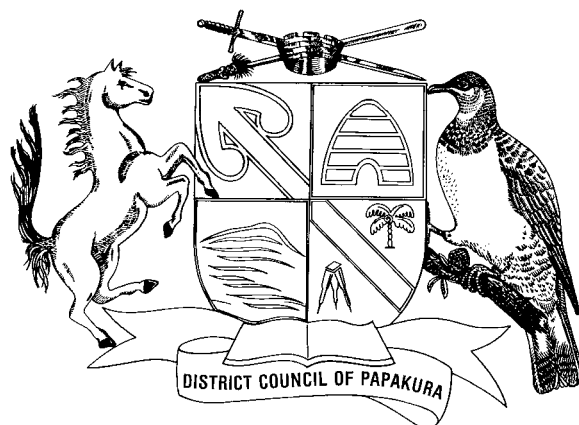


**COPY OF PLAN CHANGE 12
AS AMENDED OR MODIFIED BY THE COUNCIL DECISIONS
PLUS ALL SUBSEQUENT CONSENT ORDERS AND ENVIRONMENT COURT
DECISIONS**

PAPAKURA DISTRICT COUNCIL



**As amended or modified by the Council's Decisions
Plus all subsequent consent orders and Environment Court
Decisions**

(Without Strikeout Text)

**Proposed Plan Change No.12
Takanini Structure Plan Area 1A
Operative Papakura District Plan**

August 2011

MODIFICATIONS OR AMENDMENTS TO DISTRICT PLAN TEXT

Text in bold and underlined denotes words added by **accepting submissions** that amended or modified Change 12.

Text Underlined denotes words were added by Change 12 as notified.

Plain text words are already in the Operative District Plan, and have not been amended or modified by Change 12.

Instructions such as “Replace existing map with new version” are shown in plain (not italic) text.

All words struck out by the plan change as notified or the decision on submissions have been removed. For a complete version with strikeout, refer to the version included in the decision report.

Amendments resulting from Environment Court issued consent orders for appeal 2009-AKL-000091 issued in October 2009 and February 2010 are shown in red italic underlined text for additions and ~~red italic struckthrough text~~ for deletions.

Amendments resulting from Environment Court issued consent order for Appeals 2009-AKL-000067,74 and 91 are shown in blue italic underlined text for additions and ~~blue italic struckthrough text~~ for deletions.

Amendments resulting from the Environment Court decision and which are currently subject to an appeal to the High Court are shown in italic underlined yellow highlighted font for additions and ~~italic strikethrough yellow highlighted font~~ for deletions.

PREFACE

Figure 1 Urban and Rural Parts of the Papakura District:

Replace existing map with new version showing Area 1A changed from rural to urban notation

SECTION ONE, CONTENTS

Alter contents and page numbers according to changes below

SECTION ONE, PART 4 – THE ENVIRONMENT AND RESOURCES OF THE DISTRICT

4.5 The Future

Amend 11th paragraph, 3rd sentence as follows:

Future growth outside the existing metropolitan areas should occur only where environmental, accessibility and community principles can be met. This future growth opportunity is intended to result in a wide range of living opportunities, both in rural and urban areas by enabling the accommodation of future growth in a variety of ways including integrated mixed use development focused on the Central Area. Structure Plans and District Plan provisions have been formulated to support the progressive inclusion of the Takanini and Hingaia Areas within the Metropolitan Urban Limits. The Papakura Central Structure Plan supports the intensification of development in or in close proximity to the Central Business Area.

4.7.2 Future Development

Amend 6th paragraph as follows:

Provisions in the District Plan also seek to ensure that urbanisation of Takanini and Hingaia takes place in a manner which enables community wellbeing, while appropriately managing environmental effects.

4.7.3 Residential Development

Amend 5th paragraph as follows:

About two-thirds of the total District growth is expected to be accommodated through urban zonings (replacing rural zoning) in the Takanini and Hingaia area in such a way that the present qualities of the residential environments of Papakura are reinforced and enhanced. The remaining balance of the residential growth will be accommodated by infill and by residential intensification, including the enablement of residential activities within the Central Business Area. Within the identified new urban areas of Takanini and Hingaia, provision is made for similar intensive residential foci.

Amend 6th paragraph as follows:

Some household growth can be accommodated in the rural areas, beyond Hingaia and those parts of Takanini for which progressive urbanisation is provided. Such provisions for those parts of the District are set out in Section Two, Rural of the District Plan.

4.7.7.2 Other Business Development

Amend 2nd paragraph as follows:

*A particular impetus will be the ongoing residential development in the growth areas of Takanini and Hingaia (in the context of the RGS and supporting documents) requiring provision for mixed use and other business development in appropriate specified locations to service community needs. Appropriate **Plan** provisions contribute to the regional need and help to achieve greater employment self-sufficiency.*

SECTION ONE, PART 5: RESOURCE MANAGEMENT STRATEGY

Part 5b Structure Plan Areas

5b.2 Takanini Structure Plan Area

5b.2.1 Overview

Amend 2nd paragraph as follows:

*For the purpose of implementation, the Takanini Structure Plan Area (see Plan 1 overleaf) has been broken into sub areas. This section of the District Plan enables the staged implementation of the Takanini Structure Plan. Areas 1a and 1b of the Takanini Structure Plan are governed within this District Plan by the **Glenora** Structure Plan, set out in Appendix 16A" (Clause 16 amendment).*

Delete 3rd paragraph as follows:

3rd para deleted.

Amend 5b.2.3 Implementation as follows:

*The objectives and policies set out above will be implemented through the application of zones within the Structure Plan Area, with rules applying to the zones. Each of the zones may have more specific objectives and policies which apply in addition to those set out above. The **initial proposed** zones within the Structure Plan Area are as follows:*

- *Residential 8 Zone: This zone provides for medium density housing and retail, service station, commercial and community activities that will meet day-to-day local needs within the Addison Neighbourhood Centre, located on Porchester Road. (See Part 16.1 of Section Three)*
- *Reserves and Community Uses Zone: This zone is applied to the eastern portion of Bruce Pulman Park (Bratlie Block). (See Part 16.2 of Section Three)*
- *Special Purpose and Recreation Zone: This zone is applied to the western portion of Bruce Pulman Park. (See Part 16.3 of Section Three)*

Amend 5B.2.3 by adding two new subparagraphs as follows:

- (g) Commercial 2 zone at Takanini: This zone is applied to Part Area 1A west of the Railway line. (See Part 5 of Section Three)
- (h) Takanini Mixed Use zone: This zone is applied to Part Area 1A east of the railway corridor (See Part 16.4 of Section Three)

Insert additional paragraph at the end of section 5B.2.3 as follows:

Takanini Mixed Use Zone: This zone is applied to land immediately to the east of the North Island Main Trunk Railway line and adjacent to Walters Road. (See Part 16.4 of Section Three).

SECTION ONE, PART 10 DEFINITIONS

Amend Part 10 Definitions as follows:

Insert between definitions of “Floor Area and Gross Floor Area” and Ground Level”

Floor Area Ratio [defined as] the relationship between building gross floor area and site area, and is expressed by the formula “gross floor area: site area

Insert between definitions of “**The Act**” and “**Amenity/Amenity Values**” the following:

Addison Neighbourhood Centre [defined as] a **retail** commercial and community centre within Residential 8 zone, and comprising activities intended, planned and designed to serve many of the day-to-day needs of residents of the surrounding **area**, and also attracting passing trade from traffic passing through the **Centre** to and from a wider area (including future Takanini Structure Plan development areas) via the roads shown on the map in Section Three Appendix 16A (**Glenora** Structure Plan).

Takanini School Road Extension [defined as] the road shown extending north – south and connecting **to the end of Takanini School Road**, on the map entitled “**Glenora** Structure Plan” in Section Three Appendix 16A.

Insert between definitions of “Residential Curtilage” and “Retail Activities” the following:

Residential Density shall, for the purposes of measuring the density of residential development proposed within the ‘Development Areas’ as shown on Appendix 16A Glenora Structure Plan, be calculated as the total number of dwelling units proposed divided by the sum of the individual residential lot areas concerned (and shall exclude public open space areas such as roads, reserves stormwater ponding areas and laneways).

SECTION TWO CONTENTS

SECTION TWO PART 1 – DESCRIPTION OF DISTRICT

Amend 1.4 as follows:

The balance of the District (approximately 60 sq km) is mainly gently undulating to flat, good quality pastoral land, generally comprised of high quality soils. About 5% of this area is being used for horticultural purposes, with particular emphasis on the greenhouse vegetable and floricultural activities. Other features of the lowland parts include the Ardmore Aerodrome (mentioned above), Drury Gliding Field, Karaka Horse Sales Centre, and associated activity. About one third (approximately 20 sq km) of this land will be progressively urbanised. Management of this land will have regard to its expected urbanisation.

