



12.8.20

12.8.20.1

12.8.20.1.1

12.8.20.1.2

Issue

12.8.20.1.2.1

Growth Demand

SPECIAL 20 (MAHURANGI EAST SEASIDE VILLAGE CENTRE) ZONE

Zone Issues, Objectives, Policies and Description

Issues

Refer to Section 12.2

Specific Zone Issues

Growth in population, tourist numbers, and industry throughout the wider area generates a need and demand for supportive local retail, commercial, and light industrial activities to service such growth.

The population in the Snells Beach area is expected to continue to grow at a rapid pace over future years. It is expected that there will be around 10,000 people at 2021 in the local catchment, stretching from Sandspit in the north, through Snells Beach and Algies Bay, to the southern tip of the Mahurangi Peninsula. This is over twice the current population base (at 2005).

In addition, there is a growing day-visitor and overnight tourist base which frequents the Snells Beach area and wider district. Also, the Mahurangi East commercial area provides a degree of commercial services to a wider catchment extending through the Matakana-Leigh Corridor that is in itself a significant-growth area. Growth is also occurring in the major local industries in the surrounding district, tourism and intensive agriculture, and these require supportive business suppliers and services.

As a result, there will be an increased need for additional industrial and commercial facilities to service the needs of the growing local population, growing visitor numbers, and growing industry throughout the area.

Spatially disbursed business activities (commercial, retail, light industrial) will not achieve user efficiencies nor minimise adverse effects on nearby land uses that a compact village centre will provide.

Development of new facilities should occur around the existing Mahurangi East commercial area, which is the current focus for business and several community facilities, and is centrally located to surrounding communities.

Consolidation of new commercial, retail and industrial activities around the existing Mahurangi East commercial centre is preferable through the use of adjoining land, rather than extending activities along the frontage of Mahurangi East Road. Use should be made of land that is contiguous to the existing commercial and industrial areas, running behind the existing shopping centre and linking with the existing industrial and commercial areas fronting Hamatana Road.

Consolidation of the greater commercial area in this manner will ensure that:

- The commercial and industrial areas are well served by existing roads and proposed accessways to public roads.
- The zoned land can accommodate a conforming development (including carparking) in terms of the provisions of the District Plan.

Issue

12.8.20.1.2.2

Compact Form



- The amenity values of the adjacent residential and future urban zoned land will be protected by avoiding the extension of commercial uses further along the frontage of Mahurangi East Road.
- Adjoining rural land to the west is retained for this purpose as it is not required for any extension to commercial or industrial uses down Hamatana Road; this will assist in retaining the water quality in the adjacent Mahurangi River and Harbour.
- The existing commercial and industrial area and adjacent community centre activities, as the dominant community focal point, will be enhanced in importance and utility and this will provide efficiencies to Centre users.

Issue
12.8.20.1.2.3
Separate Retail from Industrial

Light industrial activities and new business development which are not retail in nature, need specific recognition and provision to enable the sustainable management of natural and physical resources.

Light industrial activities and businesses which are non-retail in nature provide valuable services to local households, and provide local employment.

The growing residential household base in the surrounding catchment will generate needs for light industrial activities which support usual household activities, like vehicle servicing and repairs, appliance repairs, household services like blind and curtain services, carpet services, cleaning services, electrical and plumbing services, computer and electronic repairs, TV aerials, etc. The need for some office space for commercial services can also be expected.

There is also the need to provide for the opportunity for light manufacturing and various other businesses that might occur within the context of a growing suburban area with a growing tourist influence.

Recent trends in many industrial areas have seen the emergence of non-industrial activities like bulk retail outlets and discount retail centres, and residential units within industrial areas. These activities require large areas of land that then reduce land available for light industry and new business development. Reverse sensitivity issues often follow this because of fundamental differences in the nature of these activities. As a result, there is a need to separate light industrial activities from retail and residential activities.

Issue
12.8.20.1.2.4
Function is Local Centre

Definition of the nature and function of the centre will guide the appropriate type and scale of retail businesses that should be provided for within the centre. Managing the size of individual shop premises is a means to reinforce the nature and function of the centre, to promote a sense of community, and to avoid adverse effects on neighbouring residential areas, on roading infrastructure, and on other nearby commercial areas.

While there is a requirement to meet expected growth demands, there is also a need to provide for this growth within the context of the Mahurangi East commercial centre being a local centre in function, and having a hierarchical relationship with the nearby Warkworth commercial area which is a larger district centre offering a much wider range of goods and services. In the future, the function and nature of new retail, commercial and industrial businesses in the Mahurangi East commercial centre is expected to continue emphasising “everyday” convenience goods and services that meet the needs of local residents. This identifies the centre as local in function, and reflects several key issues:



- Mahurangi East Centre predominantly serves local residents, and a tourist/visitor base. It is not a suitable location for large-scale businesses (retail or industrial) that attract large numbers of customers or business trips from outside the local catchment.
- Warkworth is a much larger “district-wide” commercial centre, and its strategic location is geographically central to a much larger trade catchment than could ever be served from Snells Beach (in practical terms, Snells Beach is near the end of a long cul-de-sac);
- New commercial land is expected to be made available in Warkworth to specifically provide for large-format retail businesses, a feature which is needed in the wider district and correctly respects the strategic importance of Warkworth as the dominant commercial centre for the northern sector of Rodney District;
- Additional industrial land is also being provided at Warkworth, which is in keeping with the position of Warkworth as the largest employment centre in the northern sector of Rodney District.
- The local roading network is capable of handling locally generated shopper and business traffic to the Mahurangi East Centre coming from within the local catchment. However, additional traffic generated by large scale retail or industrial businesses that attract large numbers of customers or business trips from outside the local catchment is inappropriate because this traffic must pass through the Hill Street-State Hwy 1 intersection which has capacity restraints.
- Community expectations are for a local centre that has a village character and village scale.

Issue
12.8.20.1.2.5
Design & Amenity Standards

Inappropriate or badly designed development reduces the convenience and attractiveness of the centre, with adverse social and economic consequences for the community and for the centre’s function as part of an important community focal point. Specific guidance on matters of building design and amenity and performance standards is a means to enhance the local character features expected in this centre and to enable a sense of place and unique identity to be developed as sought by the community within which it is located.

It is recognised that the Mahurangi East Seaside Village Centre is the commercial heart of the surrounding community. For this reason, it is important that the right function and scale, along with good design standards, be clearly established to achieve desired results.

It is also recognised that the tourist industry is an important component to the local economy, and the ongoing success of this industry requires that measures be taken to protect and enhance the attractiveness of the area for visitors and tourists; this includes the need for attractive community facilities like the Seaside Village Centre.



12.8.20.1.3

Objective

12.8.20.1.3.1

Objectives

To provide sufficient land in the Mahurangi East Seaside Village Centre Zone to meet the foreseeable needs for light industrial, commercial and retail activities arising from a growing residential population, increasing numbers of tourists / visitors in the area, and growing industry especially in tourism and intensive agriculture which is occurring throughout the wider area.

(This objective relates to Issue 12.8.20.1.2.1)

Objective

12.8.20.1.3.2

To enable new retail, commercial and light industrial development to occur in the most compact form possible, thus reinforcing a Seaside Village Centre concept and minimising adverse environmental effects on nearby land uses.

(This objective relates to Issue 12.8.20.1.2.2)

Objective

12.8.20.1.3.3

To provide land specifically zoned for light industrial service activities which will meet the needs of the local catchment and contribute to local employment, and which will avoid competition for land and building space from retail forms of business which are provided for on adjacent land within the Zone.

(This objective relates to Issue 12.8.20.1.2.3)

Objective

12.8.20.1.3.4

To provide only for smaller scale business activities (retail, commercial and light industrial) serving a local customer base predominantly from the Seaside Village Centre.

(This objective relates to Issue 12.8.20.1.2.4)

Objective

12.8.20.1.3.5

To ensure that the Seaside Village Centre is of a high standard in amenity and design so that its character will reinforce its local attraction as a community focus with a Seaside Village theme and it will complement the area's general appeal to tourists.

