

APPENDIX 4

Zoning Activity Table and Development Controls

Activity and Development Controls

Activity Table

Activities	Operative District Plan - LU 11	Operative District Plan - LU 13	Proposed Plan - Commercial 1
Dwelling	P	P	P
Community Facilities	D	D	P
Educational Facilities	D	D	P
Restaurants	D	P	P
Visitor Facilities / Accommodation	D	D	D
Retail Premises	D	P	P
Service Stations		D	D
Care Centre			P
Entertainment Facilities			D
Function facilities			D
Healthcare Services			P
Offices		P	P

Development Control Table

Development Controls	Operative District Plan - LU 11	Operative District Plan - LU 13	Proposed Plan - Commercial 1
Height	8 metres	8 metres	8 metres
Front Yard	4 metres	4 metres	0 metres
Side/Rear Yards	1.5 metres	1.5 metres	1.5 metres
Lot/Building Coverage	15%	40%	40% or 75% ¹
Gross Dwelling Area	10% of lots less than 2,000m ²	N/A ²	N/A ³
Noise	L ₁₀ 45 dBA L ₁₀ 35 dBA	L ₁₀ 45 dBA L ₁₀ 35 dBA	L _{eq} 55 dBA L _{eq} 45 dBA
Earthworks	50m ² 400m ²	50m ² 400m ²	50m ² 400m ²
Impermeable Surfaces	N/A ⁴	N/A	75% or 1,000m ² (whichever is the lesser) ⁵
Parking	1 space per 50m ² of GFA	1 space per 50m ² of GFA	

¹ The 75% limit applies only if the site is connected to the Owhanake wastewater treatment plant. Note: Where this 75% limit applies, the impervious surface area rule in clause 10c.4.9.1(2)(b) must also be complied with

² Only applies to residential activity in LU 13

³ No rule applies in Proposed Plan

⁴ No rule applies in the Operative District Plan

⁵ The 75% or 1,000m² limit applies only if the site is connected to the Owhanake wastewater treatment plant.

In addition the following applies:

- Land Unit 13 – A verandah is required along all frontage facing Ocean View Road.
- Land Unit 13 – screening of storage, refuse disposal and service areas with a solid wall or fence where facing road or island residential land unit.
- Commercial 1 – must maintain discontinuous frontage to Ocean view Road, with 75% of frontage to be windows or display areas, and having minimum of 5% public open space area on site.
- Commercial 1 – screening of storage, refuse disposal and parking areas with 1.8m solid wall or fence where facing road or island residential land unit.