SECTION TWO PART 2- BACKGROUND TO THE RURAL SECTION

2.5 Ministry Of Agriculture And Fisheries Study

Amend 1st paragraph, 5th bullet point as follows:

- *horse owners and trainers were attracted to the Takanini area due to the availability of facilities and services. The horse industry is a significant contributor to the District economy.*

SECTION TWO, PART 6 – OBJECTIVES AND POLICIES

Amend Policy 6.1.12a as follows:

The Council supports the continued use of the rural Takanini area for horse breeding and training and will continue to provide for horse training facilities and establishments.

Delete entire Policy 6.1.12b text as follows:

Policy 6.1.12b deleted.

SECTION TWO, PART 7 – RULES FOR ZONES – RURAL TAKANINI/ DRURY ZONE

7.2.4 Discretionary Activities

Delete 13th bullet point including sub points(1-4) as follows:

13th bullet point deleted.

7.2.5 Subdivision

7.2.5.2 Discretionary Activities

Delete 2nd bullet point, sub-point (e) as follows:

Second bullet point deleted.

SECTION THREE CONTENTS

Alter contents and page numbers according to changes below

SECTION THREE, PART 4 – RESIDENTIAL ZONES

4.4 Resource Management Strategy

Amend 2nd bullet point as follows:

- *to establish a range of residential zones based on the development capability of the land and using performance standards as the principal resource management technique.*

4.6 Objectives And Policies

Amend Policy 4.6.2.1 as follows:

To establish a range of residential zones.

4.9 RESIDENTIAL 1 ZONE

4.9.6 Objectives And Policies

Amend Policy 4.9.6.1.2 as follows:

To enable the establishment of higher density multiple household units (Apartment building only) in the Central Area (refer to Part 10 of Section One).

SECTION THREE, PART 5 – Commercial Zones

PART 5 COMMERCIAL ZONES

5.1 INTRODUCTION

5.1 Introduction. First paragraph altered as follows:

Commercial development, in different built forms and levels of intensity is located throughout the District. This part of the Plan sets out the provisions with respect to commercial activities throughout the District. The provisions recognise Papakura's Central Area roles as a future Sub-Regional Centre in the Regional Growth Strategy ("RGS"), and as a key transfer point within the Southern Rapid Transit corridor. They also recognise the degree of interrelation that has evolved between the Central Business Area ("CBA"), the existing smaller commercial nodes and future commercial nodes within planned residential intensification areas, such as Takanini and Hingaia. The sustainable management of these established and planned

*centres will also be advanced through the accommodation, in the **Commercial 2 zone at Takanini** of activities which **supplement and/or complement**, ~~rather than compete with,~~ these established and planned centres. The provisions also ensure that intensification through mixed-used development is carried out in a way that environmental and community values are protected. See Section One Part 4 of the District Plan.*

5.2 Overview. Revised wording of paragraph inserted as follows:

*The **Commercial 2 zone at Takanini** has been subject to commercial development which **supplements and complements** ~~has the potential to detract from the role envisaged for the Central Business Area, through attracting trade and businesses away from it.~~ This area, ~~containing the Commercial 2 zone at Takanini,~~ will be carefully managed, through the setting of Objectives, Policies and other provisions **intended to ensure that the types of activities provided for are those which would supplement and/or complement**, ~~rather than duplicate or detract from,~~ the activities envisaged for the Central Business Area.*

5.4 RESOURCE MANAGEMENT STRATEGY

Insert as new 2nd bullet point as follows:

5.4 Resource Management Strategy – new second bullet point:

- *To retain the Commercial 1, 2 and 4 zones; to widen the range of activities in the Commercial 3 zones, in particular the introduction of residential activity; and to allow for Mixed Use zones within the neighbourhoods of **future planned residential identified growth** areas.*
- *To manage the **Commercial 2 zone at Takanini** in order to accommodate activities which will **supplement and/or complement** those of the Central Business Area, ~~rather than duplicate or detract from them.~~*
- *To ensure a mix of retail, commercial, community and residential activities whilst **providing an appropriate transition between, and interface with, the Commercial 2 Zone at Takanini, the railway corridor, and surrounding Residential zones.***
- *To manage the pattern of commercial zones in order to provide accessibility to commercial activities for the community, having particular regard to pedestrian, cycle and public transport accessibility.*
- *To protect amenity values within the commercial zones in particular the Core Retail Area within the Central Business Area.*

- To limit the adverse effects of commercial activities on adjacent activities, in particular residential and open space activity.
- To provide for residential activity in the Central Business Area in a way that does not place constraints on the conduct of commercial activities and which is supportive of passenger transport.
- To enable non-retail commercial activities to exist or establish in all zones subject to the control of adverse environmental effects.

5.5 DESIRED OUTCOMES

Insert as new 5th bullet point the following:

5.5 **Desired Outcomes** – new 5th bullet point:

Community facilities are provided for in the Commercial 2 zone at Takanini where they will be able to serve a District-wide function to supplement and/or complement the activities of the Central Business Area.

Insert new 6th bullet point as follows:

- **A mix of activities in the Takanini Mixed Use zone which complement activities within the Commercial 2 Zone at Takanini whilst maintaining and enhancing the amenity values of the surrounding Residential zones and providing an appropriate transition between, and interface with, commercial and residential activities.**

Amend last bullet (bullet 10) as follows:

- **Mixed Use zones comprising with commercial, ~~limited~~ retail, services, residential and community activities as part of identified growth areas. ~~'s facilities for the 'convenience' needs of residents of future planned residential areas within the District.~~**

Insert as new paragraphs the following between end of 5.6.7.3 and 5.7

Objective-Commercial 2 zone at Takanini

(Refer to Planning Maps)

5.6.8 To accommodate retail, commercial and community facilities which are not likely to generate adverse retail distributional effects that are more than minor on the Central Business Area of Papakura.

Policies

5.6.8.1 To accommodate ~~a~~ an appropriate range of activities that will provide the new growth areas of Takanini with conveniently located ~~and appropriate~~ retail, commercial and community facilities. ~~and which are not likely to generate adverse retail distributional effects that are more than minor on the Central Business Area of Papakura.~~

Amend 5.7 REASON FOR RANGE OF COMMERCIAL ZONES as follows:

The establishment of a hierarchy of commercial zones reflects the differing effects generated by commercial areas serving different purposes. The Mixed Use **1** zone is to provide for the establishment of 'convenience' shopping, employment and service centres for local residents in **an identified growth** ~~future planned residential~~ area. The introduction of residential activity in the CBA and the Mixed Use **Z** zones **generally** addresses the requirement of the RGS for additional population in a compact and accessible area supportive of public transport. Further, the consolidation of retail and non-retail commercial activities as achieved by the objectives and policies is seen as producing the appropriate resource management result for the District. The Commercial 2 zone at Takanini will **help this further by ensuring that commercial activity located there does not create adverse distributional effects on commercial activities located in the Central Business Area, whilst providing** provide for commercial and community facilities which will **supplement and/or** complement those ~~of in~~ the Central Business Area. **The Takanini Mixed Use zone will provide a mix of activities and an appropriate transition between, and interface with, the Commercial 2 zone at Takanini, the railway corridor, and the surrounding Residential zones.**

5.8 RANGE OF ZONES

Insert as new paragraph the following between end of 5.8.2 and 5.8.3:

Delete paragraph 5.8.2 "Commercial 2" and replace with the following:

Commercial 2

This zone applies in two locations: one on the edge of the Central Business Area, the other at Takanini. The two have somewhat different provisions in order to reflect their different locations relative to the Central Business Area.

Commercial 2 zone at Takanini

This part of the Commercial 2 zone applies to land within the area bounded by Glenora Road, Great South Road, Walters Road and the railway. Most of this zone is in commercial use, and it is intended that further commercial and/or community facilities can be accommodated **provided in such a way that they supplement and/or complement those of the Central Business Area, ~~rather than duplicate or detract from them and do not give rise to adverse distributional effects on such uses located in the Central Business Area.~~**

Amend 5.8.5 as follows:

5.8.5 Mixed Use zones.

These zones **can be appropriate within parts of the future planned residential-identified growth** areas within the District. It is expected that the zones will differ in scale, mix and type of activities. The Structure Plan for the subject area contains the Objectives, Policies and

Rules which apply.

These are:

Hingaia Structure Plan – Mixed Use 1 zone.

This zone covers 1 15ha area of Hingaia Structure Plan Area 1A. Refer to Part 5B of Section One for Objectives, Policies and Rules applying to the whole Hingaia Structure Plan.

Takanini Structure Plan – Takanini Mixed Use zone

This zone covers 5.419ha of Takanini Structure Plan Area 1A bounded by Walters Road, Arion Road, the Residential 8 zone to the north, and the North Island Main Trunk Railway. Refer to Part 5A of Section One for Objectives applying throughout the District, Part 5B for Objectives, Policies and Rules applying throughout the Takanini Structure Plan Area and to Part 5 of Section Three for relevant objectives and policies which apply to all Commercial zones.

