the Papakura Military Camp shall only be permitted where they serve a bathroom, a stairwell, or where they are designed to incorporate a minimum sill height of 1.6 metres above first floor level and are obscure glazed;
- (ii) There shall be no first floor door openings, or external balustrade to first floor windows, that offer a sightline to Grove Road;
- (iii) There shall be no first floor balconies, or other external amenity areas, that offer a sightline to the Papakura Military Camp; and
- (iv) There shall be no 'Velux-style' roof or skylight windows inserted to any roof slope that offer a sightline to Grove Road

Explanation

Within the Papakura Military Camp Height Restriction Area, as shown on the Cosgrave Structure Plan at Appendix 16A, additional upper floor and roof level design controls are required in order to effectively avoid, remedy or mitigate potential reverse sensitivity effects, in particular security and overlooking effects, of residential development in close proximity to the Camp.

16.2.7 RULES: PERFORMANCE STANDARDS FOR SPECIFIED RESTRICTED DISCRETIONARY ACTIVITIES

16.2.7.1 Maximum Height

- a) The maximum height of buildings shall be 12 metres, except within the Papakura Military Camp Height Restriction Area where the maximum height of buildings shall be 9 metres.
- b) The maximum upper-floor floor-level of any building within the Papakura Military Camp Height Restriction Area shall be 3.8 metres above natural ground level (the surveyed RL pre-development).

Explanation:

A height of up to 12 metres is generally provided for Restricted Discretionary Activities in recognition that sites developed comprehensively for multi unit or medium density housing will be large enough to contain any scale/dominance effects within the site.

However, within the Papakura Military Camp Height Restriction Area, as shown on the Cosgrave Structure Plan at Appendix 16A, building height is restricted to 9 metres, but with an additional restriction on the upper-floor floor-level which effectively limits buildings to a maximum of two storeys in height. These additional controls are required in order to effectively avoid, remedy or mitigate potential reverse sensitivity effects, in particular security and overlooking effects, of residential development in close proximity to the Camp.

16.2.7.2 Height in Relation to Boundary

For a Medium Density Housing Development Rule 16.2.6.2 applies to all external boundaries of the parent site upon which the Medium Density Housing Development is proposed. It is not applicable to proposed future internal boundaries.

16.2.7.3 Minimum Landscaped Area

Rule 16.2.6.5 applies.

16.2.7.4 Stormwater

Rule 16.2.6.6 applies.

16.2.7.5 On-Site Parking

Rule 16.2.6.7 applies.

16.2.7.6 Noise

Rule 16.2.6.8 applies

16.2.7.7 Glare

Rule 16.2.6.9 applies

16.2.7.8 Specific Upper Floor Design Controls Applicable to all Buildings Falling within the Papakura Military Camp Height Restriction Area

Rule 16.2.6.10 applies.

16.3 RESERVES AND COMMUNITY USES ZONE

Provisions relating to the Reserves and Community Uses Zone are as set out in Part 8 and elsewhere in Section Three of the Plan.

Development within Bruce Pulman Park shall include appropriate stormwater management measures in accordance with the approved Takanini South Stormwater Catchment Management Plan.

16.4 SPECIAL PURPOSE AND RECREATION ZONE

16.4.1 OBJECTIVES AND POLICIES

In addition to the general objectives and policies set out in 5B.2.2 of Section One of the Plan the following specific objectives and policies apply to the Special Purpose and Recreation Zone.

16.4.1.1 Activities

1. Objective

To establish a range of recreational activities within Bruce Pulman Park which serve the needs of the Takanini Structure Plan Area and the wider Papakura District, together with a range of other compatible activities.

2. Policy

Development and activities should be of a type which provides for the recreational needs of residents of the Takanini Structure Plan Area and the wider District, or should be compatible with such activities. Development and activities should not be of a type which have the potential to preclude or compromise recreational activities.

This objective and policy relate to issue 5B.2.2.1 of Section One.

16.4.1.2 Amenity Values

1. Objective

To establish recreational and other compatible development and activities which contribute to the creation of a positive sense of place and local identity, a high standard of amenity and pedestrian safety.

2. Policy

Development and activities should be of a type, design and location so as to contribute to a positive sense of place and identity, a high standard of amenity and pedestrian safety.

Key elements of design and layout which are considered likely to achieving this within the Special Purpose and Recreation Zone are as follows:-

- Safe, convenient and legible vehicular and pedestrian access and egress to and from the Park.
- Safe, convenient and legible vehicular and pedestrian circulation within the Park.

- Parking areas which are conveniently located, broken up by landscaping to avoid adverse visual effects, and located as to maintain privacy for adjacent residential zoned sites.
- A comprehensive landscaping theme, which assists in enhancing internal access roads and breaking up or mitigating the visual effect of any large parking areas.
- Where used, development of stormwater ponds as amenity features.

This objective and policy relate to issue 5B.2.2.5 of Section One.

16.4.1.3 Interface with adjacent residential area

1. Objective

To provide for development and activities within the zone which do not adversely affect amenity values, cause undue nuisance or disturbance to residents and future residents of the adjacent Residential 8 Zone.

2. Policy

Development and activities should be designed and located so as to avoid, remedy or to mitigate potential adverse effects on the Residential 8 Zone, particularly in relation to amenity, privacy, noise, nuisance and disturbance.

This objective relates to Issue 5B.2.2.6 of Section One.

16.4.1.4 Explanation

Bruce Pulman Park is well located to serve many of the recreational needs of the Takanini Structure Plan Area and the wider Papakura District and Auckland Region. The eastern portion of the Park is not vested as reserve with Council, but is in Council ownership.

Given the generally unconstrained nature of the land within the Park, and also given its large area, it is also capable of accommodating non recreational uses.

In order to maintain the predominant park like and recreation focussed character within the park, it is necessary to restrict the range of permitted uses to those which are compatible to the Park and adjacent residential areas.

The Park has the potential to provide a significant community focus for the Takanini Structure Plan Area, and it is important therefore, that it is developed in a manner which makes a positive contribution to amenity and local identity.

Some development and use which is generally appropriate for the Park may have the potential to generate adverse effects in terms of privacy and nuisance if located in close proximity to residential areas. This may include stormwater effects if measures adopted are not in accordance with the approved Takanini South Catchment Management Plan. Accordingly, it is important that such adverse effects are avoided or mitigated.