(This objective relates to Issue 12.8.20.1.2.5)

Objectives from other chapters

Readers should note that Objectives from the following chapters are also relevant:

- Chapter 5 - Hazards
- Chapter 13 - Future Development and Structure Plans
- Chapter 17 - Cultural Heritage
- Chapter 18 - Urban Land Modification and Vegetation Protection
- Chapter 19 - Utilities
- Chapter 20 - Hazardous Substances and Contaminated Sites
- Chapter 21 - Transportation and Access
- Chapter 22 - Financial Contributions and Works
- Chapter 23 - Subdivision and Servicing

12.8.20.1.4

Policy

12.8.20.1.4.1

Policies

Development within the Mahurangi East Seaside Village Centre will be within the area defined in the Zoning Plan and activities within the zone will be differentiated by being subject to two separate policy areas, a Commercial Policy Area and a Light Industrial Policy Area. (see Appendix 12AH)

(This policy seeks to achieve Objectives 12.8.20.1.3.1, 12.8.20.1.3.2 and



12.8.20.1.3.3)

Explanation and Reasons

The area of land included in the Zone makes use of land previously zoned for retail and industrial activities. The total amount of land involved for commercial and industrial uses is the same as before, but the allocation of land between activity areas is different.

Rezoning divides the Zone into a Light Industrial Policy Area containing approximately 2.2ha of land, and a Commercial Policy Area containing approximately 5.1ha of land. This recognises differences in business types and functions, respects the need for specific land to be set aside for each type of activity, and recognises differences in how the public/customers use different activities which is reflected in Development Controls and Performance Standards which are slightly different in each policy area.

There is sufficient vacant land within the Zone to cater for expected future growth needs for commercial, retail and light industrial activities within the context of a local centre function. This land definition maintains a compact focus to an important community focal point that includes commercial, retail, light industrial, and several community functions.

Policy
12.8.20.1.4.2

Activities within the Commercial Policy Area should be of a scale, nature and intensity that are in keeping with a local suburban-type commercial centre, that is, they should:

- (a) include a range of retail and commercial service activities that have a high level of customer attraction from the local catchment and a low level of customer attraction from areas outside the local catchment; and
- (b) predominantly meet the demands for “everyday” goods and services arising from the existing and future population base in the local catchment, and some tourist demand.

Policy
12.8.20.1.4.3

A local supermarket is an important addition to the retail area that should be provided for (subject to obtaining a resource consent) along with some other small shops and commercial services that respond to the needs of residents in the local catchment and also visitors in the area, thus providing the local community some degree of self sufficiency in terms of having direct access to a good range of frequently used lower-order “everyday” goods and services.

Policy
12.8.20.1.4.4

Large-format bulk retail stores (in excess of 1000m²) are not seen as desirable activities because they are not in keeping with the character of the Seaside Village Centre, they will generate substantial customer support from outside the local catchment causing adverse effects on the wider roading infrastructure, and they will create adverse effects on neighbouring residential areas in terms of loss of amenity.

Policy
12.8.20.1.4.5

For activities in the Commercial Policy Area, maximum limits on the size of individual shop and commercial service premises should be imposed which will ensure that new development and re-development is in keeping with the character of a Seaside Village Centre having a function as a local commercial centre.





Policy
12.8.20.1.4.6

The maximum permitted floor area per individual retail shop or business premise in the Commercial Policy Area should be up to 400m² G.F.A as a permitted activity, 400m² to 1000m² as a discretionary activity and non-complying thereafter, which is consistent with the conventional differentiation between large-medium small-shop definitions, is also consistent with the policies and rules in some of Council's other commercial zones, and specifically does not enable large-format retail businesses establishing in this centre. Supermarkets are an exception (see Policy 12.8.20.1.4.7 below).

Policy
12.8.20.1.4.7

A supermarket is a specific type of everyday-goods activity currently missing in the local centre and is provided for up to 400m² GFA as a permitted activity, 2000m² GFA as a restricted discretionary activity and a maximum size of 3000m² G.F.A. as a discretionary activity, which should be suitable for a range of local supermarket formats while avoiding a large-format supermarket which would attract large numbers of customers from beyond the local trade catchment.

(Policies 12.8.20.1.4.2, 12.8.20.1.4.3, 12.8.20.1.4.4, 12.8.20.1.4.5, 12.8.20.1.4.6 and 12.8.20.1.4.7 seek to achieve Objective 12.8.20.1.3.4)

Policy
12.8.20.1.4.8

Activities within the Light Industrial Policy Area should be of a scale, nature and intensity that are in keeping with a local suburban-type industrial area, that is, they should:

- (a) include a range of activities that have a high level of customer attraction from the local catchment and a low level of customer attraction from areas outside the local catchment; and
- (b) predominantly meet the needs of usual household activities, like vehicle servicing and repairs, appliance repairs, household services like blind and curtain services, carpet services, cleaning services, electrical and plumbing services, computer and electronic repairs, TV aerials, etc., and offices for various commercial business and services; and
- (c) include light manufacturing and various other businesses that occur within the context of a growing community, and in this position could particularly focus on niche manufacturing and businesses relating to the tourist market.

(This policy seeks to achieve Objective 12.8.20.1.3.3)

Policy
12.8.20.1.4.9

New development and re-development should be required to demonstrate that features like site layout and linkages, site access and circulation, traffic generation, external building design and finishes, signage, landscaping and pedestrian areas, streetscape and character are integrated both within the proposed development site and with adjacent commercial and/or industrial activities so as to contribute to the overall creation of a pedestrian friendly and attractive local village centre.

Policy
12.8.20.1.4.10

In the Mahurangi East Seaside Village Centre Zone, Commercial Policy Area and Light Industrial Policy Area, building development should be managed by using a consent assessment process including that requires a comprehensive urban design and development site plan to enable an assessment of effects (including traffic effects) and contribution to the unique character of the village centre.



Policy
12.8.20.1.4.11

(Policies 12.8.20.1.4.9 and 12.8.20.1.4.10 seek to achieve Objective 12.8.20.1.3.5).

The following design and amenity features will be used as key elements to help enhance the local character of this centre in both the Commercial and Light Industrial Policy Areas:

- Design Quality -- emphasis will be placed on the quality of design in the exterior of buildings by the use of modulation, articulation and architectural relief in facades of buildings so that box-like-structures are avoided;
- Roofscape – emphasis will be placed on the roofscape of the centre to encourage roofs to be designed in a manner that makes a positive contribution and enhancement to the visual character of this seaside centre, and avoids box-like building structures;
- Low Profile – emphasis will be placed on a relatively low height for commercial and industrial buildings that will encourage predominantly single or two-storey buildings;
- Signs -- signs on buildings are character defining and supporting of the visual appearance of the Centre, and as such should be at a scale and design that do not visually dominant or detract from any buildings or building. Signs in the Zone should be oriented to pedestrians within the centre;
- Carparking -- large carpark expanses will be discouraged and will be broken up with specimen tree planting and stormwater drainage swales, and clear pedestrian circulation areas to reduce the visual dominance of such areas;
- Continuous Verandah Cover – emphasis will be placed on continuous verandah cover that will assist with building design and enhance the pedestrian environment in the Commercial Policy Area of the centre;
- Pedestrian and Vehicle Linkages – emphasis will be placed on internal linkages for pedestrians and vehicles between the different parts of the Zone, with particular regard to the linkages between the existing and new shops, and between the Industrial Policy Area and the Commercial Policy Area;

(This policy seeks to achieve Objective 12.8.20.1.3.5)

Explanation and Reasons

Today, buildings in the Seaside Village Centre are characterized by a low level profile, being mainly single storied with pitched roofs. At one end, the south end, is a large sports field, tennis club, bowling club, and community centre with library and preschool. At the other end, the north end, is a service station. In between is a range of existing retail shops and services; a large accommodation, bar and restaurant facility with retail liquor outlet; and some light industrial activities.

In mid- 2004 a large format retail outlet was erected in the middle of the Village. This type of activity and structure has given rise to community concerns to avoid further development of similar activities. This is because the actual location of the





Seaside Village Centre is on a ridge that is visible from many parts of the surrounding residential catchment, with a corresponding high level of potential visual impact; large building structures often lack architectural design merit and make limited use of quality external building materials; and the necessary business trading practice for large format retailers requires bringing customers from far beyond the local trade catchment.

As a result, this Zone's development controls and performance standards endeavour to avoid the further introduction of large box-structures but favour lower profile buildings with interesting design features. For example, verandahs and interesting building facades are important design elements in creating amenity.