5.9.2 Commercial 2 Zone

Amend 5.9.2.1 Status of Activities within the Commercial 2 Zone by leaving existing Table 2 and related rules unaltered, and adding a new Table 2A and related rules as follows:

TABLE 2A: Commercial 2 zone at Takanini.

<u>Activity</u>	<u>Status</u>
<u>Retail that complies with all standards terms and conditions</u>	<u>Controlled</u> - <u>Permitted</u>
<u>Retail that does not comply with all standards terms and conditions</u>	<u>Restricted Discretionary</u>
<u>Construction and/or relocation of new buildings and new accessory buildings including external additions to existing buildings and accessory buildings that comply with all standards, terms and conditions</u>	<u>Controlled</u>
<u>Construction and/or relocation of new buildings and new accessory buildings including external additions to existing buildings and accessory buildings that do not comply with all standards, terms and conditions</u>	<u>Discretionary</u>
<u>Commercial Activities (excluding offices) that comply with all standards terms and conditions</u>	<u>Permitted</u>
<u>Commercial Activities (excluding offices) that do not comply with all standards terms and conditions</u>	<u>Restricted Discretionary</u>
<u>Community facilities that comply with all standards terms and conditions</u>	<u>Controlled</u>
<u>Community facilities that do not comply with all standards terms and conditions</u>	<u>Restricted Discretionary</u>
<u>Service Station</u>	<u>Discretionary</u>
<u>Offices</u>	<u>Discretionary</u>
<u>Other activities not listed above</u>	<u>Discretionary</u>
<u>Residential</u>	<u>Non-complying</u>
<u>Industrial</u>	<u>Non-complying</u>

The Plan rules applying to the Commercial 2 zone shall, in addition to the rules below, apply to the “Commercial 2 zone at Takanini”. Where an activity becomes a Restricted Discretionary Activity by virtue of not complying with all standards terms and conditions, the exercise of discretion shall be restricted to matters relevant only to the standards terms and conditions that have not been met.

5.9.2.2 On the Glenora Road frontage a minimum of 2 metres landscaping, including provision of not less than 8 trees of eventual height greater than 5 metres, shall be provided.

5.9.2.3 On the Great South Road frontage not less than 1.5 metres of landscaping, which

may feature substantial trees, shall be provided.

5.9.2.4 Maximum Height

Maximum height – 12m

5.9.2.5 Height in Relation to Boundary

Rule 5.10 shall be complied with

5.9.2.6 Yards

Rule 5.11.1 a) shall be complied with

5.9.2.7 Provision and Screening of Rubbish Storage Areas

Rule 5.12 shall be complied with.

5.9.2.8 Floor area ratio

A maximum floor area ratio of 1:1 shall apply

5.9.2.9 Noise – Rule 5.15 shall be complied with

5.9.2.10 Glare – Rule 5.16 shall be complied with.

5.9.2.11 Controlled activity matters:

Rule 5.17 applies. In addition, Council may exercise control over those of the following that are relevant to the proposal:

1. Site landscaping, the external appearance of the proposed buildings including the colour or design of their exterior, in order to mitigate potentially adverse visual effects in relation to the owners or occupiers of any nearby land, or to members of the public generally

5.9.2.12 Use of floorspace

The following rules shall apply to land only at 230 Great South Road comprised in lot 3 DP 43991, lot 1 DP 49873, lot 3 DP 196464 and lot 2 DP 198814 and their successor titles, 12 Walters Road comprised in Lot 1 DP317814, 20 Walters Road comprised in Lot 1 DP 198814 and 62-66 Glenora Road comprised in Lot 1 & 2 DP 86237 Lot 82 & 83 DP 16667 Allotment 110 parish of Papakura Lot 1 DP 326112 and their successor titles. The use of floorspace shall comply with the following two restrictions until 31 December 2013, after which time these restrictions shall cease to have effect

1. All new retail units shall be either over 400m² or under 200m², and

2. The merchandise being sold in the shop units over 400m² shall not include food, beverage or clothing, and within the units under 200m² the merchandise may include food or beverage or

~~commercial activities as defined in the District Plan excluding offices, and~~

~~3.1. The use of floorspace for retail activity **retail units** shall not include supermarkets or department stores, and~~

~~4.2. None of the **retail units (whatever their size)** floorspace shall be occupied or let as offices.~~

~~Any proposal in the Commercial 2 zone at Takanini that does not comply with **rule 5.9.2.12** the above restrictions shall be a Restricted Discretionary Activity **which shall be publicly notified.**~~

~~In assessing an application for Restricted Discretionary Activity in the Commercial 2 zone at Takanini under **these rules** Rule 5.9.2.12, Council's discretion shall be limited to the following matters:~~

- ~~1. The extent to which **adverse distributional effects** the proposed activities are likely to adversely **affect the viability of similar retailing activities within the Papakura Central Business Area.**~~
- ~~2. The extent to which non-compliance with the rule is likely to create adverse visual, traffic, or other effects that require site landscaping or regulation of the colour or design of the exterior of the buildings, in order to mitigate adverse visual effects in relation to the owners or occupiers of any nearby land, or to members of the public generally.~~

~~Rule 5.18 (Discretionary Activities – assessment criteria) shall also apply.~~

Explanation

~~Applying similar rules to those applying to other commercial zones, and defining a wide range of activities as discretionary activities, together with the 5.6.8 Objective and Policies, signals the types of activity **anticipated.** **The restrictions are intended to ensure that unrestricted retail activities do not become established in the zone (other than at the existing Foodtown site).**~~

Amend 5.9.5 as follows:

5.9.5 Mixed Use **zZones**

The rules for the Mixed Use **z**Zones are contained in the Structure Plans of the area they relate to. These are:

Hingaia – Structure Plan Area 1A

- Refer to Part 5B of Section One for Objectives, Policies and Rules applying to the whole Hingaia Structure Plan.

- Refer to Part 17.2 of Section Three for specific Objectives, Policies and Rules applying to the Mixed Use **1 zZone**.

Takanini – Structure Plan Area Part 1A (East of the railway corridor)

- Refer to Part 5B of Section One for Objectives, Policies and Rules applying to the **whole Takanini Structure Plan.**
- Refer to Part 16.4 of Section Three for specific Objectives, Policies and Rules applying to the **Takanini Mixed Use zone.**

Amend Rule 5.15 as follows:

5.15.1 Commercial 1, 2, 3 and 4 zones

Any activity in a Commercial zone (except Commercial 2 zone at Takanini) shall be conducted so as to ensure that the noise level (L10) as measured on or within the boundary of a lot zoned for residential activities shall not exceed the following limits:

Monday – Friday	0700 – 2200	50 dBA
Saturday	0700 – 1200	50 dBA
All other times		45dBA

Commercial 2 zone at Takanini

Any activity in the Commercial 2 zone at Takanini shall be conducted so as to ensure that the noise level as measured on or within the boundary of a lot zoned for residential activities shall not exceed the following limits:

<u>Monday – Saturday</u>	<u>0700 – 2200</u>	<u>55 dB L_{A10}</u>
<u>Sunday and Public Holidays</u>	<u>0900 – 1800</u>	<u>55 dB L_{A10}</u>
<u>All other times</u>		<u>45 dB L_{A10}</u>
<u>2200-0700 (Monday – Sunday)</u>		<u>75 dB L_{AFmax}</u>

Explanation

The ambient noise levels surrounding the Commercial 2 zone at Takanini are higher than those surrounding other commercial zones because of the noise from Great South Road and the NIMTR, therefore noise levels at the residential interface have been increased to take account of the existing ambient noise levels in this location

Insert as new paragraphs the following after the end of Rule 5.17:

- (5) The noise insulating properties of the building, to ensure that noise generated by the railway will not have an adverse effect on the occupiers of the proposed building or adversely affect the use to which it will be put. In the Commercial 2 zone at Takanini, the noise insulating properties of the residential buildings, to ensure that noise generated by the railway will not have an adverse effect on their residential occupiers.**

~~(6) The management of the site to ensure that its use does not adversely affect the railway corridor, such as through rubbish blowing across it. In the commercial 2 zone at Takanini, the fencing of the common boundary with the railway to ensure that litter or other loose materials are effectively prevented from blowing, and vehicles are prevented from driving, onto the railway corridor.~~

~~(7) Pedestrian and vehicular linkages between sites in the zone, to facilitate and enhance the movement of pedestrians within and between the sites without the need to use the public road.~~

Insert as a new paragraph the following after Rule 5.18(f):

The Council shall be satisfied that:

~~(g) There are adequate pedestrian and vehicular linkages between sites in the zone facilitate the movement of people between the sites without the need to use the public road.~~

Insert as a new paragraph the following after the end of Rule 5.18 (g):

The Council shall be satisfied that:

~~(h) Adequate assessment has been carried out of the relationship between activities in the Commercial 2 zone at Takanini and similar activities in the Central Business Area.~~