16.4.1.5 Expected Environmental Results

In addition to the relevant expected environmental results set out in 5B.2.2.9 of Section One, the following outcomes are expected:

1. The establishment of recreational and compatible development and uses.
2. Safe, convenient and legible vehicular and pedestrian access and egress to and from the zone.
3. Safe, convenient and legible vehicular and pedestrian circulation within the zone.
4. Parking areas which are conveniently located, broken up by landscaping to avoid adverse visual effects, and located so as to maintain privacy for adjacent residentially zoned sites.
5. A comprehensive landscaping theme, which assists in enhancing internal access roads and breaking up or mitigating the visual effects of any large parking areas.
6. Where possible the establishment, use and maintenance of stormwater detention ponds as amenity features.
7. The maintenance of a reasonable standard of privacy, amenity and the absence of nuisance generating activities at the interface of the zone with the Residential 8 Zone.

16.4.2 RULES : GENERAL

The rules set out and referred to in 16.1.2 apply.

16.4.3 RULES : COMPREHENSIVE DEVELOPMENT PLAN

16.4.3.1 Requirement for Comprehensive Development Plan

Land within the Special Purpose and Recreation Zone may be further developed once a Comprehensive Development Plan has been submitted and approved.

The Comprehensive Development Plan (or amendment thereof) will be assessed as a Restricted Discretionary Activity.

Council has restricted the exercise of its discretion to the following matters and may impose conditions of consent in respect of these:

- Location and design of access.
- Location and design of vehicular circulation/pedestrian and cycle linkages and bridle paths.
- Location and design of parking areas and provision for public transport (buses).
- Location and design of stormwater ponds.
- Design of landscape concept.
- Location and extent of building platforms.
- Mitigation measures in respect of privacy and noise.

16.4.3.2 Information Requirements

The Comprehensive Development Plan shall include the following information. Note that all information is to be provided at a conceptual level of detail unless stated otherwise.

1. The location of vehicular and pedestrian access into the zone from the existing surrounding road network and any proposed roads.
2. The location of internal vehicular circulation, pedestrian and cycle linkages and bridle paths.
3. The location of any major parking areas.
4. The location of any stormwater ponds, and design elements proposed to ensure an adequate level of water safety.
5. The landscaping concept.
6. The general size and location of building platforms.
7. The contemplated range and location of different activities

16.4.3.3 Assessment Criteria

The Comprehensive Development Plan will be assessed in terms of the following matters.

1. Access

The extent to which safe and convenient access and egress is provided to and from the zone.

The extent to which the location of vehicular access is located in order to utilise primary roads rather than local residential streets.

The extent to which safe and convenient pedestrian and cycle access is provided between the zone and the adjacent residentially zoned land.

2. Vehicular Circulation/Pedestrian, Cycle Linkages and Bridle Paths

The extent to which safe and convenient linkages and circulation are provided throughout the site for vehicles, pedestrians, cycles and horses.

3. Parking Areas

The extent to which parking areas are sized and broken up to avoid adverse visual effects.

The extent to which parking areas are located and designed so as to maintain the privacy of adjacent residentially zoned land.

The extent to which provision is made for public transport parking.

4. Stormwater Ponds

The extent to which any stormwater ponds are located and designed (as far as is practicable) to maximise their potential as amenity elements, and their integrated role in supporting stormwater management for the Glenora Structure Plan Area.

5. Landscape Concept

The extent to which a functional and comprehensive landscaping theme is provided throughout the zone.

The extent to which landscaping is used to enhance internal access roads, and break up or mitigate the visual effects of any large parking areas.

6. Building Platforms

The extent to which buildings are located so as not to dominate or visually intrude into adjacent residential areas.

The extent to which buildings comply with the zone's building coverage and yard requirements.

7. Privacy/Nuisance

The extent to which development, landscaping and activities are located so as to maintain acceptable levels of privacy, and avoid nuisance for adjacent residential areas.

16.4.3.4 Explanation

The Comprehensive Development Plan will facilitate an integrated approach to development within the Special Purpose and Recreation Zone by providing an overall conceptual plan of development that all activities are expected to comply with. In this way the Comprehensive Development Plan will assist in controlling all major development and associated effects within the zone.

16.4.4 RULES : ACTIVITY STATUS

16.4.4.1 Permitted Activities

Provided that they comply with the performance standards specified in 16.4.6 the following are Permitted activities in the Special Purpose and Recreation Zone.

- Recreation activities
- The use of conference centres
- The use of educational facilities
- The use of accommodation units
- Activities and the use of buildings ancillary to the above

16.4.4.2 Controlled Activities

Provided that they comply with the performance standards specified in 16.4.6 the construction of buildings or structures for the following activities are Controlled activities in the Special Purpose and Recreation Zone:

- Recreation activities
- Conference centres
- Educational facilities
- Accommodation units

- Community facilities
- Activities and buildings ancillary to any Controlled activities

Council will restrict the exercise of its control to consideration of the extent to which the proposal is consistent with an approved Comprehensive Development Plan, and may impose conditions of consent in respect of this.

16.4.4.3 Restricted Discretionary Activities

Provided that they comply with the performance standards specified in 16.4.6 the following are Restricted Discretionary activities in the Special Purpose and Recreation Zone.

1. Any otherwise Permitted or Controlled activity requiring an on licence or club licence in terms of the Sale of Liquor Act 1989.

Council will restrict the exercise of its discretion to the following:

- a) Visual and acoustic privacy
- b) Siting and design of buildings and outdoor activity areas
- c) Location and design of on site parking and circulation
- d) Location of pedestrian and vehicular access
- e) Vehicle trip generation
- f) Hours of operation
- g) Cumulative effects

Where the activity is located more than 30 metres from land zoned Residential 8 and except as provided for by section 95A(4) of the Resource Management Act 1991, applications will be considered without notification or the need to obtain approval from affected persons.

2. Any otherwise Permitted or Controlled activity located within 30 metres of land zoned Residential 8 which:
 - a) Involves the construction of or results in changes to the external appearance of any building or structure visible from and within 30 metres of the Residential 8 Zone or any road.
 - b) Alters pedestrian or vehicle access to the site.
3. Council will restrict the exercise of its discretion to the following:
 - a) Site interface and external appearance
 - b) Dominance and overshadowing
 - c) Visual and acoustic privacy
 - d) Location and design of parking and access

Except as provided for by section 95A(4) of the Resource Management Act 1991, applications will be considered without notification or the need to obtain approval from affected persons.