Another reason for favouring lower profile buildings is that much of the zoned land has a distinct slope westward towards the harbour, and accordingly the use of the Average Ground Level method for calculating maximum building height will encourage buildings to follow the slope of the land and minimise excessively high building faces.

Controls to address these design and amenity features are encouraged so that the pedestrian environment is enhanced. The local area also caters for a large number of holidaymakers and tourists especially during the summer months and holiday periods, and the inclusion of good design and amenity features will assist in enhancing the centre's appeal as a Seaside Village rather than being just another urban shopping centre dominated by vehicle car park and barn-like building structures.

12.8.20.1.4.12

Policies from the following chapters are also relevant :

- Chapter 5 - Hazards*
- Chapter 13 - Future Development and Structure Plans*
- Chapter 17 - Cultural Heritage*
- Chapter 18 - Urban Land Modification and Vegetation Protection*
- Chapter 19 - Utilities*
- Chapter 20 - Hazardous Substances and Contaminated Sites*
- Chapter 21 - Transportation and Access*
- Chapter 22 - Financial Contributions and Works*
- Chapter 23 - Subdivision and Servicing*

12.8.20.1.5

Description of Zone

This Zone applies to land at the corner of Mahurangi East Road and Hamatana Road, Snells Beach. Today, this land is generally referred to as the Mahurangi East Centre which has two parts – a retail and commercial centre, and a light industrial area.

This special zone has been prepared to replace existing standard business zonings on the subject land, and therefore will be part of the District Plan at Chapter 12 -- Special Zones. This Zone has two parts to it -- a Commercial Policy Area, and a Light Industrial Policy Area. The total amount of land involved for commercial and industrial uses is similar to that covered by previous zonings, but the boundary between activity areas is different. The Commercial Policy Area contains approximately 5.1ha of land, and the Light Industrial Policy Area contains approximately 2.2ha of land.

The approach to preparing this special zone has been to recognize the special



character issues which relate specifically to the Mahurangi East commercial area, and that these issues require a special zone rather than only amendments to the prevailing district-wide zones for business activities. The special issues, objectives and policies set out above in 12.8.20.1.2, 12.8.20.1.3, and 12.8.20.1.4 identify the special character issues in the area.

This Zone includes development rules and performance standards intended to achieve the character issues identified – broadly, matters to reflect the local nature and function of the centre, the intended scale of development as reflected in limits on the size and types of activities and the definition of the zone boundaries, and standards of urban design and building design and amenity to reflect its unique position as a Seaside Village Centre serving a local residential base and a tourist base.

12.8.20.2

Rule 12.8.20.2.1 *Activities in Zone*

Activity Rules

Activities in the Special 20 (Mahurangi East Seaside Village Centre) Zone

Activities in the Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.20.2.2 shall comply with Rule 12.8.20.3 Development Controls and Performance Standards.
- (b) All Restricted Discretionary Activities in the Activity Table in Rule 12.8.20.2.2 shall comply with Rule 12.8.20.3 Development Controls and Performance Standards.
- (c) All Buildings and carparks (including new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings) for any Permitted Activity shall be a Restricted Discretionary Activity and subject to a Comprehensive Urban Design and Development Site Plan and shall be considered without public notification or the need to obtain the written approval of or to serve notice on affected persons provided the proposed activity meets all Development Controls and Performance Standards in Rule 12.8.20.3.
- (d) All Restricted Discretionary Activities in the Activity Table in Rule 12.8.20.2.2 shall be assessed against those matters over which discretion is retained as set out in Rule 12.8.20.4.
- (e) Any activity not complying with the Development Controls and Performance Standards in Rule 12.8.20.3 will be subject to additional matters of assessment on the degree of non-compliance and impact on the environment, and such an activity may be subject to the requirement for written consent from affected parties and/or public notification.
- (f) All Discretionary Activities in the Activity Table in Rule 12.8.20.2.2 shall be assessed against the criteria set out in Rule 12.8.20.5 Discretionary Activities: Assessment Criteria, and any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act.



Rule 12.8.20.2.2

Activity Table

In the following table:

- P** = Permitted Activity
- RD** = Restricted Discretionary Activity
- D** = Discretionary Activity
- NC** = Non-complying Activity
- NA** = Not applicable
- Prohibited** = Prohibited

Note: Words in CAPITAL Letters are defined in *Chapter 3 – Definitions*.

ACTIVITIES IN THE MAHURANGI EAST SEASIDE VILLAGE CENTRE ZONE	COMMERCIAL POLICY AREA	LIGHT INDUSTRIAL POLICY AREA
Any activity not listed in this Activity Table	NC	NC
Any Permitted Activity in this Activity Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.20.3	D	D
All BUILDINGS and carparks (including the ERECTION of new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings) for any Permitted Activity or any Restricted Discretionary Activity in this Activity Table shall be subject to a Comprehensive Urban Design and Development Site Plan (refer: Rule 12.8.20.3.1 for definition)	RD	RD
All BUILDINGS and carparks (including the ERECTION of new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings) for any Discretionary Activity in this Activity Table shall be subject to a Comprehensive Urban Design and Development Site Plan (refer: Rule 12.8.20.3.1 for definition)	D	D
Demolition or removal of BUILDINGS except those protected by any Rule in this Plan	P	P
CHILD CARE FACILITIES	P	NC
COMMERCIAL SERVICES	P	P
DRIVE-THROUGH ACTIVITIES	NC	NC



ACTIVITIES IN THE MAHURANGI EAST SEASIDE VILLAGE CENTRE ZONE	COMMERCIAL POLICY AREA	LIGHT INDUSTRIAL POLICY AREA
EDUCATIONAL FACILITIES	P	NC
ENTERTAINMENT FACILITIES	D	NC
FUNERAL PARLOURS	NC	P
GARDEN CENTRES	D	P
Grazing of Animals	NC	NC
HEALTH AND WELFARE SERVICES	P	D
HIRE PREMISES	NC	P
HOUSEHOLD UNITS at or above first floor level, provided that ground floor space is not used for any purposes ancillary to the household unit other than an entry lobby or access to parking	P	NC
HOUSEHOLD UNITS ancillary to a Permitted, Restricted Discretionary or Discretionary Activity in this Table not exceeding one per site, provided that the household unit is at or above first floor level, and provided that ground floor space is not used for any purposes ancillary to the household unit other than an entry lobby or access to parking	P	P
INDUSTRY not involving discharges to air categories listed in Appendix 9A(Part A) or 9B(part B)	NC	P
INDUSTRY involving discharges to air categories listed in Appendix 9B(Part B) except vehicle wreckers	NC	NC
INDUSTRY involving discharges to air categories listed in Appendix 9A (Part A)	NC	NC
INDUSTRY involving the storage and use of HAZARDOUS SUBSTANCES	<i>See Rules in Chapter 20- Hazardous Substances and Contaminated Sites</i>	<i>See Rules in Chapter 20- Hazardous Substances and Contaminated</i>





ACTIVITIES IN THE MAHURANGI EAST SEASIDE VILLAGE CENTRE ZONE	COMMERCIAL POLICY AREA	LIGHT INDUSTRIAL POLICY AREA
		<i>Sites</i>
Motor Vehicle servicing and repairs	NC	P
OFFICES	P	P
REFUSE TRANSFER STATION AND RECYCLING STATIONS	NC	NC
RESTAURANTS operating between the hours of 7:00am and 12:00pm midnight	P	NC
SIGNS complying with Rule 16.16.2.4.1 (a) – (d) and Rule 16.16.2.4.2 and Rule 12.8.20.3.9	P	P
SIGNS <u>not complying</u> with Rule 16.16.2.4.1 (a) – (d) and Rule 16.16.2.4.2	RD	RD
SIGNS being freestanding signs <u>except</u> as noted in Rule 12.8.20.3.9	NC	NC
SERVICE STATION	RD	RD
SHOPS, including a DAIRY, with a GROSS FLOOR AREA (G.F.A) up to 400m ²	P	NC
SHOPS with a GROSS FLOOR AREA (G.F.A) between 400m ² and 1000m ² , except a SUPERMARKET	D	NC
SHOPS with a GROSS FLOOR AREA (G.F.A) over 1000m ² G.F.A. except a SUPERMARKET	NC	NC
SHOPS with outdoor display or storage areas, provided the indoor retail shop area does not exceed 25% of the total land area occupied by outdoor display or storage, or a maximum of 400m ² G.F.A., whichever is the smallest	NC	P
SHOPS for the sale of any goods manufactured on the site, provided that the retail sales area does not exceed 10% of the Gross Floor Area set aside for manufacturing	NC	P
SHOWROOM	NC	NC