Explanation:

~~Protection of the role envisaged in the Auckland Regional Growth Strategy for the Central Business Area is a strong theme referred to in several places in this District Plan. It must be able to be demonstrated that activities locating in the **Commercial 2 zone at Takanini** are not likely to detract from this. Generally this means avoidance of activities already provided in the Central Business Area, unless it can be shown that under-provision exists, and that such under-provision is unlikely to be addressed within the Central Business Area itself.~~

~~Although the relationship with the Central Business Area is of prime importance, it will also be necessary to show that activities located in the **Commercial 2 zone at Takanini** will not have significant adverse **distributional effects on the Papakura Central Business Area.**~~

Insert new paragraph 5.18 (g) at the end of Rule 5.18:

~~(i) (g) In relation to the commercial 2 zone at Takanini **Aadequate assessment has been carried out of the relationship with other Takanini Structure Plan and Central Business Area activities.**~~

~~Although Notwithstanding the isolation separation by the railway of Commercial 2 zone at Takanini from the rest of the Takanini Structure Plan area mitigates against this, activities which will supplement and/or complement and contribute positively to activities in the rest of the Takanini Structure Plan area and central business areas will be looked on favourably. (should they also perform positively against the other criteria in this list). This includes consideration of the support the activities are likely to give to the Addison Neighbourhood Centre functions and role, through supplementing or complementing activities in the ANC, and providing for activities not appropriate in such a centre, such as large format retail.~~

Explanation

~~The Commercial 2 zone at Takanini has been framed to reflect the historic, recent and potential needs of the area. needs the area has historically and more recently through expansion met. It serves a broad catchment area and enables significant flexibility as to the types of activities which could be accommodated within the zone, particularly on the Foodtown site, at 226 Great South Road comprised in Lot 2 DP 49873 PT Allot 77 Papakura Parish.~~

~~For that land occupied by the Commercial 2 zone at Takanini, several factors mitigate in favour of development which is currently more car-based and less integrated with the District Plan's other provisions in pursuit of implementation of the Takanini Structure Plan's mixed use node concept. These include:~~

- ~~• The development which has already taken place in this area (e.g. Foodtown, Southgate Centre, Mitre 10 Mega centre), facilitating access by car with generous car parking provision,~~
- ~~• The land's isolation by the railway from the rest of the Takanini Growth Area,~~
- ~~• The confirmation that no railway station will be provided between Walters Road and Taka Street,~~
- ~~• The reality that it is unlikely that any pedestrian overbridge will be provided from this area across the railway,~~
- ~~• The closeness and easy access to/ from Great South Road.~~

~~In these circumstances, it is appropriate to make provision for community facilities and other retail and commercial uses similar to those that have occurred to date and without creating adverse distributional effects on similar uses located in the Central Business Area. Some land within this area is under-used, and for this and other reasons likely to attract developer interest. At the same time, it is important that the Commercial 2 zone at Takanini works constructively with the Plan's approach of supporting neighbourhood centres in local areas. This approach seeks to provide residents with the choice of using active transport modes and meeting their day to day needs in their local area, while meeting wider needs in other centres, such as the Commercial 2 zone at Takanini and/or the Central Business Area.~~

SECTION THREE, PART 9 – SUBDIVISION

Amend 9.8.1 Takanini Structure Plan Area: Areas 1a and 1b and Hingaia Structure Plan Area: Area 1a as follows:

For subdivision rules for the Takanini Structure Plan Area: Areas 1a and 1b refer Part 16.

For subdivision rules for the Hingaia Structure Plan Area: Area 1a refer Part 17.

SECTION THREE, PART 10 – DEVELOPMENT IMPACT FEES

10.9 RULES

10.9.8 Reserve Contributions

Amend 10.9.8.3 Payment and Use of Reserves Contributions as follows:

Add point 5:

*5. Within the **Glenora** Structure Plan Area, the structure and layout of reserves, comprising the larger elements (but excluding Bruce Pulman Park), and comprising a neighbourhood park, walkway/cycleway and stormwater detention pond, shall be laid out ~~according to~~ generally in accordance with Appendix 16A, Glenora Structure Plan. The neighbourhood reserve shall be laid out to meet the specifications of Rule 16.1.3.5.6 and Appendix 16A, Glenora Structure Plan.*

SECTION THREE, PART 15 – Parking and Loading of Vehicles

15.8 RULES

15.8.16. Parking and Loading (Common Provisions)

Amend 15.8.16.2 Reverse Manoeuvring as follows:

- (v) *parking for Medium Density Housing Development in the Residential 8 Zone provided that driveways do not access onto a principal or arterial road as defined in Schedule 11A, or proposed principal, arterial or collector roads as identified on the **Glenora Structure Plan** (Appendix16A)*

SECTION THREE, PART 16 – TAKANINI STRUCTURE PLAN AREA

16.1 Residential 8 Zone

Insert the following index:

- 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**
- 16.2 Reserves & Community Uses zone**
- 16.3 Special Purpose & Recreation zone (Bruce Pulman Park)**
- 16.3.1 Objectives and Policies**
- 16.3.2 Rules: General**
- 16.3.3 Rules: Comprehensive Development Plan**
- 16.3.4 Rules: Activity Status**
- 16.3.5 Assessment Criteria**
- 16.3.6 Rules: Performance Standards**
- 16.4 Takanini Mixed Use zone**

Appendix 16A Glenora Structure Plan

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

16.1 RESIDENTIAL 8 ZONE

16.1.1.1 Density

Amend 1. Objectives as follows:

- 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.

Amend 2. Policy as follows:

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 standards 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

Add the following words so that "1. Objective" states:

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.**

Amend 2. Policy as follows:

Policy

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 Main Trunk 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.

Amend 16.1.1.3 Explanation as follows:

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 so doing encourage development densities which are supportive of public transport use and non motor vehicle mode options of transport consistent with 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 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 significant 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.

Amend 16.1.1.4 Methods as follows:

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

Amend 16.1.1.5 Expected Environmental Results as follows:

- **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.**

Amend 16.1.2.1 Definition of Area of Residential 8 Zone as follows:

*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 road that will bisect the Addison Neighbourhood Centre, as shown on the Glenora Structure Plan (Appendix 16A).

Amend 16.1.2.2 “Part 15” as follows:

Part 15 Parking and Loading of vehicles **(unless provided for otherwise in Part 16)**

Amend heading of 16.1.3 as follows:

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

Amend 16.1.3.3 Restricted Discretionary Activities as 2nd paragraph as follows:

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 Trunk Railway.***
- ***The layout of the area as shown in Appendix 16A***

*Except as provided for by section 94C of the Resource Management Act 1991, and except where council does not consider the proposed design satisfactorily meets the criteria in 16.1.3.6.4 **and 16.1.3.6.5, and except where required under Regulation 10 section 2(i), (Resource Management (Forms, Fees, and Procedure) Regulations 2003), the Act** applications for restricted discretionary activity subdivision will be considered without notification or the need to obtain approval from affected persons.*

Amend 16.1.3.5 Subdivision Standards as follows:

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 all such cases the case of subdivision in the 'Development Areas' shown on Appendix 16A, the subdivision shall result in a gross minimum Residential Density of no less than 230 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

Modify 16.1.3.6.4A (rules for assessing subdivision) fourth point, to state as follows:

- 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.**

Modify 16.1.3.6.4B, second point, to state as follows:

- 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.**

Amend Point 4.C as follows:

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.

Amend 16.1.3.6.5, point 5, and add a new Explanation, as follows:

5. Proximity to Electricity Transmission Lines

Subdivision of land which creates new allotments within an areas 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 the potential to interfere with the lines, and whether an alternative location would be more suitable given the operational requirement 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.

Amend the “NOTE” to 16.1.3.6.5 as follows

NOTE

~~Consultation with Transpower New Zealand Ltd (or its successor) is advised when considering construction within **32** metres of a high voltage electricity transmission line. The New Zealand Electrical Code of Practice NZECP : 34 contains restrictions on the location of structures in relation to lines. **Non-notification of an application is dependent upon the written approval of the owner and operator of the lines.**~~

16.1.3.7 Discretionary Activity Assessment Criteria

Amend 4th bullet point as follows:

*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.*

Add new 6th bullet point as follows:

- The extent to which the subdivision achieves the efficient use of land.

Add a new section 16.1.4, renumbering subsequent sections accordingly.