4. Any otherwise Permitted, Controlled or Restricted Discretionary Activity that does not comply with any or all of the following performance standards:
 - a) 16.4.6.1 Maximum height
 - b) 16.4.6.2 Height in Relation to Boundary
 - c) 16.4.6.3 Yards
 - d) 16.4.6.4 Maximum building coverage

Council will restrict the exercise of its discretion to the infringed standard(s)

16.4.4.4 Discretionary Activities

Any development or activity not provided for as a Permitted, Controlled or Restricted Discretionary Activity is a Discretionary Activity in the Special Purpose and Recreation Zone.

Explanation of activity status

All development within the zone is anticipated to be in accordance with an approved Comprehensive Development Plan. For this reason, all uses specifically envisaged in the zone are Controlled Activities, to enable assessment against the Comprehensive Development Plan. Other activities which are envisaged but without mitigation measures have the potential to have greater adverse effects, are provided for as Restricted Discretionary Activities. All other activities are provided for as Discretionary Activities.

16.4.5 ASSESSMENT CRITERIA

16.4.5.1 Controlled Activity Assessment Criteria

Applications for Controlled Activities will be assessed with regard to the extent to which the proposal is consistent with an approved Comprehensive Development Plan.

16.4.5.2 Restricted Discretionary Activity Assessment Criteria

Applications for Restricted Discretionary Activity Resource Consent will be assessed with regard to the extent to which the proposal is consistent with the approved Comprehensive Development Plan and the following matters:

16.4.5.2.1 Any otherwise Permitted, or Controlled Activity requiring an on licence or club licence in terms of the Sale of Liquor Act 1989

1. The extent to which:-

- a) Building and site design
- b) Pedestrian and vehicular access and circulation
- c) Parking areas
- d) Landscaping and separation distances

Maintain an appropriate level of acoustic and visual privacy for adjacent residentially zoned sites. Outdoor dining and entertainment areas shall generally not be directly visible from adjoining residentially zoned sites.

2. The extent to which the intensity of use is compatible with the capacity of the existing and proposed roading network. Activities likely to generate high traffic volumes or traffic movements in the late evening will not be encouraged to take access from local access roads or residential streets.
3. In assessing the appropriateness of allowing an activity to be located in the zone consideration will be given to the presence of activities already located in the zone, and their effect on the surrounding residential environment. Of particular concern is the cumulative effect of locating an activity on a site adjacent to or already accommodating an activity that may currently generate traffic, noise, etc, not in keeping with the residential area. The ability of the zone to internalise effects where more than one activity is seeking to operate from it will be considered.

16.4.5.2.2 Any otherwise Permitted, or Controlled Activity located within 30 metres of the Residential 8 Zone.

Applications will be assessed with regard to the following matters:

- The assessment criteria of 16.4.5.2.1 above;
- The extent to which the design of buildings, carparking, access areas, and landscaping creates an appearance that is empathetic to and in keeping with the adjacent residential area.

16.4.5.2.3 Any otherwise Permitted, Controlled or Restricted Discretionary Activity that does not comply with any of the performance standards 16.4.6.1 to 16.4.6.4.

The extent to which the infringement will result in any significant adverse effects, having particular regard to the purpose of the performance standard as set out in its explanation, and to what extent the effect(s) can be avoided, remedied or mitigated.

16.4.5.3 Discretionary Activity Assessment Criteria

Applications for Discretionary Activity Resource Consent will be assessed with regard to the following matters:

- The extent to which the proposal is consistent with the approved Comprehensive Development Plan.
- The extent to which any adverse effects on the environment will be avoided, remedied or mitigated;
- The extent to which the development is consistent with the objectives and policies for the Takanini Structure Plan Area, the Recreation and Special Purpose Zone, and the Glenora Structure Plan (Appendix 16A).
- Any other relevant matter under section 104 of the Resource Management Act 1991.

16.4.6 RULES : PERFORMANCE STANDARDS

16.4.6.1 Maximum Height

The maximum height of buildings shall be 12 metres.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.4.4.3.3).

Explanation:

A permitted building height of 12 metres is consistent with the maximum permitted height in the adjacent Reserves and Community Uses Zone which applies to the eastern part of the Park. It is also consistent with the maximum height envisaged in the adjacent Residential 8 Zone. The maximum height has been applied to ensure that buildings within the zone are of a similar scale to surrounding developments and do not visually dominate the open space character of the zone. A greater height than 12 metres may be appropriate in situations where location and design can overcome adverse effects associated with scale and dominance.

16.4.6.2 Height in Relation to Boundary

Rule 16.1.6.2 applies to the common boundary with land zoned Residential 8 Zone.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.4.4.3.3).

Explanation:

The height in relation to boundary control is adopted to avoid unreasonable dominance, loss of daylight or sunlight, or loss of privacy to adjoining and nearby residential sites.

16.4.6.3 Yards

No buildings, sports fields or courts or outdoor sports/play equipment shall be located within 10 metres of the zone boundary where this directly abuts land zoned Residential 8.

Control flexibility is provided for as a Residential Discretionary Activity (refer Rule 16.4.4.3.3).

Explanation:

The yard control is adopted to avoid unreasonable dominance or loss of privacy to adjoining residential sites.

16.4.6.4 Maximum Building Coverage

The maximum total building coverage within the zone shall be 20% of the zone area.

Control flexibility is provided for as a Restricted Discretionary Activity (refer Rule 16.4.4.3.3).

Explanation:

The maximum building coverage control is applied to maintain the open space character of the park while allowing a reasonable level of development and to support groundwater recharge. Visual and scale effects related to infringements to building coverage are likely to be more perceptible in locations with greater visibility from adjoining properties and public spaces. In other situations it may be appropriate to allow greater

levels of coverage particularly where the design is considered comprehensively with landscaping.

16.4.6.5 Parking

Sufficient parking shall be provided for any activity established on the site in accordance with the provisions of Part 15 Parking.

16.4.6.6 Noise

The following noise controls apply to limit the effect of any noise generated.