ACTIVITIES IN THE MAHURANGI EAST SEASIDE VILLAGE CENTRE ZONE	COMMERCIAL POLICY AREA	LIGHT INDUSTRIAL POLICY AREA
SHOWHOME sites	NC	NC
Storage, renovation and sale of recycled or second-hand BUILDINGS	NC	NC
SUPERMARKET with a maximum GROSS FLOOR AREA (G.F.A.) of 400m ² excluding mezzanine floor area which shall not contain any retail floorspace.	P	NC
SUPERMARKET with a maximum GROSS FLOOR AREA (G.F.A.) of between 400m ² and 2000m ² excluding mezzanine floor area which shall not contain any retail floorspace.	RD	NC
SUPERMARKET with a maximum GROSS FLOOR AREA (G.F.A.) of between 2000m ² and 3000m ² excluding mezzanine floor area which shall not contain any retail floorspace.	D	NC
TAKEAWAY FOOD BARS	P	D
TAVERN	D	NC
TRANSPORT CENTRES	NC	NC
VISITOR ACCOMMODATION	P	NC
VEHICLE SALES AND HIRE PREMISES	NC	P
Vehicle Dismantling and Storage	Prohibited	Prohibited
District Wide Activities	<i>Refer to Chapter 16 -- General Rules</i>	<i>Refer to Chapter 16 -- General Rules</i>
Earthworks and Vegetation and Wetland Modification Activities	<i>Refer to Chapter 18 — Urban Land Modification and Vegetation Protection</i>	<i>Refer to Chapter 18 - Urban Land Modification and Vegetation Protection</i>





ACTIVITIES IN THE MAHURANGI EAST SEASIDE VILLAGE CENTRE ZONE	COMMERCIAL POLICY AREA	LIGHT INDUSTRIAL POLICY AREA
Transport Activities	<i>Refer to Chapter 21- Transportation and Access</i>	<i>Refer to Chapter 21 — Transportation and Access</i>
Use and Storage of HAZARDOUS SUBSTANCES	<i>Refer to Chapter 20 - Hazardous Substances and Contaminated Sites</i>	<i>Refer to Chapter 20 — Hazardous Substances and Contaminated Sites</i>
UTILITIES	<i>Refer to Chapter 19 - Utilities</i>	<i>Refer to Chapter 19 -Utilities</i>

Rule 12.8.20.3

Development controls and Performance Standards

All activities in Activity Table Rule 12.8.20.2.2 shall be undertaken in accordance with the following rules:

Rule
12.8.20.3.1

Comprehensive Urban Design and Development Site Plan (CUDDP) for activities identified in (i) below:

Comprehensive Plan

- (i) All Buildings and carparks (including the erection of new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings) shall be subject to a Comprehensive Urban Design and Development Site Plan, prepared at a minimum scale of 1:200.
- (ii) For the purposes of this Zone, Comprehensive Urban Design and Development Site Plan (CUDDP) means in relation to a site or group of sites/landholding if they are to be developed together, the preparation of a plan or plans with appropriate explanatory notes, to demonstrate the total expected development for that site (even if development is to proceed in stages) so as to identify the potential integration of all parts of the proposal to itself and with adjacent properties. Such plan or plans and explanatory notes will include the following information:
 - Site Development Information – showing topographic land contours, building platforms, building subdivision including individual shop and business tenancy sizes, pedestrian walkways, carparking areas and vehicular circulation, vehicular access points between the site and public roads, landscaping areas, service areas with appropriate screening, and the position of adjacent properties with any building(s) if they exist and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including treatment of building frontages (e.g. glazing and orientation) appropriate to the Seaside Village Centre Zone.
 - Carpark Layout and Accessway – showing the number of carparks to be provided, the layout and vehicular circulation within the site, dimensions of carparks carriageways and accessways, the provision of landscaping and stormwater swales within the carpark, and any artificial lighting within this area.



Rule
12.8.20.3.2
Height

- Landscape Elements – showing the type of landscaping to be provided in yards, carpark areas, and other landscape areas including the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques to assure a high level of plant survival, and any artificial lighting to be used in these areas.
- Pedestrian Areas – showing the position of walkways, linkages to adjacent sites, verandah cover, and also the positions of street furniture like public seating, rubbish bins, cycle racks, and protective bollards (including the intended design and materials to be used for such street furniture), and any artificial lighting to be used in these areas.
- Elevations – showing building exterior design features including roofs, facades, verandahs, exterior building materials colours and finishes, any artificial lighting to exterior walls and features, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character appropriate to the Seaside Village Centre Zone.
- Signage Plan, showing all external signs proposed on buildings and in any freestanding positions, and any artificial lighting proposed for such signs.
- Indicative Road – showing provision for if relevant, the indicative road shown on District Planning Map 61 or an appropriate alternative through-road alignment and how in either case, it will integrate with adjacent properties and achieve continuity of public access through the centre.
- Linkages – showing how any development links to other sites within a single landholding or ownership and provides adequate linkage and access to the Light Industrial Policy Area

Maximum Height

- (i) The maximum height of any building shall be 10.5m
- (ii) The maximum height shall be determined using the rolling height method as defined in Chapter 3 – Definitions.

Rule
12.8.20.3.3
**Height in Relation to
Boundary**

Height in Relation to Boundary

No part of any building shall exceed a height equal to 3 m plus the shortest horizontal distance between that part of the building and any site boundary adjoining land zoned Residential, Rural, Open Space or Future Urban.

Explanation and Reasons

This explanation and reasons relates to Rule 12.8.20.3.2 and Rule 12.8.20.3.3.

Building height can have a most dramatic effect on visual amenity. Buildings which overwhelm their surroundings can overshadow and visually dominate other buildings, private property, public open space and the road. Careful consideration has therefore been given to the maximum height permitted for this zone and the method to be used to calculate this.



The rolling height method is a more stringent control and is used because land within the zone slopes down towards the Mahurangi River. Development should follow the contours of this land so that the visual appearance of new buildings is reduced when viewed from surrounding areas.

The maximum height of 10.5 metres is slightly lower than previous height controls for retail and commercial and industrial activities so as to better reflect the lower profile suburban nature of the area surrounding the Centre. This height limit will enable buildings to be constructed higher than many of the existing buildings in the Centre and allow for a second storey which is traditionally used by offices and services such as medical and business services. A generous pitched roof design can be added to a two-storey building and still fit within the 10.5 m height limit, but this height limit should avoid three storey buildings.

The lower height limit still gives flexibility to the activities expected within the zone, but combined with the requirement for pitched roofs, will avoid obtrusive and out-of-scale buildings to dominate the built character of the general area. This is important because the general commercial area is highly visible from areas to the west and north of the site due to topography.

Rule
12.8.20.3.4

Activity Buffers

Rule
12.8.20.3.4.1
Yards

Yards

The following minimum yards shall apply:

- (i) In the Commercial Policy Area,
 - Side and rear yards along that part of the site immediately adjacent to residential or future urban zones shall be a minimum of 3 m.
- (ii) In the Light Industrial Policy Area,
 - Side and rear yards along that part of the site immediately adjacent to residential or future urban zones shall be a minimum of 3 m.

Rule
12.8.20.3.4.2
Landscaping in Yards

Landscaping in Yards

- (i) Landscaping of front, side and rear yards shall comply with the Landscape Elements of any Comprehensive Urban Design and Development Site Plan as approved by Council.
- (ii) Side and rear yards that are adjacent to land zoned residential or future urban shall be completely landscaped and shall comprise plants of which 50% are capable of achieving a height of at least 3 m.
- (iii) Landscaping in Yards shall be maintained in accordance with Rule 9.10.4.2 in the District Plan.

Rule
12.8.20.3.4.3
Use of Yards

Use of Yards

- (i) Front yards shall not be used for the storage of materials
- (ii) Side and Rear yards shall be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces, steps, storage or refuse, except that eaves may overhang any yard by not more than 0.3 m.