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

16.1.4.1 Activity Status Table

<u>Activity</u>	<u>Activity Status</u>
------------------------	-------------------------------

<u>1. Rule 9.8.3 of Section Three of the Plan applies.</u>	<u>Permitted Activity</u>
<u>2. Rules 9.8.4 and 9.8.5 of Section Three of the Plan apply.</u>	<u>Controlled Activity</u>
<u>3. Any subdivision which complies with the subdivision standards of 16.1.4.4.</u>	<u>Restricted Discretionary Activity</u>
<u>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.</u>	<u>Non Complying Activity</u>
<u>5. Any subdivision in the Addison Neighbourhood Centre prior to the approval of a Comprehensive Development Plan under Rule 16.1.11.18.</u>	<u>Non-Complying Activity</u>
<u>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</u>	<u>Non-Complying Activity</u>

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:

- a) The code of urban subdivision (excluding the Section relating to road standards and Schedule 9A).
- b) Geotechnical matters, including long-term monitoring of factors critical to maintaining ground stability.
- c) Servicing.
- d) Design and layout.
- e) The recommendations of the approved Stormwater Catchment Management Plan for the area.
- f) 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) ~~No new lot shall take 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.

Modify 16.1.4. **RULES: ACTIVITY STATUS – DEVELOPMENT** as follows:

Re-number and re-title as 16.1.5.

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](#)

Add the following:

16.1.9.13 : [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 Trunk Railway;**
- Parking and Access;
- Location relative to Public Transport;
- Servicing.
- **Measures or works necessary to guarantee the long-term geotechnical stability of the site.**
- **Residential Density**

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 Trunk 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 Trunk Railway;**
- Parking and Access;
- Location relative to public transport;
- Servicing; and
- Residential Density within the 'Development Areas' shown on Appendix 16A Glenora Structure Plan.

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.

3. Educational facilities

activities ancillary to educational facilities

including:

- ~~construction of buildings or structures for educational facilities~~
- ~~construction of buildings or structures for other activities ancillary to educational facilities~~
- ~~construction of road and path networks, associated parking, associated hard and soft landscaping and other associated infrastructure (e.g. seating, shelters) ancillary to buildings or structures for educational activities facilities and other activities ancillary to educational activities facilities.~~

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 320 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 230 dwelling units per gross 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 or greater than this 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).

Amend Table 16.1 as follows:

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 <u>Appendix 16C and complying with the layout as shown on Appendix 16A, Glenora Structure Plan.</u> In the case of medium density housing (i.e. development

Density	Activity Status
	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 <u>and complying with the layout shown on Appendix 16A, Glenora Structure Plan.</u>
<p>Density of or less than 1 unit per 526m².</p> <p>Subdivision where the average lot size exceeds 525m²</p> <p><u>Development that does not comply with the layout shown on Appendix 16A, Glenora Structure Plan.</u></p>	Discretionary Activity

Amend Table 16.2 as follows:

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

Amend heading of 16.1.5 as renumbered 16.1.6:

16.1.6 ASSESSMENT CRITERIA EXCEPT DEVELOPMENT WITHIN THE ADDISON NEIGHBOURHOOD CENTRE

16.1.6.1 Restricted Discretionary Activity Assessment Criteria

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

Amend Point 2 as follows:

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);*

Amend 16.1.6.2 (as renumbered) Discretionary Activity Assessment Criteria, second bullet point, to state:

- 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);

Add the following to 16.1.6.2 Discretionary Activity Assessment Criteria:

- **For any staged development on the land identified as “Development Area” on Appendix 16A, Glenora Structure Plan, the ability to achieve the required gross Residential Densities 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.**

Insert new section 16.1.7 as follows:

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

16.1.7.1 Activity Table

<u>Activity</u>	<u>Activity Status</u>
<p><u>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:</u></p> <p>a) <u>it is consistent with Glenora Structure Plan (Appendix 16A); and</u></p> <p>b) <u>The net area (excluding roads and reserves) of the Addison Neighbourhood Centre does not exceed 4.5 hectares; and</u></p> <p>c) <u>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.</u></p>	<p><u>Restricted Discretionary Activity (Non-notified)</u></p>
<p><u>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.</u></p>	<p><u>Non-Complying Activity</u></p>
<p><u>A supermarket (one only within the Centre), along with associated car parking, having a maximum GFA of 3,500m² and complying with performance standards specified in Rule 16.1.11 (excluding 16.1.11.16 and 16.1.11.17).</u></p>	<p><u>Controlled Activity</u></p>
<p><u>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).</u></p>	<p><u>Controlled Activity</u></p>

<p><u>The following activities are a Controlled Activity in the Addison Neighbourhood Centre:</u></p> <p>a) <u>Retail units having a maximum GFA per unit of 400m².</u></p> <p>b) <u>Commercial activities, and 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).</u></p> <p>c) <u>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).</u></p>	<p><u>Controlled Activity</u></p>
<p><u>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.</u></p>	<p><u>Restricted Discretionary Activity</u></p>
<p><u>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.</u></p>	<p><u>Non-Complying Activity</u></p>
<p><u>Any land use activity within the Addison Neighbourhood Centre prior to the approval of a Comprehensive Development Plan under Rule 16.1.11.13.</u></p>	<p><u>Non-Complying Activity</u></p>
<p><u>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.</u></p>	<p><u>Non-Complying Activity</u></p>
<p><u>Any activity not otherwise specified in the table above.</u></p>	<p><u>Non-Complying Activity</u></p>

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):

- a) 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):

Whether or not the proposal would undermine the principle retail, commercial and community role and function of the Addison Neighbourhood Centre:

- a) Acoustic Design;
- b) Amenity Space Provision;
- c) Privacy;
- d) 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:
 - i. Provide for screening of blank walls, storage areas, mechanical plant, equipment and service areas;
 - ii. Mitigate and soften the harsh lines of the built landscape including parking areas;
 - iii. Complement integrated planting throughout the Residential 8 zone, especially development at Addison and with planting in Bruce Pulman Park;
 - iv. Provide for both winter sun and summer shade;
 - v. Reduce visual clutter;

- vi. Integrate with street furniture, lighting, signage and other hard landscape features;
- vii. 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

16.1.9.6 Stormwater

Add to 16.1.9.6(i):

“and long-term monitoring of factors critical to maintaining ground stability”

Amend Point (v) as follows:

No development shall preclude the achievement of the recommendations of the approved Catchment Management Plan.

Amend 16.1.9.7 On-site Parking as follows:

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

Household units:	2 per <u>household</u> unit
Residential development on lot sizes of 0-250m ²	1.5 per <u>household</u> unit
Retirement Villages:	1.5 per <u>household</u> 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 16.1.5.2.1).

Add the following to the explanation for on-site parking at 16.1.9.7:

However, the Plan also seeks to provide for lower car parking provision in relation 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.

Amend 16.1.9.8 Noise by inserting the following after paragraph (i) as new paragraph (ii) and renumber paragraphs accordingly as follows:

- (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</u> <u>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 (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.

Modify the heading of 16.1.9.10 to state:

16.1.9.10 Transpower Infrastructure

Renumber the existing heading as follows:

16.1.9.10(i) Fencing of sites....

Add a new rule after rule 16.1.9.10(i) as follows:

16.1.9.10(ii) Proximity to ~~Power Lines~~ the [Huntly to Otahuhu 220kV High Voltage Transmission Line](#) Shown on Appendix 16A, Glenora Structure Plan

~~Development~~ [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 not be located within the a 32m wide power line corridor shown on Appendix 16A, Glenora Structure Plan 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.

Add new rule 16.1.9.13 (performance standards for permitted activities, Residential 8 zone, formerly 16.4.8.5 Special Purpose Takanini Education Campus zone as notified), as follows:

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.

Add a new rule 16.1.9.14 to require development to achieve minimum residential density:

16.1.9.14 Residential Density (performance standards for permitted activities)

The minimum Residential Density of residential development on the land identified as within the “Development Areas” shown on Appendix 16A, Glenora Structure Plan, shall be 230 dwelling units per hectare.

16.1.10 RULES: PERFORMANCE STANDARDS FOR SPECIFIED RESTRICTED DISCRETIONARY ACTIVITIES

Amend 16.1.10.2 Height in Relation to Boundary as follows:

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.

Amend 16.1.10.3 Minimum Landscaped Area as follows:

Rule 16.1.9.5 applies

Amend 16.1.10.5 On-Site Parking as follows:

Rule 16.1.9.7 applies

Amend the heading of rule 16.1.9 10.10 as follows:

16.1.9-10.10: “Transpower Infrastructure

Renumber the existing Transpower fencing rule as 16.1.9-10.10(i)

Add a new rule 16.1.9-10.10(ii) as follows:

16.1.9-10.10(ii) Proximity to Power Lines the Huntly to Otahuhu 220kV High Voltage Transmission Line Shown on Appendix 16A, Glenora Structure Plan

Rule 16.1.9.10(ii) applies.

Development shall not be located within the 32m wide power line corridor shown on Appendix 16A, Glenora Structure Plan. Where it is proposed to site development 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 structures in relation to lines. Non-notification of an application is dependent upon the written approval of the owner and operator of the lines.

Insert the following as new paragraph after paragraph 16.1.10.10:

16.1.10.11 Geotechnical assessment report

A geotechnical assessment report shall be submitted in relation to each proposed development, and shall to demonstrate to Council’s satisfaction that the particular the

suitability of the land concerned to accommodate the proposed development. on its particular proposed site, is viable in geotechnical terms, including its long-term stability.