- (i) The noise level (L10) as measured at or within the boundary of any Residential 8 zoned site shall not exceed the following limits:

Monday to Friday 0700 - 1800 hours	45 dBA
Saturday 0800 - 2200 hours	45 dBA
At all other times including Sundays and public holidays	40 dBA

- (ii) The noise standards shall not apply to the construction or maintenance of buildings approved by the Council.
- (iii) The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802: 1991 Assessment of Environmental Sound.
- (iv) The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Should the Council adopt instruments or standards that supersede (iii) and (iv) then they will be used in place of the standards.

Notwithstanding the noise standards stated above the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element of nuisance.

Explanation

A noise standard is applied to maintain an appropriate level of acoustic privacy at the interface with adjoining residential sites.

16.4.6.7 Glare

In respect of every piece of land which abuts land zoned for residential activities, all exterior light fittings shall at all times be so located, directed or screened as to ensure that:

- (a) Any operation or activity on reserve land shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on residential boundaries.

Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments; or other instruments or standards that Council considers should supersede these.

- (b) All outdoor lighting shall be directed away from adjoining residential properties.
- (c) All reticulation to the poles be underground and that all wiring and control equipment be completely enclosed;
- (d) Light rays do not create a hazard to motorists;
- (e) The use of exterior light fittings shall be restricted to 0900 hours to 2200 hours daily except that this requirement may be relaxed by the Council for special national or international events.

Explanation

While sunlight is perceived in a positive way, other artificial sources of light because of quantitative, directional or spectral attributes can cause annoyance, discomfort, distraction, loss of sleep, loss of amenity or a reduction in the ability to see.

16.4.6.8 Servicing

All development shall be adequately serviced to the satisfaction of Council for stormwater, wastewater, water supply and network utilities.

Explanation

The purpose of this rule is to provide a practicable means of ensuring that all development is satisfactorily serviced. This includes appropriate stormwater management provisions for Bruce Pulman Park consistent with the approved Takanini South Stormwater Catchment Management Plan.

16.5 TAKANINI MIXED USE ZONE

16.5.1 OBJECTIVES AND POLICIES

In addition to the general objectives and policies set out in 5A.3 Section One, 5B.2.2 of Section One and Part 5.6 of Section Three the following specific objectives and policies apply to the Takanini Mixed Use zone.

16.5.1.1 Objectives

- (1) To create a high quality environment with a mix of activities in Takanini.
- (2) To achieve an appropriate transition between, and interface with, built development (scale, form and detailed design) within the Takanini Mixed Use zone, the Commercial 2 zone at Takanini, the railway corridor to the west of the zone and surrounding Residential zones.
- (3) To create a buffer against effects of activities from the Commercial 2 zone at Takanini and the railway corridor on activities and the amenity values in the Takanini Mixed Use zone and surrounding Residential zones.
- (4) To create a 'pedestrian-orientated' environment along the frontage of the zone to Arion Road.
- (6) To minimise the adverse effects of development and activities within the zone on surrounding residential areas, and to create an environment at the interface that is compatible with residential character and amenity values.

16.5.1.2 Policies

- (1) Subdivision, development and activities shall be of a type, scale and design so as to create a mix of compatible activities within the Mixed Use zone which complement the Commercial 2 zone at Takanini and surrounding Residential zones.

- (2) Residential development shall be of a type and extent that supports the achievement of a mixed use character in the zone.
- (3) Locating and designing residential activities within the zone to minimize adverse effects on amenity of these activities from surrounding activities.
- (4) Locating larger scale buildings and activities alongside the Railway line and avoiding such development on the Arion Road frontage and at the northern interface of the zone.
- (5) Locating smaller scale buildings and appropriate activities along the Arion Road frontage of the zone and at the northern interface of the zone.
- (6) Along those sections of the Arion Road frontage and of the northern boundary of the zone not occupied by buildings, providing hard and soft landscaping treatments that recognize and mitigate potential adverse amenity effects at the interface of the zone with the adjoining residential areas.
- (7) By providing coherent, connected and high amenity pedestrian connections throughout the zone.
- (8) Discouraging commercial heavy goods vehicles from accessing the zone from the northern boundary of the zone, and from making deliveries at those times of the day and night that would likely result in adverse amenity effects on surrounding residential areas.

16.5.1.3 Explanation

The Takanini Mixed Use zone covers 5.4ha of land adjacent to Walters Road, Takanini. The zone seeks to enable and encourage high quality development in a mixed use environment.

It is recognised that urban form and design can strongly influence the desirability, level of convenience and amenity values of an area, and ultimately the success of a newly developed urban area. Accordingly, elements of urban layout and design that assist in providing a high standard of amenity, and safety will be sought. The Plan utilises rules and assessment criteria (applied at the time of the subdivision and development) to ensure that the desired elements are achieved.

The Takanini Mixed Use zone is located directly in between the Commercial 2 Zone at Takanini which is to the west of the railway corridor, and the Residential 8 zone east of Arion Road. This zone affords a unique opportunity to provide an appropriate transition between these two areas whilst ensuring reverse sensitivity effects on the railway corridor are minimised.

The zone has been divided into two areas shown as Precinct 1 and Precinct 2 on the plan entitled 'Takanini Mixed Use Zone: Precinct Plan' (Refer Appendix 1 to the zone).

Within Precinct 1, a full range of activities is enabled including residential development, visitor facilities, childcare centres, offices, retail activities, community facilities, healthcare facilities, restaurants, cafes, commercial activities, educational activities and entertainment facilities.

Within Precinct 2, the size of individual retail tenancies is restricted under Rule 16.4.5.14 to assist in achieving a transition between the larger scale commercial development within

Precinct 1 and the adjacent residential areas, and a balanced mix of activities within the zone as a whole.

The mix of activities within the zone will complement development west of the zone, and be compatible with the character and amenity values of the residential areas to the east and north.

16.5.1.4 Expected Environmental Results

In addition to the expected environmental results in 5B.2.2.9 of Section One and section 5.5 of Part 5 of Section Three, the following more specific outcomes are expected.

Establishment of a Mixed Use zone which:

- Provides a high quality environment;
- Accommodates a mix of activities which complement the Commercial 2 zone at Takanini,
- Is compatible with the amenity values of surrounding Residential zones.

16.5.2 RULES: SUBDIVISION

The provisions of Section Three- Part 9 apply in addition to the following.