Rule
12.8.20.3.4.4
Screening

Screening

Where any outdoor storage, refuse disposal area, or service area adjoins or directly faces land that is zoned residential, rural, open space or future urban, screening shall be established and maintained with either solid and dense planting of a minimum of 1.8 m or wall screen not less than 1.8 m in height constructed of materials as approved by Council.

Explanation and Reasons

This explanation and reasons relates to Activity Buffers as set out in Rules 12.8.20.3.4.1, 12.8.20.3.4.2, 12.8.20.3.4.3, and 12.8.20.3.4.4 above.

Visual adverse effects are important to consider, and the use of these controls will help ensure that development is at a high standard, especially when it is surrounded by non-retail, non-commercial and non-industrial zoned land. Unsightly areas of storage should be avoided.

Rule
12.8.20.3.5
Parking & Accessways

Roads and Accessways and Parking

For both the Commercial Policy Area and Light Industrial Policy Area, the following shall apply:

- (i) All vehicle accessways will comply with Chapter 21—Transportation and Access, particularly Rule 21.10.1—Development Controls and Performance Standards for Site Access.
- (ii) All on-site parking and loading will comply with Chapter 21—Transportation and Access, particularly Rules 21.10.2 and 21.10.3 and 21.10.4 —Development Controls and Performance Standards for On-Site Parking, Loading Areas, and General Rules for Parking and Loading except that restaurants in the Mahurangi East Seaside Village Centre Zone (Commercial Policy Area) shall be as follows: spaces required; 1 for every 20m² of GLA (Gross Leasable Area).

**Indicative Road & Accessway
Required**

(iii) Indicative Road and Accessway

Any development shall not obstruct the general pathway of the Indicative Road and Accessway as shown on Planning Map 61. This linkage is required to provide alternative traffic reticulation with active/commercial frontages through the general commercial area, spreading traffic flows and site access points to existing public roads, ensuring good public access into land currently removed from direct road frontage, and also providing for future access to land zoned Future Urban which is located at the northern boundary to the existing commercial area. The position of this indicative road and accessway, already modified to respect recent development, may vary somewhat if desirable active/commercial frontages, building design and centre design and traffic management practice can be demonstrated.

Explanation and Reasons

This explanation and reasons relates to Rule 12.8.20.3.5(iii) above.

Since the time of first preparing the Proposed District Plan 2000, further subdivision and development has occurred on a major landholding within the general commercial area. One large lot comprising most of the existing retail centre has now been further subdivided into four separate lots – three for different parts of the retail centre fronting Mahurangi East Road, and one rear lot for future development (Lot 3 DP326410 identified on the Zoning Plan).



The significance of the recent subdivision and development that has occurred is that it has partially blocked the route of the indicative road accessway as shown in the Proposed District Plan at Map 61.

The recent subdivision includes legal arrangements by way of cross-covenants and easements that provide access between and across all of the four lots created, plus one other property fronting Hamatana Road that is also under the same ownership (Lot 6 DP181695 identified on the Zoning Plan).

The result of the legal arrangements is that two accessways are available into the rear lot -- one from Mahurangi East Road and one from Hamatana Road.

However, the subdivision details do not provide for further access through this land to the Future Urban area on the northern boundary. Exact use of the Future Urban land is unknown at this time; however, it is necessary to provide for an alternative accessway to this area rather than forcing all future traffic movements to go only to Mahurangi East Road.

Rule
12.8.20.3.6
Carpark Swales & Trees

Carpark Landscaping and Stormwater Treatment

Carparking areas constructed within the Zone are to incorporate :

- (i) Drainage swales both within and around their perimeter if part of a required yard. Each swale is to comply with the following:
 - Landscaping is to be included within each swale
 - This landscaping is to be maintained at all times, and if diseased or damaged shall be repaired, and if dead shall be replaced.
 - Implementation of this landscaping shall occur in the first planting season following completion of the construction of the carpark to which it relates.
 - Each swale shall be designed in accordance with chapter 8 of the Auckland Regional Council Technical Publication No. 10 (TP 10).
- (ii) Trees on the following basis:
 - One tree is to be planted for every 15 carparks in the swale row divider between rows of carparks.
 - One tree is to be planted for every 6.0 m along the length of the perimeter swales.
 - Each tree at the time of planting is to be at least 1.5 m high.
 - Any tree required by these rules shall be maintained, and if diseased, or damaged shall be repaired, and if dead shall be replaced with a tree meeting the requirements of this rule.

Explanation and Reasons

A swale system is considered appropriate in a carpark for stormwater treatment in an area close to the natural waterway of the Mahurangi Harbour. A swale will:

- *Enable the entrapment of suspended solids and contaminants before entering the natural waterways*
- *Increase the time of stormwater retention and concentration on the site*
- *Be easily maintained*
- *Be cost effective*
- *Have aesthetic value.*



A swale system is a water quality improvement device. It is even more effective when coupled with a tree planting programme in a carpark area. Trees will provide a number of useful features for improving water quality:

- Trees will provide shade and will help to buffer the temperature of the stormwater runoff from the site.
- Tree canopies will intercept some of the precipitation that falls, reducing the stormwater runoff volume and increasing the time of concentration.
- Trees evapotranspire and reduce the stormwater runoff volume from the site.

ADVICE NOTE: Development in the Zone must also comply with the Proposed Auckland Regional Plan : Air Land and Water 2001 which requires stormwater discharge consents.

Rule
12.8.20.3.7
Water Quality

Water Quality

Any development within the Zone shall comply with Rule 18.10 of Chapter 18 - Urban Land Modification and Vegetation Protection in the District Plan, which includes the avoidance of erosion, sediment control, earthworks and any urban clean fill.

Rule
12.8.20.3.8
Lighting

Artificial Lighting

All exterior lighting in the Zone shall comply with Rule 16.5 of Chapter 16-- General Activities in the District Plan.

Rule
12.8.20.3.9
Signage

Signage

- (i) Within the Commercial Policy Area, there may be erected only one freestanding sign at the front property boundary adjacent to the road frontage on Mahurangi East Road and only one freestanding sign at the front property boundary adjacent to the road frontage on Hamatana Road. The purpose of these signs is to provide general identification to the greater commercial area and the industrial area; they are not to provide signage for only one or a few specific business operations, excepting that a Supermarket activity may be identified on the sign.
- (ii) The freestanding sign shall:
 - a) have a maximum height of 3.5m; and
 - b) have a maximum area of 7m² for a centre sign, and up to 7m² for a Supermarket sign.
- (iii) The location of the freestanding signs shall be approved as part of the assessment when a comprehensive sign plan is submitted in the Comprehensive Urban Design and Development Plan required for all Restricted Discretionary Activities.
- (iv) Other than the two freestanding signs permitted in (i) above, no other freestanding signs shall be permitted in the Commercial Policy Area or the Light Industrial Policy Area.
- (v) All signs shall comply with the rules for signs in business zones as given in Rule 16.16.2.4 in Chapter 16 – General Activities of the District Plan, unless otherwise stated above.





ADVICE NOTE:

1. All signage that is part of any application for buildings and carparks (including new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings) is a Restricted Discretionary Activity (refer: Rule 12.8.20.2.2 – Activity Table) and requires a comprehensive signage plan to be prepared as part of a Comprehensive Urban Design and Development Site Plan which will be assessed according to assessment criteria in Rule 12.8.20.4.3(vi)(g);
2. All signage not complying with Rule 16.16.2.4.1 (a) – (d) and Rule 16.16.2.4.2, and signs not being included in a comprehensive urban design and development site plan, are a Restricted Discretionary Activity (refer: Rule 12.8.20.2.2 – Activity Table) and requires assessment according to the assessment criteria in Rule 12.8.20.4.5 and Rule 12.8.20.4.6.

Verandahs

Within the Commercial Policy Area, verandahs or other cover along each building frontage shall be provided. The verandah shall:

- be so related to neighbouring verandahs as to provide continuous cover;
- have a minimum clearance of 3 m and a maximum clearance of 4.5 m above the footpath immediately below;
- have a minimum width of 2.5 m and a maximum width of 3.5 m;
- be located no closer than 600 millimetres to the kerbline.
- in the case of a Supermarket, be positioned in practical locations that as much as possible meet the intent of this rule by serving the most commonly used pedestrian linkage routes to the supermarket and other nearby shops.

(See Rule 9.10.7.1 (j) for an illustration of this rule).