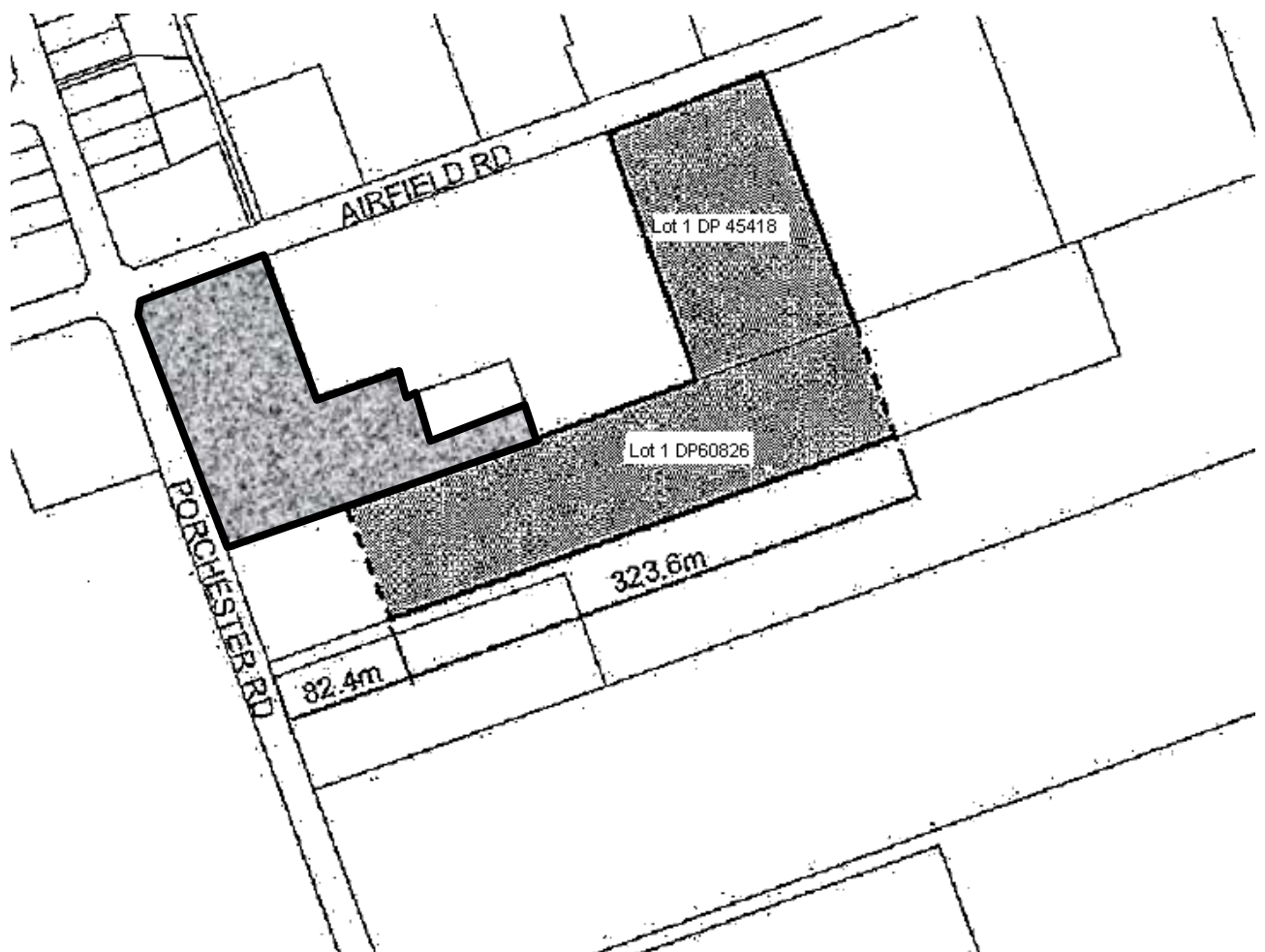
Add a new rule 16.1.10.12 to require development to achieve minimum Residential Density:

The minimum Residential Density of residential development on the land identified as within the "Development Areas" shown on Appendix 16A, Glenora Structure Plan, shall be 230 dwelling units per gross hectare.

Amend 16.1.10.9 as follows:

16.1.10.9 Development on Land Identified in Figure 16.5

Rule 16.1.11 applies.



Insert a new section 16.1.11 as follows:

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:

<u>AVERAGE MAXIMUM LEVEL</u>	
<u>L_{eq} dB(A)</u>	
<u>7.00am - 10.00pm</u> <u>(0700 - 2200)</u>	<u>10.00pm - 7.00am</u> <u>(2200 - 0700)</u>
<u>Habitable Rooms</u> <u>40dB(A)</u>	<u>Bedrooms</u> <u>35dB(A)</u>
	<u>Other Habitable Rooms</u> <u>40dB(A)</u>

- (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:**
 - (i) Where a verandah is provided non-illuminated signage no greater in area than 2m² per site may be displayed on one verandah fascia.**
 - (ii) 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:

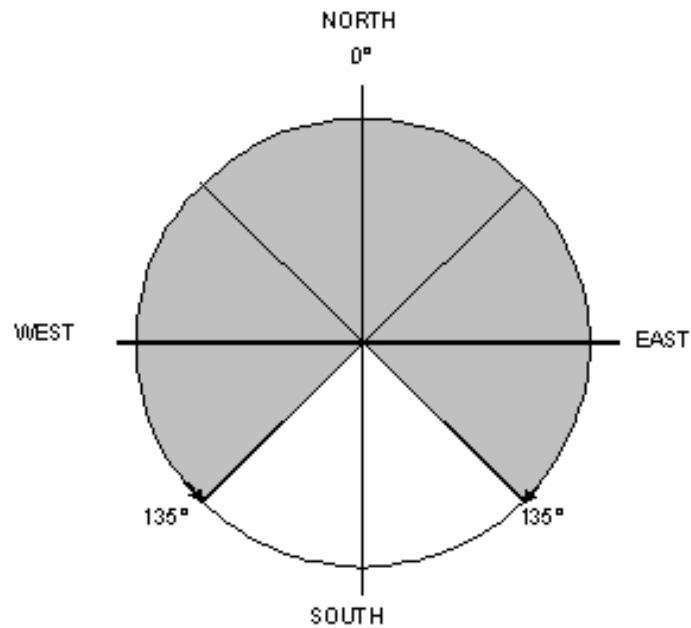


Figure 16.7: Private Outdoor Space Orientation

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.**

16.3 SPECIAL PURPOSE AND RECREATION ZONE

16.3.3 RULES: COMPREHENSIVE DEVELOPMENT PLAN

16.3.3.3 Assessment Criteria

Amend Point 4 as follows:

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.*

Amend 16.3.5.3 Discretionary Activity Assessment Criteria, 3rd bullet point as follows:

*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.*

Add the following to 16.1.9 (formerly 16.4.8.5):

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.

Insert the following after 16.3.6:

16.4 TAKANINI MIXED USE ZONE

16.4.1 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.

16.4.1.1 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 maintain and enhance the amenity values of the adjacent Residential zones.*
- (5) 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.

16.4.1.2 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 corridor 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 and providing setbacks with hard and soft landscaping along the Arion Road frontage of the zone and at the northern interface of the zone where necessary to maintain and enhance the amenity values of the surrounding Residential zones.

(6) By providing coherent, connected and high amenity pedestrian connections throughout the zone.

16.4.1.3 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. Activities anticipated in this zone include residential development, visitor facilities, childcare centres, offices, retail activities, community facilities, healthcare facilities, restaurants, cafes, commercial activities, educational facilities, and entertainment facilities. The mix of activities within the zone will complement development west of the zone, whilst maintaining and enhancing the amenity values of the surrounding Residential zones, and achieving an appropriate level of amenity within the zone.

16.4.1.4 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.
- Protects the amenity values of surrounding Residential zones.

16.4.2 RULES: SUBDIVISION

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

16.4.2.1 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) That the number and location of vehicle access points to the zone from the surrounding area provide for:
 - i. The principal point of access close to the Walters Road and Arion Road intersection;
 - ii. Consolidated access points to the zone from Arion Road; and
 - iii. Access points to the zone to be offset from the surrounding residential road network.
- d) That buildings, 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; and
 - iv. Conveniently located, safely lit and landscaped car parking areas and pedestrian routes.
- e) Traffic management including access and circulation, car parking and loading areas, and pedestrian safety.

16.4.2.2 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

16.4.2.3 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.