16.5.2.1 Discretionary Activity Assessment Criteria

In addition to those criteria listed under Rule 9.8.7 in Section Three- Part 9, and the general discretion under the Resource Management Act 1991, the following additional criteria shall apply:

- a) Where a subdivision application proposes subdivision around existing buildings and/or development where resource consent has been granted, the size of the site shall be of a sufficient size to accommodate development for which resource consent has been obtained.
- b) If direct access to Walters Road is proposed, whether alternative access arrangements are proposed in the event access to Walters Road is restricted by construction of a railway overbridge.
- c) Whether the number and location of vehicle access points to the zone from the surrounding area will:
 - Provide adequate site distances at intersections
 - Avoid undue traffic congestion on the surrounding road network
 - Discourage commercial traffic from using local roads that principally serve residential areas; and
 - Avoid any potential adverse effects on the character and amenity values of residential areas surrounding the zone.

16.5.2.2 Specific Information Requirements for Subdivision

In addition to the general requirements for information to accompany applications for resource consent (refer Part 9.5 of Section One of the Plan), the following specific information requirements shall apply to all subdivision applications in the Takanini Mixed Use zone.

1. All applications for subdivision shall be accompanied by a Geotechnical Report, prepared by a suitably qualified Geotechnical Engineer, confirming that the subdivided lots will be suitable for development of a Permitted Activity, or for a development approved by means of a resource consent. The Geotechnical report shall make recommendations for future site development and monitoring in respect of the following matters:

- Consolidation settlement including long-term monitoring of factors critical to maintaining ground stability.
- Differential settlement
- Foundation bearing pressure

16.5.2.3 Explanation of Subdivision Rules

The general subdivision provisions of Section Three- Part 9 apply to the Takanini Mixed Use zone. Additional assessment criteria for discretionary activities are included to provide for particular subdivision application circumstances. The criteria recognise the suitability of subdivision around existing approved development and the potential for a railway overbridge

to be constructed on Walters Road, restricting access to the zone. Flexibility in access to lots within the zone from Walters Road shall be provided in the event that this structure proceeds.

16.5.3 RULES: ACTIVITY STATUS

16.5.3.1 Activity Table

Activity – Not Involving Building Works	Activity Status
Childcare Centre	Permitted
Commercial Activities	Permitted
Community Facilities	Permitted
Educational Facilities	Permitted
Entertainment Facilities (excluding taverns)	Permitted
Healthcare Services	Permitted
Institutional Activities	Permitted
Offices	Permitted
Recreation Activities	Permitted
Retail Activities	Permitted
Veterinary Clinic	Permitted
Visitor Facilities	Permitted
Residential Activities	Permitted
Any activity, building or site development which does not comply with 1 or more of the performance standards in Rule 16.5.5	Restricted Discretionary
Supermarkets	Discretionary
Taverns (except within 10 metres of the Arion road frontage or within 30 metres of the northern boundary of the zone)	Discretionary
Taverns within 10 metres of the Arion road frontage or within 30 metres of the northern boundary of the zone	Discretionary
Any other activity not involving building works	Discretionary
Industrial Activities	Non-Complying
Bus Depots, freight forwarding, warehouse distribution, and truck stops	Non-Complying
Service Stations	Non-Complying
Any non-residential activity (except Taverns) occupying premises within 30m of a residential zone boundary	Restricted Discretionary
Activity – Involving Building Works	Activity Status
Signs	Restricted Discretionary
Construction and/or relocation of new buildings and/or accessory buildings, including external additions and alterations to existing buildings, associated site development including car parking	Restricted Discretionary

Advice Note:

Signs that are permitted under Section Three, Part 14 will not require a resource consent.

16.5.3.2 Matters for Discretion - Restricted Discretionary Activities

1. For construction and/or relocation of new buildings and/or accessory buildings, including external additions and alterations to existing buildings, and associated site development including car parking, and signs, Council has restricted the exercise of its discretion to the following matters and may impose conditions in relation to these (refer 16.4.5.1(1) for criteria):
 - a) Location, design, form and function of buildings, including the cumulative effects of signs displayed at the residential interfaces of the zone.
 - b) Site layout, open space, interface with Residential zoned land, and landscaped areas.
 - c) Stormwater management and geotechnical suitability.
 - d) Mitigating the adverse effects of the Railway corridor and Walters Road interfaces, or other activities within the zone.
 - e) Traffic management including access and circulation, carparking and loading areas and pedestrian safety.
 - f) Hours of operation.
2. For any activity, building or site development which does not comply with one or more of the performance standards specified in rules 16.5.5, Council has restricted the exercise of its discretion to the following matters and may impose conditions in relation to these (refer 16.5.4.1(2) for criteria):
 - a) Extent of the infringed standard(s) and its specific effects with reference to the explanation for the relevant standard(s).
3. For non-residential activities occupying premises within 30m of a residential boundary, whether compliance is achieved with Rules 16.5.5. Noise, 16.5.5.6 Glare and 16.5.5.7.1 Odour.

16.5.3.3 Explanation for Activity Status

A mix of activities is encouraged within the zone by allowing for a broad range of Permitted Activities. Provision for built form and development and non-compliance with the performance standards of the zone to be assessed as Restricted Discretionary Activities enables the potential effects of development to be assessed in the context of the zone and its surrounds.

All activities will need to demonstrate compliance with the performance standards for the zone. Where a proposed activity does not comply with one or more of the standards, then this will be assessed as a Restricted Discretionary Activity and will be assessed in terms of the extent of the infringement and the effects of this in relation to the explanation of the standard.

Supermarkets and Taverns that are located away from the residential interfaces of the zone are identified as Discretionary Activities. A Discretionary Activity status allows for full scope to manage the effects of the activity and its compatibility with other activities.

Certain business activities may have inappropriate, noxious or nuisance effects and so are defined as Non-Complying.