Explanation and Reasons

Requiring continuous verandah cover is intended to provide weather shelter for pedestrians and provide a consistent, horizontal building element which will functionally connect individual buildings in the pedestrian area. Vertical and horizontal clearances are to provide practical movement areas for people and goods, and to avoid damage from passing trucks or buses.

Roofs

- (i) Each roof shall be pitched so that it has a minimum slope of 20 degrees, except in the case of canopies, verandahs and rooftop projections such as lift towers, chimneys, air conditioning units and ventilation units.
- (ii) Excepting that in the case of a supermarket building and any other building for a legally established activity over 400 m G.F.A, a pitched roof will only be required around the main entry area.
- (iii) New buildings, and alterations and additions to existing buildings, shall not use unsealed metal roofing surfaces such as galvanized iron and zinclume roofs.

Rule
12.8.20.3.10
Verandahs

Rule
12.8.20.3.11
Roofs



Rule
12.8.20.3.12
Noise

Explanation and Reasons

New buildings in the Seaside Village Centre, both the Commercial Policy Area and the Light Industrial Policy Area, should express some compatibility with the dominant design elements existing in the general commercial area.

The most dominant design element found in the existing commercial area is pitched roofs. This feature is used by the small shops, by nearby accommodation units, and by the community centre across Hamatana Street. Many of the existing industrial buildings also have such a feature.

Unsealed metal roofing surfaces are no longer permitted as, upon the advice of the Auckland Regional Council, contaminants to natural waterways can come from these roofing materials. Such roofs are acceptable if they are painted and maintained in this way, or else other roof materials can be used.

Noise

- (i) Refer to Rule 16.9 in Chapter 16—General Rules in the District Plan.
- (ii) Noise controls for the Mahurangi East Seaside Village Centre Zone – Commercial Policy Area, shall be the same as those for the Retail Service Zone as given in Chapter 16—General Rules of the District Plan.
- (iii) Noise controls for the Mahurangi East Seaside Village Centre – Light Industrial Policy Area, shall be the same as those for the Mixed Business Zone as given in Chapter 16—General Rules of the District Plan.

Rule
12.8.20.3.13
Cultural & Heritage

Cultural and Heritage Resources

- (i) A cultural and heritage inventory and assessment report shall be prepared before any earthworks commences on any site within the Zone.
- (ii) Regard shall be given to the provisions of Chapter 17—Cultural Heritage in the District Plan when preparing a cultural and heritage inventory and assessment report, and when undertaking any other work arising from the assessment report.

Rule
12.8.20.3.14
Household Units

Household Units

- (i) No household unit shall occupy the ground floor level except for an entry lobby or access to parking.
- (ii) Each household unit shall provide an area of open space comprising either an unenclosed balcony, deck, garden or terrace which shall:
 - (a) be a minimum area of 6m² and a minimum dimension of 2 m;
 - (b) be provided in the form of individual balconies and decks directly adjacent to, accessible from, and for the sole use of an individual household unit;
 - (c) not to be obstructed by buildings, parking spaces, shared vehicle access or manoeuvring areas.

Explanation and Reasons

The Council envisages, multi-unit housing located above shops and other commercial activities. This form of housing often appeals to individuals who do not





wish the maintenance responsibilities associated with traditional single family homes and outdoor living areas. The prime amenity values for these individuals is proximity to shops, community services, public transport, and recreational features. For this reason, the Rules require only a minimum amount of outdoor living space, in essence an area equivalent to a large balcony.

At the same time there will be some occupants, including families, who require a greater area of outdoor living space. These outdoor living spaces are to be free of buildings and vehicles since these would diminish the very amenity values these areas are intended to provide.

Rule
12.8.20.3.15
Other Rules

Relevant rules in other chapters of the District Plan shall also be complied with:

- Chapter 5 - Hazards
- Chapter 9 - Rule 9.10.6 Flood Prone Areas shall apply
- Chapter 13 - Future Development and Structure Plans
- Chapter 17 - Cultural Heritage
- Chapter 18 - Urban Land Modification and Vegetation Protection
- Chapter 19 - Utilities
- Chapter 20 - Hazardous Substances and Contaminated Sites
- Chapter 21 - Transportation and Access
- Chapter 22 - Financial Contributions and Works
- Chapter 23 - Subdivision and Servicing

Rule
12.8.20.3.16

Financial Contributions

Refer to Chapter 22 – Financial Contributions and Works, in the District Plan.

Rule
12.8.20.3.17

Subdivision

Activities

Rule
12.8.20.3.17.1

The subdivision of land in the Special 20 (Mahurangi East Seaside Village Centre) Zone is a Restricted Discretionary Activity.

Rule
12.8.20.3.17.2

The subdivision of land shall comply with the Development Controls in Rule 19.14.2 in Chapter 9 – Business, and the relevant rules in Chapter 23 – Subdivision and Servicing, in the District Plan.

Rule
12.8.20.3.17.3

Any subdivision not complying with the Development Controls in Rules 19.14.2.1, 19.14.2.2 and 19.14.2.3 shall be a Restricted Discretionary Activity with respect to those Rules.

Rule
12.8.20.3.17.4

Restricted Discretionary Activity subdivisions shall be assessed against those matters over which discretion is retained as set out in Rule 19.14.4, and those relevant matters set out in Chapter 23 – Subdivision and Servicing.

Rule
12.8.20.3.17.5

In addition to the above Rules 12.8.20.3.17.1, 12.8.20.3.17.2, 12.8.20.3.17.3, and 12.8.20.3.17.4 :

- Subdivision shall make provision for such covenants and easements as are necessary to enable the remaining undeveloped land within the Zone to be developed and used in accordance with a Comprehensive Urban Design and Development Site Plan submitted in support of a



development proposal.

Explanation and Reasons

These subdivision controls are necessary to ensure that subdivision does not occur which would compromise the comprehensive development of the sites in accordance with a Comprehensive Urban Design and Development Site Plan.

Rule 12.8.20.4

Rule
12.8.20.4.1

Restricted Discretionary Activity: Matters for Discretion and Assessment

All Buildings and Carparks and Signs (including the erection of new buildings and accessory buildings and signs, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings and signs) for any Permitted Activity or any Restricted Discretionary Activity.

Rule
12.8.20.4.2
Matters for Discretion

Matters for Discretion

(a) In accordance with sections 76(3B) and 105(3A) of the Act, the Council restricts its discretion to the following matters in (b) below when considering resource consent applications for the above described Restricted Discretionary Activities in 12.8.20.4.1 and the Council may impose conditions in respect of each of the matters and applicants shall provide a Comprehensive Urban Design and Development Site Plan (CUDDP) to assist the Council to assess the application. The CUDDP will be considered without public notification, the need to obtain the written approval of or to serve notice on affected persons provided the proposed activity described in 12.8.20.4.1 meets all Development Controls and Performance Standards in Rule 12.8.20.3.

The content of a Comprehensive Urban Design and Development Site Plan is defined in Rule 12.8.20.3.1, and all resource consent applications will provide such information in order to enable Council to assess those matters for discretion as explained below.

Council would encourage applicants to liaise with Council in the early stages of design work, prior to the above plan being commissioned, so that proposals can be worked through in a collaborative manner.

(b) Matters for Discretion

- comprehensive urban design and development site plan
- village scale and character
- urban design and streetscape
- site layout and linkages
- design, style, colours, materials and external appearance of buildings, including signage and verandahs
- landscaping and screening and storage
- traffic and pedestrian movement within and between different areas in the zone, including vehicle movements to and from the site onto public roads
- parking layout
- protection of water quality of the adjacent Mahurangi River and Harbour.





12.8.20.4.3

Assessment Criteria

Consistent with Objectives and Policies

(i) Whether the objectives and policies of the Mahurangi East Seaside Village Centre Zone, as set out in 12.8.20.1.3 and 12.8.20.1.4 above, are observed.

CUDDP

(ii) Whether the information included in a comprehensive urban design and development site plan is sufficient to enable a full assessment of all matters for discretion identified in Rule 12.8.20.4.2 (b) and according to the assessment criteria in Rule 12.8.20.4.3.

Contribution To Seaside Village Character

(iii) Whether the design and position of buildings and associated development features on the site will complement and enhance the village scale and character intended for the built environment in the Zone and contributes to a pedestrian friendly village environment.