16.4.3 RULES: ACTIVITY STATUS

16.4.3.1 Activity Table

Activity – Not Involving Building Works	Activity Status
<u>Childcare Centre</u>	<u>Permitted</u>
<u>Commercial Activities</u>	<u>Permitted</u>
<u>Community Facilities</u>	<u>Permitted</u>
<u>Educational Facilities</u>	<u>Permitted</u>
<u>Entertainment Facilities (excluding taverns)</u>	<u>Permitted</u>
<u>Healthcare Services</u>	<u>Permitted</u>
<u>Institutional Activities</u>	<u>Permitted</u>
<u>Offices</u>	<u>Permitted</u>
<u>Recreation Activities</u>	<u>Permitted</u>
<u>Retail Activities</u>	<u>Permitted</u>
<u>Veterinary Clinic</u>	<u>Permitted</u>
<u>Visitor Facilities</u>	<u>Permitted</u>
<u>Residential Activities</u>	<u>Permitted</u>
<u>Any activity, building or site development which does not comply with 1 or more of the performance standards in Rule 16.4.5</u>	<u>Restricted Discretionary</u>
<u>Supermarkets</u>	<u>Discretionary</u>
<u>Taverns</u>	<u>Discretionary</u>
<u>Any other activity not involving building works</u>	<u>Discretionary</u>
<u>Industrial Activities</u>	<u>Non-Complying</u>
<u>Bus Depots, freight forwarding, warehouse distribution, and truck stops</u>	<u>Non-Complying</u>

<u>Service Stations</u>	<u>Non-Complying</u>
<u>Activity – Involving Building Works</u>	<u>Activity Status</u>
<u>Signs</u>	<u>Restricted</u> <u>Discretionary</u>
<u>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</u>	<u>Restricted</u> <u>Discretionary</u>

Advice Note:

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

16.4.3.2 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 16.4.4.1(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 16.4.5, Council has restricted the exercise of its discretion to the following matters and may impose conditions in relation to these (refer 16.4.4.1(2) for criteria):
 - a) Extent of the infringed standard(s) and its specific effects with reference to the explanation for the relevant standard(s).

16.4.3.3 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 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.

16.4.4 ASSESSMENT CRITERIA

16.4.4.1 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 ensure:
 - a) Consistency with the objectives and policies for the zone;
 - b) That building height, scale, location and design is appropriate in relation to surrounding activities, including ensuring that:
 - (i) Larger format buildings are located alongside the railway corridor or behind development along the Arion Road frontage and/or at the northern interface of the Zone.
 - (ii) Smaller format and/or finer grain buildings are located along the Arion Road frontage and at the northern interface of the zone, and to ensure that Arion Road will have an active frontage where appropriate.
 - (iii) That visual display windows for non residential activities are constructed at ground floor level along at least 80% of the length and height of the ground floor level of the walls facing Arion Road, and where the building is single story and over 10m in height, the display windows should be at least 4m high.
 - c) That the intended functions of site development and buildings are appropriate and integrated.
 - d) That a variety of quality spaces and relationships between buildings and site development are provided.
 - e) That buildings and/or site development in its context contribute to a cohesive mixed use environment.
 - f) That 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) That the number and location of vehicle access points provide for:

(i) the principal point of access close to the Walters Road and Arion Road intersection

(ii) consolidated access points for the zone from Arion Road; and

(iii) access points to be offset with the residential network.

h) That buildings, 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.

(iv) conveniently located, safely lit and landscaped car parking areas and pedestrian routes.

i) That the height, scale, form and detailed design and appearance of buildings and structures (including all site works) respects the character and high amenity values of the adjacent residential areas, in particular at the sensitive interfaces with the Residential 8 zone to the north and east.

j) That 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.

k) That building design is of a high quality and provides a high level of amenity and contributes to an overall character for the zone.

l) That 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) That 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) That signage (including building signage and free standing signage) is designed as integral components to commercial buildings (including retail, office and community buildings) and site layout.

o) That building scale, form and detailed design is relative to its intended use (generally as opposed to specifically).

p) That 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) That 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) That site and building signs displayed within the zone are compatible in terms of their location, scale, form, illumination and design with the role, function and mixed use nature of the zone.

s) That the display of site and building signs is appropriately limited at the interface of the zone with residential zoned land, in particular the display of freestanding signs.

t) That 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.

u) That stormwater management is consistent with an approved Catchment Management Plan applying to the zone.

v) That stormwater management is an integral part of the layout and design of the zone.

w) That 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 16.4.5 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.

16.4.5 RULES: PERFORMANCE STANDARDS

16.4.5.1 Maximum Height

a) 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-compliance with the height control shall have regard to the finished ground level of development as opposed to the existing level.

16.4.5.2 Height in Relation to Boundary

The maximum height in relation to boundary for buildings along the Arion Road frontage, the Walters Road frontage and along the northern boundary of the zone shall be 2m at the 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.

16.4.5.3 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.

16.4.5.4 On Site Parking

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

<u>Activity</u>	<u>Minimum Parking Requirements</u>
<u>All activities except for Household Units</u>	<u>1 for every 35m² of GFA</u>

<u>Household units</u>	<u>1 per unit</u>
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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) A site is located particularly close to public transport.
- b) 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).
- 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).

16.4.5.5 Noise

(a) 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.

(b) Table A

The noise level measured at or within the boundary of a Residential zoned site shall not exceed the following limits:

<u>AVERAGE MAXIMUM LEVEL</u>			<u>MAXIMUM</u>
<u>L₁₀ dBA</u>			<u>L_{MAX} dBA</u>
<u>Monday to Saturday</u>	<u>Monday to Saturday</u>	<u>At all other times</u>	<u>10.00pm - 7.00am (2200 - 0700)</u>
<u>7.00am - 6.00pm (0700 - 1800)</u>	<u>6.00pm - 10.00pm (1800 - 2200)</u>		
	<u>Sunday and Public Holidays</u>		
	<u>7.00am - 10.00pm (0700 - 2200)</u>		
<u>50</u>	<u>45</u>	<u>40</u>	<u>65</u>

(c) 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:

<u>AVERAGE MAXIMUM LEVEL</u>		<u>MAXIMUM</u>
<u>L₁₀ dBA</u>		<u>L_{MAX} dBA</u>
<u>Monday to Saturday</u> <u>7.00am - 10.00pm (0700</u> <u>- 2200)</u>	<u>At all other</u> <u>times</u>	<u>10.00pm -</u> <u>7.00am</u> <u>(2200 - 0700)</u>
<u>60</u>	<u>55</u>	<u>90</u>

(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

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

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.

16.4.5.6 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.

16.4.5.7 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.

16.4.5.8 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.

16.4.5.9 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.

16.4.5.10 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.

16.4.5.11 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 16.4.5.13

16.4.5.12 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 16.4.5.12 and 16.4.5.13. 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.

16.4.5.13 Minimum Residential Component

Within the Mixed Use zone the maximum gross floor area of all buildings shall be 20,000m², and for any development within the mixed use zone above the first 5,000m² gross floor area, at least 50% of that additional gross floor area is to be for residential use.

Explanation and Reasons

The purpose of this Rule is to ensure that an appropriate mix of residential and non-residential uses is established, and thus meets the mixed use objectives and policies for the zone. In particular, Council seeks to avoid the development of the site being wholly or predominantly retail, commercial, or other non-residential activities.

16.4.5.14 Landscaping

A 3 metre wide landscape strip shall be provided along the entire length of the northern boundary of the zone. 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.