16.5.4 ASSESSMENT CRITERIA

16.5.4.1 Restricted Discretionary Activity Assessment Criteria

- 1) Applications for Restricted Discretionary Activities for construction and/or relocation of new buildings and/or accessory buildings, including external additions and alterations to existing buildings, and associated site development including car parking and signs will be assessed to:
 - a) Consistency with the objectives and policies for the zone;
 - b) Whether building height, scale, location and design is appropriate in relation to surrounding activities, including:
 - (i) Whether larger format buildings are located alongside the railway line or behind development and/or landscaping at the Arion Road frontage and northern interfaces of the Zone with surrounding residential areas.
 - (ii) Whether smaller format and/or finer grain buildings are located along and adjacent to the Arion Road frontage and/or along the northern interface of the zone.
 - (iii) Along those sections of the Arion Road frontage and of the northern boundary of the zone not occupied by buildings, whether hard or soft landscaping treatments are provided that recognize and mitigate potential adverse amenity effects at the interface of the zone with the adjoining residential areas.
 - c) Whether the intended functions of site development and buildings are appropriate and integrated.
 - d) Whether a variety of quality spaces and relationships between buildings and site development are provided.
 - e) The extent to which buildings and/or site development in its context contribute to a cohesive mixed use environment.
 - f) Whether buildings and/or site development provide for, and/or do not foreclose, appropriate opportunities for connections (vehicular or pedestrian) between the Mixed Use Zone and:
 - (i) the Commercial 2 Zone at Takanini,
 - (ii) the railway line, including any future opportunities for a railway station,
 - (iii) development in the Residential 8 Zone, and
 - (iv) existing and or proposed roading, pedestrian, cycle and public transport networks.
 - g) The extent to which site development and layout provide clear and safe pedestrian and vehicular routes within the zone, including:
 - (i) circulation routes that are logical and legible and provide integrated and well connected internal access between the various activities envisaged, car parking areas and open spaces,
 - (ii) pedestrian and vehicular routes that avoid potential traffic conflicts,
 - (iii) separation of servicing traffic from general traffic and pedestrian routes within the zone,
 - (iv) conveniently located, safely lit and landscaped car parking areas and pedestrian routes.

- h) Whether the number, location and design of delivery accesses for commercial heavy goods vehicles to the zone from Arion Road would cause undue adverse effects on the residential character and amenity values of the surrounding residential areas.
- i) Whether the height, scale, form and detailed design and appearance of buildings and structures (including all site works) avoids or mitigates adverse effects on the residential character and amenity values of the adjacent residential areas, in particular at the sensitive interfaces with the Residential 8 zone to the north and east.
- j) Whether the external appearance of buildings includes architectural interest and articulation and variance in modulation appropriate to its function and context e.g. more articulation required at residential interfaces and visual display windows required for non-residential activities.
- k) Whether building design is of a high quality and provides a high level of amenity and contributes to an overall character for the zone.
- l) Whether the relationship of buildings to site development is appropriate, including:
 - (i) the extent to which buildings are activated (windows and/or doors) to public spaces and pedestrian routes, and
 - (ii) provision of weather protection for pedestrians.
- m) Whether a high level of pedestrian amenity and safety is provided through use of quality materials and design, and through the implementation of Crime Prevention Through Environmental Design and best practice urban design.
- n) Whether the display of signage (including building signage and free standing signage):
 - (i) is integrated with the design of buildings (including retail, office and community buildings) and with site layout;
 - (ii) takes account of compatibility with other uses within the mixed use environment of the zone;
 - (iii) will be compatible with the character and amenity values of surrounding residential areas, taking into account the cumulative effects arising from the multiple display of signage at the residential interfaces of the zone.
- o) Whether building scale, form and detailed design is relative to its intended use (generally as opposed to specifically).
- p) Whether storage and/or service areas are located generally at the rear of buildings, away from areas where pedestrians are anticipated and screened from public view (including from those residential areas immediately surrounding the zone).
- q) Whether a high level of amenity is provided at the internal and external residential interfaces of the zone through the provision of high quality landscape design and appropriate boundary treatments.
- r) Whether a high level of amenity is provided within the zone through quality landscape design and planting publicly accessible areas, including within and around car parking areas.
- s) Whether stormwater management is consistent with an approved Catchment Management Plan applying to the zone.
- t) The extent to which stormwater management is an integral part of the layout and design of the zone.

- u) Whether development is appropriate to the geotechnical conditions within the zone.
- 2. Applications for Restricted Discretionary Activities for any activity, building or site development which does not comply with one or more of the performance standards in Rule 16.5.5 will be assessed with regard to:**
 - a) Whether the infringement will result in any adverse effects, having particular regard to the purpose of the performance standard as set out in its explanation, and to what extent the effects can be avoided, remedied or mitigated.

16.5.5 RULES: PERFORMANCE STANDARDS

16.5.5.1 Maximum Height

12 metres.

Explanation

The height restriction seeks to enable a form of development which is conducive to flexibility in the use of buildings vertically. Variance in the height also allows for a range of activities to accommodate in single level buildings of varying heights. At the same time, the control seeks to avoid adverse effects in respect of shading and allows for a transition in building heights if buildings are proposed less than the maximum height.

Site grading is required to facilitate overland flow in accordance with the Catchment Management Plan which applies to the zone and to provide levels for appropriate development fronting Arion Road. Non-compliances with the height control shall have regard to the finished ground level of development as opposed to the existing level.

16.5.5.2 Height in Relation to Boundary

The maximum height in relation to boundary for buildings adjoining the Residential 8 Zone shall be 2m at the Residential 8 Zone boundary plus a recession plane of 55°.

Explanation

This control is intended to provide sunlight protection and a transition in scale between development in the Mixed Use zone and the adjoining residential zoned areas.

16.5.5.3 Maximum Impermeable Coverage

The maximum total impermeable coverage per site (buildings plus impermeable surfaces such as driveways) shall be 85% of the site area.

Explanation

This control is intended to provide sufficient permeable area to enable onsite soakage of stormwater and landscaping.

16.5.5.4 On Site Parking

Unless otherwise specified below, car parking shall be provided in accordance with Part 15 'Parking and loading of vehicles':

Activity	Minimum Parking Requirements
All activities except for Household Units	1 for every 35m ² of GFA
Household units	1 per unit

Explanation

A mix of activities is encouraged within the zone. It is considered appropriate to have a unified parking ratio requirement, so that in the event that a particular activity is changed, it would not be prejudiced by another parking ratio requirement. This allows for comprehensive design and management of parking and activities within the zone.