Urban Design & Streetscape

(iv) Whether the overall urban design and streetscape in and around the Zone is enhanced through :

- (a) The application of quality urban design which reflects and enhances the distinctive character of the centre and local environment.
- (b) A design that strengthens the positive characteristics in the area, thus contributing to the identity of the centre as a Seaside Village.
- (c) The appropriateness of new buildings and spaces to their location, thus adding value to the centre as an attractive tourist and community focal point.
- (d) The visual appearance of the proposal to the street and local surrounds, including attention to building setbacks, fencing and street design, and the contribution that vegetation makes to the appearance of the street.
- (e) Buildings with a frontage to the proposed accessway between Hamatana Road and Mahurangi East Road (as shown on the Planning Map 61 as 'Indicative Road and Accessway') shall be designed such that each building has an active/commercial frontage to the road/accessway.

Site Layout Linkages

(v) Whether the site layout makes good use of the site to promote integrated relationships and good linkages with adjacent properties, and also where appropriate with other nearby properties, so as to contribute to an overall village character that is pedestrian friendly.

(vi) Whether the design, style and external appearance of buildings including signage and verandahs enhances the desired aesthetic qualities and desired character intended to be achieved by the Zone, through the use of:

*Design & Style
External Finishes*

- (a) A design and style that promotes small scale building elements.
- (b) External finishes on walls and roofs that promote the use of recessive colours and low reflective glass so that the buildings will better blend in with the surrounding environment especially as much of the Zone is located on a ridgeline which has a large visual catchment.



Building Facades

(c) Building facades that promote the use of modulation, articulation or architectural relief along the street frontage or carpark frontage at all levels e.g. a change in building mass, features such as pilasters, windows, shutters, balconies, and changes in surface texture and detail (see Rule 9.10.7.1 (d) for an illustration of this criteria).

Buildings to face Carpark or Road

(d) Building frontages that face directly onto either a carparking area of more than four cars, a vehicle or pedestrian accessway, or a road.

Building Frontages Contain Clean Glass

(e) Building frontages at ground floor level that contain the main customer entrance and windows with clear glazing covering as a guideline 40% of the surface of the building façade at ground level. Where this cannot be achieved in the case of a retail shop with a gross floor area greater than 400m² the frontage shall be occupied by small-scale tenancies to ensure continuity of retail frontage.

Roofs

(f) Roofs that are pitched at a minimum slope of 20 degrees, except in the case of canopies, verandahs and rooftop projections such as lift towers, chimney, air conditioning units and ventilation units, and excepting that for any supermarket building and any other building for a legally established activity over 400m² G.F.A. around the main entry area only some form of pitched roof façade will be provided in an integrated design with the remainder of the building.

Signage

(g) Signage which, in addition to compliance with the controls for signs given in Rule 12.8.20.3.9, shows that:

- a comprehensive signage plan for all signs has been considered;
- within the signage plan, the size and location of each sign will contribute to, and not detract from, the visual character of the Zone
- within the signage plan, the extent that each sign will be visually integrated with all other signage on the site itself and within the zone so that there is a coherent approach relative to the site itself and to the Seaside Village Centre.

Verandahs

(h) Verandahs which, in addition to compliance with the controls for verandahs given in Rule 12.8.20.3.10, demonstrate that :

- the verandahs proposed will contribute to, and not detract from, the desired character of the Zone.
- the verandahs proposed will assist in tying together the varied architectural facades of buildings, particularly with those buildings on adjacent sites.
- lighting is provided under verandahs to help encourage pedestrian usage at night in main pedestrian walkway areas.
- particularly in the Commercial Policy Area, verandahs are provided along the entire building frontage so as to provide continuous verandah cover that links with adjacent properties in areas where strong pedestrian linkages are required.

*Landscaping
Screening
Storage*

(vii) Whether Landscaping and Screening and Storage has been given careful consideration, and contributes to enhancing the aesthetics of the area, through:

(a) Protecting the water quality of the Mahurangi River and Harbour,





achieved through the provision of required carpark swales and plantings.

- (b) Providing landscape planting and open space areas that will enhance the amenity values of the site and enhance the streetscape and surrounding area, assist in mitigating adverse effects from a collection of commercial buildings positioned together, and contribute to the visual character of a seaside village centre.
- (c) Ensuring that the types of planting used is appropriate to the area including emphasis on the use of ecosourced plants.
- (d) Using appropriate site screening that is designed and located in such a way that the amenity values of adjacent residential, future urban or open space zoned land are not diminished by effects such as the glare from vehicle lights or excessive noise from vehicles stopping and starting or visual exposure to outside rubbish and storage areas.
- (e) Using appropriate rubbish storage methods, including secure covers and purpose made containers, which are screened from street and/or residential and community and open space reserve areas and pedestrian areas on the site.
- (f) Providing street furniture appropriate to the site and area, which could include the use of public seating, rubbish bins, protective bollards, cycle stands, flag poles, etc.
- (g) Providing detailed landscaping and screening information in the form of a plan at a scale of at least 1:100 showing the areas to be landscaped, plant species, spacing and numbers of plants, and the indication of positions for appropriate street furniture.

Traffic and Pedestrians

(viii) Traffic and pedestrian movement within and between different areas in the Zone and from public roads will be considered in terms of:

- (a) Whether the internal roading network is safely and conveniently integrated with the surrounding road network;
- (b) Whether the traffic generated by the proposed activity will adversely affect the safe and efficient operation of the surrounding road network, which is a matter to be satisfied by submitting a traffic engineering assessment with appropriate traffic management methods to assist with the safe and efficient movement of vehicles within the site and at accessway junctions with public roads.

The traffic engineering assessment will need to report on :

- Accessibility of the site to public roads;
- Current traffic problems in the area e.g. high accident location;
- Existing and probable future traffic volumes on adjacent roads;
- Ability of the adjacent existing or planned roading systems to handle increased traffic and the feasibility of improving the roading system to handle increased traffic;
- Traffic congestion and pedestrian / vehicle conflict likely to be caused by the proposal;
- Vehicle access to and from the site that ensures adequate sight distances, prevents congestion caused by ingress and egress of vehicles to the proposed site, and is sufficiently



	<p>separated from pedestrian access to ensure the safety of pedestrians.</p> <ul style="list-style-type: none">(c) Whether the development encompasses safe and conveniently positioned pedestrian walkways to enable movement around the site, between different areas of the Zone if this is desirable and practical, and particularly between adjacent properties by providing appropriate linkages.(d) Particularly in the Commercial Policy Area, whether the development incorporates small scale pedestrian precincts adjoining pedestrian walkways and shopping areas to provide public rest areas.(e) Whether pedestrian access to and through areas of the Zone are protected and removed from vehicle traffic as much as it is practical.(f) Whether the proposal complies with Rule 12.8.20.3.5 for Vehicle Accessways in the Zone.
<i>Parking Layout</i>	<p>(ix) Parking Layout will be considered in terms of:</p> <ul style="list-style-type: none">(a) Whether consideration is given to the provisions of landscaping within the carpark to break up the wide expanse of a sealed area.(b) Whether sufficient parking is provided to meet the expected numbers of vehicles using the site including loading requirements.
<i>Water Quality</i>	<p>(x) Water Quality of the Mahurangi River and Harbour will be considered in terms of:</p> <ul style="list-style-type: none">(a) Whether protection methods are utilized to protect the quality of the water in the nearby Mahurangi River and Harbour;(b) Whether the design of the swales required for the carparking areas is sufficient to protect the adjacent area of river and harbour from stormwater runoff pollution arising from the carpark and building areas in the Zone;(c) Whether there is the need for additional stormwater capture, treatment and disposal on-site to ensure that the water quality of the river and harbour are not adversely affected;(d) Whether new buildings, alterations and extensions to existing buildings use unsealed metal roofing surfaces such as galvanized iron or zincalume roofs which are prohibited surfaces as these exposed metal roofing surfaces contain contaminants which wash off into nearby natural waterways. However, such roofs can be painted and maintained in this state to avoid this issue, or other roofing materials can be used. <p>ADVICE NOTE: Development in the Zone must also comply with the Proposed Auckland Regional Plan : Air Land and Water 2001 which requires stormwater discharge consents.</p>
Rule 12.8.20.4.4	<p>Signs not complying with Rule 16.16.2.4.1 (a) – (d) and Rule 16.16.2.4.2, and signs not being included in a comprehensive urban design and development site plan.</p>



Rule
12.8.20.4.5
Matters for Discretion – Signs

Matters for Discretion – Signs

- (a) In accordance with sections 76(3B) and 105(3A) of the Act, the Council restricts its discretion to the following matters in (b) below when considering resource consent applications for the above described Restricted Discretionary Activities in 12.8.20.4.4 and the Council may impose conditions in respect of each of the matters.
- (b) Matters for Discretion
- Size, height and location of the sign.
 - Aesthetic appearance of the sign.
 - Safety.
 - Clarity of information.
 - Benefit to the community.
 - Cumulative effects.