It may be appropriate to relax on-site parking provisions in situations where;

- A site is located particularly close to public transport.
- A proposed dwelling is associated with low occupancy rates, or residents less likely to operate a vehicle (e.g. accommodation for retired persons or small unit dwellings).
- Adequate on-street visitor parking is provided.
- Alternative or shared parking is available during periods of peak demand (for example, parking provided for other uses within a mixed use development which may be vacant at times when residential parking demand is greatest).

16.5.5.5 Noise

- Any activity involving the use of land or buildings shall be conducted and the buildings shall be designed and located so as to ensure that the following noise levels in Tables A, B and C are not exceeded as a result of any activity involved in that use.
- Table A
The noise level measured at or within the boundary of a Residential zoned site shall not exceed the following limits:

AVERAGE MAXIMUM LEVEL			MAXIMUM
L10 dBA			LMAX dBA
Monday to Saturday 7.00am - 6.00pm (0700 - 1800)	Monday to Saturday 6.00pm -10.00pm (1800 - 2200) Sunday and Public Holidays 7.00am - 10.00pm (0700 - 2200)	At all other times	10.00pm - 7.00am (2200 - 0700)
50	45	40	65

- Table B
Within the Takanini Mixed Use zone, the noise level measured at or within the boundary of any adjacent site in the Mixed Use zone shall not exceed the following limits:

AVERAGE MAXIMUM LEVEL		MAXIMUM
L10 dBA		LMAX dBA
Monday to Saturday 7.00am - 10.00pm (0700 - 2200)	At all other times	10.00pm - 7.00am (2200 - 0700)
60	55	90

- (d) For any activity located in a building with a mix of activities the following maximum noise levels shall apply (as measured from the receiving environment of other activities within the building):

Any day between the hours of 0700 to 2200

Leq 40 dBA

Any day between the hours of 2200 – 0700

Leq 30 dBA

- (e) An acoustic design certificate shall be provided which demonstrates that the following internal noise limits shall be met within Residential Units:

Table C

AVERAGE MAXIMUM LEVEL	
L10 dBA	
7.00am - 10.00pm (0700 - 2200)	10.00pm - 7.00am (2200 - 0700)
Habitable Rooms 45	Bedrooms 35
	Other Habitable Rooms 45

All windows and external doors in the receiving residential unit shall be taken as closed for the purposes of assessment. At the same time and under the same physical conditions as the internal noise levels in Table C will be achieved, all bedrooms and habitable rooms must be adequately ventilated in accordance with the requirements of the Building Code. Where mechanical ventilation is relied upon, the combined internal noise from the mechanical plant and the Mixed Use activities shall not exceed the noise criteria in Table C.

These noise standards do not apply to the construction or maintenance of buildings or the Development of land.

The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801: 1991 Measurement of Sound and NZS 6802: 1991 Assessment of Environmental Sound respectively.

The noise shall be measured by a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters, Type 1.

Notwithstanding the noise standards stated above the Council reserves the power conferred on it under the relevant section of the Resource Management Act 1991 and the Health Act 1956 to control any noise which has become an objectionable element or nuisance.

Explanation

As well as providing noise protection on residential boundaries it is also appropriate that some acoustic control is provided between sites or buildings within the Mixed Use zone. A mixture of activities is likely to be established within these zones and some activities require an appropriate level of acoustic privacy. The controls seek to ensure acoustic privacy for residential units by requiring appropriate standards of acoustic insulation.

16.5.5.6 Glare

- a) Any operation or activity shall be conducted so that direct or indirect illumination measures not more than 8 lux (lumens per square metre) on the boundary with any Residential zoned land.
- b) Appropriate exterior materials and finishes shall be required on buildings along Arion Road and on the northern boundary to reduce potential glare effects.
- c) Glare shall be measured on an instrument meeting the requirements of NZ Standards Institute CP22 (1962) and amendments.
- d) Instruments or standards adopted by Council that supersede those stated in (ii) above will be used in place of the instruments/standards.
- e) All outdoor lighting shall be directed away from residential activities.

Explanation

While sunlight is perceived in a positive way, other artificial sources of light because of quantitative, directional or spectral attributes can cause annoyance, discomfort, distraction, loss of sleep, loss of amenity or a reduction in the ability to see.

The rules reflect the need to control these adverse effects of light spill and glare within the zone and on residential environments.

16.5.5.7 Odour, Dust, Fumes and Smoke

1. Odour

Activities must not create offensive or objectionable odour able to be detected at or beyond the boundary of the site. In the event of an offensive or objectionable odour occurring to such an extent that it has, or is likely to have an adverse effect on people, places or resources, such action shall be taken as may be necessary by the owner and or occupier to remedy the situation to the satisfaction of the Council.

2. Dust, Fumes and Smoke

Activities shall not create a dust, fume or smoke nuisance. A dust, fume or smoke nuisance will be deemed to have occurred if:

- a) There is visible evidence of suspended solids/particulate matter in the air beyond the site boundary: and/or
- b) There is visible evidence of deposited particulate matter traceable from a dust source, settling on the ground, building or structure on an adjoining site or waterbody.

Explanation

The reason for adopting dust, fume, smoke, and odour controls is to provide a practicable means of controlling situations which are not satisfactorily regulated by controls on air discharges.

In relation to odour the Council will be guided in its approach through use of the 'FIDO' factors included in the Ministry for the Environment guide "Odour Management under the Resource Management Act 1991".

Flexibility is needed so that various alternatives can be used to avoid or reduce the problem. The control adopted recognises both the subjective nature of the task and the need to provide for flexibility to take whatever action is needed to solve the problem.

16.5.5.8 Outdoor Storage

- a) Any outdoor storage or rubbish collection area visible from any adjacent zone or public road shall be screened from public view by fencing and/or soft landscaping (planting).
- b) Those parts of any site which are or may be visible from any public road or from any adjacent zone shall be maintained in a tidy condition.

Explanation

Suitable screening can reduce any unsightliness from rubbish or storage areas. It can also lessen the amount of noise, dust and litter issued from the site. Solid screening should be provided on the site close to the storage area. The erection of solid fencing on the road boundary, however, will not generally be an acceptable solution.

16.5.5.9 Access from Walters Road

No activity shall take direct vehicular access from Walters Road, (note that this does not affect existing uses).

Explanation

In order to safeguard the future potential to construct a rail over bridge along Walters Road, new activities are not permitted to take direct vehicular access from Walters Road. Instead, it is anticipated that access will be gained from Arion Road. Access from Walters Road may be considered appropriate prior to construction of the over bridge where alternative access options are available if the over bridge were to occur in the future.

16.5.5.10 Access for Servicing and Deliveries

With the exception of emergency vehicles, commercial heavy goods vehicles making deliveries to the zone shall not:

- (i) make deliveries direct from the roadside along Arion Road;
- (ii) access the zone from the northern boundary of the zone; and/or
- (iii) access the zone outside the hours of 0700 and 1900 Monday to Sunday

Explanation

There are restrictions on heavy goods vehicles parking on Arion Road to make deliveries to premises within the zone to avoid adverse effects on the amenity values of the nearby residential area on the east side of Arion Road.

For the same reason, direct access by commercial heavy goods vehicles across the northern zone boundary into the adjoining road network is not permitted. Measures such as height restriction barriers and appropriate signage are anticipated to be used to address this matter.

To avoid adverse noise effects, all commercial heavy goods vehicle deliveries to the Takanini Mixed Use Zone shall take place only during the hours specified in the Rule.

16.5.5.11 Fencing

Where a building is not proposed to be built up to the boundary of the zone with the railway corridor, a fence and/or other barrier to access shall be constructed along an alignment to stop vehicles, litter or other loose materials entering onto the railway corridor.

Explanation

This control seeks to ensure the safe and efficient operation of the railway corridor is not adversely affected by proposed development within the Zone.

16.5.5.12 Residential Development – Private Outdoor Space

1. All residential development within the Takanini Mixed Use Zone shall provide an exclusive private outdoor space for each dwelling that
 - a) Provides either:
 - (i) A balcony or roof deck with minimum area of 8 square metres, with a minimum width of 1.5 metres; or
 - (ii) A continuous area of land at ground level that has a minimum area of 25 square metres, with a minimum dimension of 5 metres and which has a maximum slope of 1:10 and which is delineated in such a way as to establish clearly that such space is set aside for the exclusive use of the occupants of that dwelling; and
 - b) Shall be unobstructed by buildings, vehicle access and egress and vehicle parking areas except that:
 - (i) Open decks, open steps and ramps with a floor area less than 10m² are permitted within the private outdoor space; and
 - (ii) Any part of a building which is 2m or more above the private outdoor space, may project up to 1.5m over the private outdoor space area; and
 - c) Shall be directly accessible from the main living area, dining room or family room by a glazed doorway; and
 - d) Shall be located on a north, east or west side of the dwelling; and
 - e) Shall have an overhang over each balcony of at least 1m, consisting of a roof or similar fixture or the balcony above.
 - f) Shall have privacy screens where the private outdoor space or balcony is within 5m of an adjacent private outdoor space or balcony.
2. All household units shall be provided with glazing in the main living area, dining room or family room which shall have an outlook area of open space, unimpeded by buildings and immediately adjacent to that glazing. Any outlook area must have a minimum dimension of 10 metres, measured at right angles to the wall of the building within which the glazing is located. The outlook area may comprise the following components:
 - a) An area of on-site space which must be kept free of structures.
 - b) Areas of road reserve.

Explanation

Refer below to Explanation in 16.5.5.13

16.5.5.13 Protection of Neighbours Private Outdoor Space

Direct views from habitable rooms into the principal areas of existing adjacent private open space should be screened or obscured within a 9m radius and 45 degrees of the wall containing the window.

Explanation and Reasons

These relate to 16.5.5.12 and 16.5.5.13. Residential development in the Takanini Mixed Use Zone is intended to include development of a higher density than in other residential zones, and will enable a life-style not as dependent on the provision of large areas of private open space, as in the residential zones. The private outdoor space performance standard requires that either a balcony or a ground-level area is provided, located to the north, east or west side of the dwelling, and accessible from living areas of the house. The standards enable a suitable area of space for outdoor activities generally associated with residential development to occur, such as outdoor eating areas, clothes drying, gardening etc. Where the private outdoor space or balcony is provided in close proximity to another private outdoor space or balcony, additional requirements apply to ensure privacy between these areas. An outlook area is also required to ensure that the views from the main living areas of each household unit are not obstructed by buildings.

16.5.5.14 Retail Activities

Refer to the Takanini Mixed Use Zone Precinct Plan, Appendix 1.

- 1) The maximum gross floor area of all larger format stores (stores greater than 1,000m² gross floor area) shall be 11,000m².
- 2) The maximum gross floor area of any individual premises for a Retail Activity within 10m of the Arion Road boundary of the zone shall be 250m².
- 3) The maximum gross floor area of all Retail Activities within Precinct 2 shall be limited to 3,500m².
- 4) The maximum gross floor area of any individual Retail Activity within Precinct 2 shall be limited to 250m² gross floor area, with the exception of one (1) individual Retail Activity of up to 1,000m² gross floor area.

Explanation and Reasons

The intent of this Rule is to achieve an appropriate mix of activities within the zone and provide for activities at the interface with surrounding residential areas that are of a scale and nature that is compatible with the character and amenity values of surrounding residential areas, in accordance with the mixed use zone objectives and policies.

The limitation on the total gross floor area of larger format stores within the zone is intended to limit larger scale activities and buildings in the zone, consistent with the mixed use objectives and policies for the zone.

The limitation on the size of individual retail tenancies along the Arion Road frontage is intended to achieve development at the interface that is small-scale, 'pedestrian-oriented' and that recognises the character and amenity values of the nearby residential activities, consistent with the objectives and policies for the zone. The 10-metre setback for larger-scale Retail Activities, together with the legal width of Arion Road, is intended to achieve an adequate separation distance between those activities and residential zoned land.

The limitation on the total gross floor area of Retail Activities within Precinct 2 is intended to achieve a balanced mix of activities within the zone. The limitation on the size of individual retail tenancies within Precinct 2 will provide for Retail Activities at a scale that will encourage mixed use development.

16.5.5.15 Landscaping

Where non-residential activities are proposed to abut the northern interface of the zone, a 3 metre wide landscape strip shall be provided along the entire length of the northern boundary of the zone to which the activity abuts. The landscape strip shall provide for a mix of specimen trees and lower planting to provide a softer edge while still enabling views in to the

zone. The landscape strip should also provide pedestrian access connectivity in appropriate locations.

APPENDIX 1: TAKANINI MIXED USE ZONE PRECINCT PLAN



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