Rule
12.8.20.4.6
Visual dominance
Visual amenity
Adverse effects on safety
Avoids confusion
Assists the Community

Additional signs

Assessment Criteria

- (a) Whether the sign will be visually dominant in its surroundings for the reason of size or location.
- (b) Whether the sign would adversely affect the visual amenity values of a particular locality.
- (c) Whether the design and location of the sign would introduce an element of danger to a locality, including roads.
- (d) Whether the sign would help to avoid confusions.
- (e) Whether the sign improves the level of information to the community in which it is located, and also whether the sign would result in any other form of benefit to the community.
- (f) Whether the sign is a necessary addition to existing signs in a location, and whether the sign would cumulatively introduce adverse effects into a location, including adverse visual effects, and adverse effects on vehicle and pedestrian safety.

Explanation and Reasons

Signs are useful tools for providing information, and for advertising a service or goods. They can also have adverse effects on public access, safety, amenity values, and the character of the District. These rules acknowledge the need for signs, but place controls to avoid, remedy or mitigate the actual and potential effects of such signs in the District.

Rule
12.8.20.4.7
Rule
12.8.20.4.7.1

Service Stations Located in the zone

Matters for Discretion – Service Stations

Matters for Discretion

The Council will restrict its discretion to the following matters:

- Traffic and pedestrian movement
- Shop frontage and pedestrian shelter facilities
- Location of the ordering and collection points, and delivery points
- Screening
- Noise
- Hours of operation.



Rule
12.8.20.4.7.2

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

- (a) Whether the movement of vehicles will adversely affect the safe and convenient movement of pedestrians, and in particular whether pedestrian access and mobility to and within the retail area will be adversely affected.
- (b) Whether a break in shop frontage or verandah cover will adversely affect either the amenity values of the retail area or pedestrians .
- (c) Whether the traffic generated will adversely affect the safe and efficient operation of the adjoining road network.
- (d) Whether there is sufficient space on-site for queuing and manoeuvring of vehicles particularly tankers.
- (e) Whether the ordering and collection and delivery points are located away from Residential or Rural Zone boundaries to minimise the adverse effects on amenity values.
- (f) Whether the drive-through facilities incorporate screening to protect land in adjoining Residential or Rural Zones, so that the amenity values of those areas are not diminished by glare from vehicle lights or noise from vehicles stopping and starting.
- (g) Whether the proposed hours of operation have the potential to create a noise nuisance for adjoining Residential or Rural Zones.

Explanation and Reasons

The vehicle oriented nature of a drive-through facility like a Service Station means that it could have an adverse effect on the amenity values of nearby residential and retail areas, and also on the safe and efficient operation of the adjoining road network and carparking areas. The assessment criteria have regard to such matters so as to control any adverse effects.

Rule
12.8.20.4.8

Matters for Discretion – Supermarkets – greater than 400m² and up to 2000m² G.F.A.

- (a) Matters listed in Rule 12.8.20.4.2
- (b) Traffic & Pedestrians
- (c) Parking layout

Rule
12.8.20.4.9

Assessment Criteria

In addition to the assessment criteria in 12.8.20.4.3, the assessment criteria relating to Traffic and Pedestrians in Part 12.8.20.4.3(viii) and Parking Layout in Part 12.8.20.4.3 (ix) shall apply.



Rule 12.8.20.5

Rule
12.8.20.5.1

Development Controls

*Amenity Values
Adjoining Sites
Screening*

Amenity Values Within Site

Noise & Vibration

Amplified Music

Operation Hours

Health & Safety

Safety

Street Frontage

Pedestrians

Parking

Discretionary Activities: Assessment Criteria

General Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 20 (Mahurangi East Seaside Village Centre) Zone, the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act and the Council may impose conditions in respect of these matters:

- (a) The Assessment Criteria listed in Rules 12.8.20.4.3
- (b) Whether the activity complies with the Development Controls and Performance Standards in Rule 12.8.20.3. As a general guide the activity should comply with those controls and standards unless it is not appropriate to do so because of inherent site characteristics, particular site development considerations, or unusual environmental factors.
- (c) Whether the activity will have an adverse effect on the amenity values of adjoining land zoned Residential, Rural, Open Space or Future Urban.
- (d) Whether the site is screened in such a way that the amenity values of adjoining land zoned Residential, Rural, Open Space or Future Urban are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting, or the visual pollution from unsightly rubbish storage and service areas.
- (e) Whether the activity will have an adverse effect on the amenity values within the business area in which it is proposed to be located, particularly on the amenity values of the Commercial Policy Area.
- (f) Whether noise or vibration will be generated at levels which will be a health hazard to people within the area or will detract from the amenity values of the area and adjacent land zoned Residential, Rural, Open Space or Future Urban.
- (g) Whether amplified music is to be provided and whether measures such as building design incorporate noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of Residential, Rural, Open Space or Future Urban Zones.
- (h) Whether the proposed hours of operation have the potential to create a nuisance for occupants of nearby land zoned Residential, Rural, Open Space or Future Urban from noise and the movement of people and vehicles entering and leaving the site.
- (i) Whether the activity will expose people to high levels of risk to health or safety.
- (j) Whether the personal safety of the employees and customers of activities in the area may be at risk because of the hazardous or noxious nature of activities occurring on the site, and whether measures are proposed to minimise any potential adverse effects.
- (k) Whether any continuous street frontage theme or verandah cover would be broken.
- (l) Whether the activity would have adverse effects on the safety and convenience of pedestrians.
- (m) Whether sufficient on-site parking and loading is provided to meet the needs of the proposed activity.



<i>Entry and Exit</i>	(n) Whether the entry and exit points to the site are safe, including regard to any safety hazards which may arise on the public roads as a result of additional vehicle traffic arising at the entry and exit points, and proposed mitigation methods if safety hazards are identified.
<i>Road Network</i>	(o) Whether the traffic generated by the proposed activity will adversely affect the safe and efficient operation of the adjacent road network.
<i>Ecosystems</i>	(p) Whether the activity will have an adverse effect on significant areas of vegetation or ecosystems.
<i>Air Quality</i>	(q) Whether the activity will generate dust, smoke, fumes or other discharges to the air which potentially would detract from the amenity values of the area.
<i>Odour</i>	(r) Whether the activity will create odours which are potentially either objectionable or offensive and likely to be detected at any boundary, and which may detract from the amenity values of the area, particularly for the occupants of nearby land zoned Residential, Rural, Open Space or Future Urban.
<i>Reverse Sensitivity – Noise, odours</i>	(s) Whether the proposed activity may be adversely affected by the activities occurring in the surrounding area, particularly the effects of noise, odours, and air discharges.
<i>Reverse Sensitivity – Buffers</i>	(t) Whether adequate measures, such as buffers, separation distances, screening or building design, are proposed to isolate the activity from adjoining activities.
<i>Reverse Sensitivity – On Permitted Activities</i>	(u) Whether the proposed activity will compromise the ability of Permitted Activities to operate by creating an expectation of higher environmental standards than required by the Zone.
<i>Cultural Heritage</i>	(v) Whether the activity will have an adverse effect on the cultural heritage resources on or near the site.
<i>Urban Land Modification</i>	See the Discretionary Activity Assessment Criteria in Chapter 18 – <i>Urban Land Modification and Vegetation Protection</i> .
<i>Hazardous Substances</i>	See the Discretionary Assessment Criteria in Chapter 20 – <i>Hazardous Substances and Contaminated Sites</i> .
<i>Traffic, Parking, Entry & Exit</i>	See the Discretionary Assessment Criteria in Chapter 21 – <i>Transportation and Access</i> .