16.4.5.15 Interface with Residential Zones

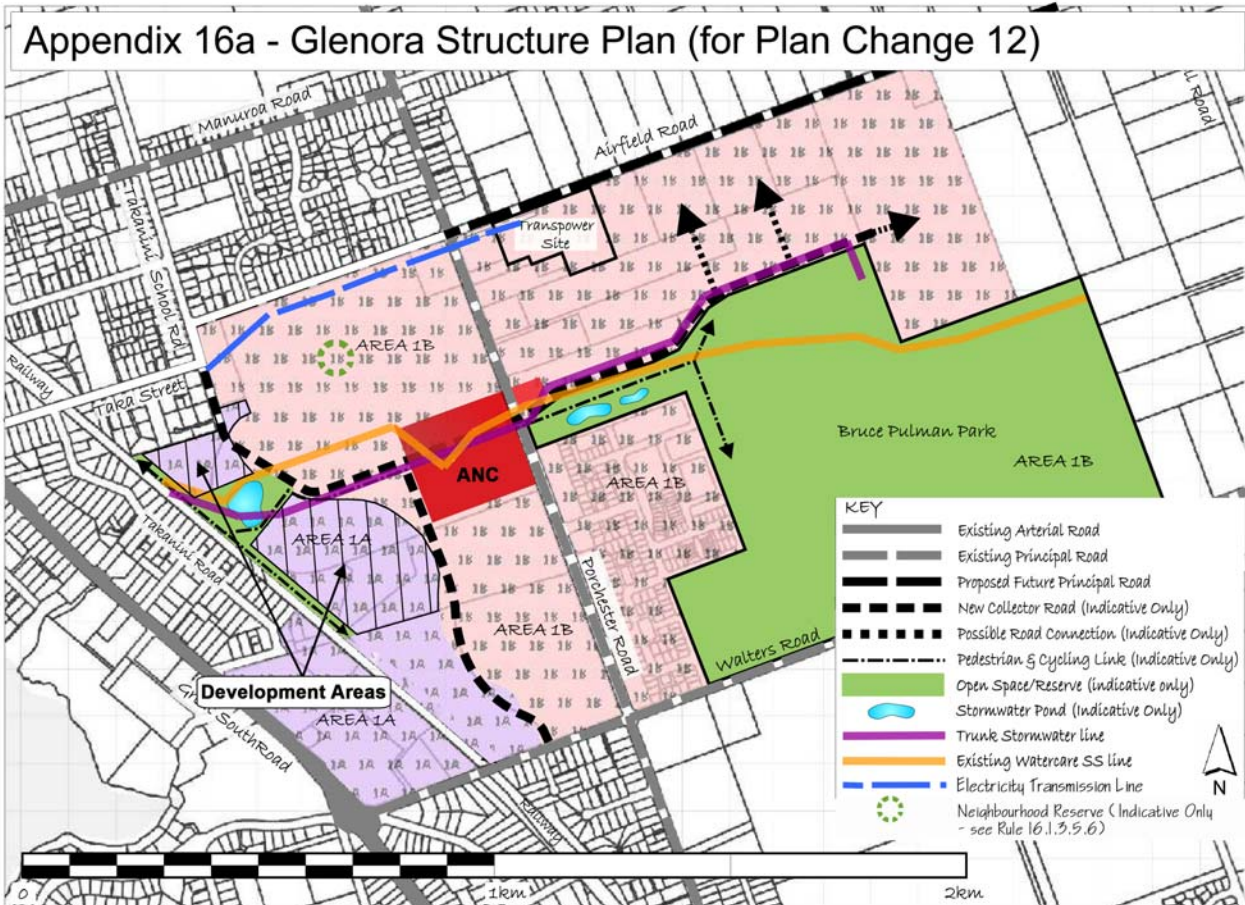
Any non-residential activity within the zone shall be located more than 30 metres away from any residential zone.

Explanation and Reasons

This enables potential noise and disturbance effects of non-residential activities in close proximity to established residential activities adjacent to the zone to be addressed through the resource consent process. Limits on hours of operation of non-residential activities may be imposed as a condition of a resource consent.

Amend APPENDIX 16A GLENORA STRUCTURE PLAN as follows:

DELETE THE STRUCTURE PLAN APPENDIX 16A AND REPLACE WITH THE STRUCTURE PLAN PRESENTED AT THE HEARING OF SUBMISSIONS (BELOW)



APPENDIX 16B SUBDIVISION DESIGN ASSESSMENT CRITERIA

PURPOSE OF APPENDIX 16B

Amend 3rd paragraph as follows:

The criteria will be considered for vacant lot subdivision and for subdivision in relation to a preceding or concurrent land use consent involving household units. In addition, the criteria will also be used as appropriate in the consideration of discretionary activity applications for subdivision, or retail, service station, commercial or community activities consistent with the Addison Neighbourhood Centre as defined in Section One Part 10 and described in Appendix 16D.

Design Element 1: Road, Reserve and Access Networks

Explanation

Amend 3rd paragraph as follows:

*In considering the appropriate degree and nature of connections, regard should be had to probable destination. For the Residential 8 Zone connections to the **Addison Neighbourhood Centre** and **to the railway station at Takanini are** a particular priority. Connections to Bruce Pulman Park are also important, hence requiring that the design and layout of future subdivision is sensitive and responsive to this proximity. Aligning some roads along the park's boundary will improve potential connections, as well as enhance park security. When such roads are designed it is also important to ensure that walking and cycling routes are provided which enable integration with those in the park thereby facilitating the expansion of the functional capacity of the park. The design of the entrance to the park from Porchester Road, if required, should also be carefully considered so as to ensure safe and convenient vehicular access / egress to the park road connections will also be required into adjoining undeveloped blocks of land for future linkages.*

Design Element 3: Design of Roads and Access Routes

Explanation

Amend 2nd paragraph as follows:

Indicative locations for principal roads and residential collector roads are shown on the Glenora Structure Plan. Most remaining roads should be regarded as local streets and minor links (i.e. short lanes, often with properties accessing only one side or neither side).

Amend Design Element 4: Design of Reserves as follows:



1. *Reserves should be located adjacent to public roads. Clear sight lines into all areas of reserves should be available from public roads and nearby dwellings and along cycle and pedestrian routes.*

2. *Reserves should be distributed throughout the Residential 8 Zone to provide a variety of recreation opportunities.*

3. *Reserves should be designed for a particular purpose and to provide a focal point for the neighbourhood, and be located such that as many lots as possible have a direct physical or visual connection with the reserve.*

4. *Trees and any structures should be positioned for winter shelter and summer shade, to maximise the focal qualities of any reserve, and to reinforce any linkages from the reserve to other areas.*

Amend Design Element 4, 2nd paragraph as follows:

Reserves that are largely bounded by public roads often tend to be more secure, because of informal surveillance from the road and from the houses nearby, and are thus likely to discourage crimes against the person, vandalism, burglary, dumping, and littering the necessary surveillance required to deter crime is attracted through other means, principally through high public usage of these open spaces (as well as clear sight lines from public roads.) In such locations, and clearly visible to as many properties as possible, they are likely to attract the maximum number of users and be more valued by the community. Ideally reserves should not directly adjoin residential lots, but as a guide, not less than half the total length of legal boundary of any reserve should adjoin legal road. Innovative design for roads to incorporate or define open space is also encouraged – for example a large cul-de-sac “head” in which the carriageway actually encircles a usable open space reserve is a good design solution and preferable to a conventional cul-de-sac head located in road reserve, where their function and role in the context of the area as a whole may require a different layout to comply with Appendix 16A, Takanini Structure Plan.

Add new design element 5:

Design Element 5: Design of Subdivision Located near Electricity Transmission Lines.

- 1 **All buildings, structures, mobile plant and earthworks must maintain adequate separation distances from transmission line conductors and support structures and must comply with the requirements of the NZECP 34:2001. Additionally, access around transmission line support structures must be maintained to ensure that Transpower can carry out maintenance and emergency works unfettered.**
- 2 **Dwellings and landscape planting should be located and orientated to ensure that the adverse effects of any high voltage transmission lines present are minimised.**
- 3 **In accordance with the Electricity (Hazards from Trees) Regulations 2003, planting should be kept away from transmission line support structures and conductors, but can be planted near dwellings to ensure that the transmission lines are screened and out of view from the dwellings and/or outdoor living areas. Any planting necessary underneath a line needs to give consideration to the mature height of plant species and their ability to maintain the specified safe separation distances.**

Explanation:

Design Element 5 incorporates the main principles appropriately locating and orientating development near high voltage electricity transmission lines, which traverse the Takanini Structure Plan area. Separation distances are required to be maintained between transmission lines and buildings, structures and landscaping, to ensure public safety and the protection of the National Grid.

Transpower's Development Guide (for development near high voltage transmission lines) should be consulted for more detailed information. Additionally, Transpower New Zealand Ltd. should be consulted to provide details on the separation distance requirements in each particular situation.

Figure from page 6 (Screen Dwellings from Lines) Transpower Design Guide inserted here.

Insert Example 3 on page 27 of the Transpower Design Guide.

APPENDIX 16C (Medium Density Housing, Design Assessment Criteria)

Add the following paragraph to Appendix 16C, Medium Density Housing, Design Assessment Criteria, at Design Element 4: Visual and Acoustic Privacy, after paragraph 3:

4. When located near electricity transmission lines, Medium Density Housing should be designed, located and orientated to avoid the adverse amenity and public safety effects of electricity transmission lines, and to avoid adversely affecting these lines and the reliability of electricity supply. Transpower's Development Guide (for development near high voltage transmission lines) should be consulted for more detailed information.

After Explanation, Design Element 5, Appendix 16C add new Appendices as follows:

APPENDIX 16D – ADDISON NEIGHBOURHOOD CENTRE DESIGN ASSESSMENT CRITERIA

The criteria listed under each design element are intended to give flexibility, enabling site responsive designs.

Each design element includes an explanation, which summarises the rationale for the particular design element and expands on the individual criteria. The explanation may be used as further guidance in interpreting the intention of the criteria and assessing the extent to which the proposal accords with them.

Design Element 1: Porchester Road and “High Street” East-West Link Interface

1. **When viewed from Porchester Road and the proposed “high street” east-west link to the Takanini School Road Extension, buildings shall create visual interest through articulation and openings on elevations, and through roof form and design.**
2. **Open car parking, service areas and outdoor storage areas shall be generally avoided on the Porchester Road and “high street” east-west link interfaces, unless screened by buildings and/or landscaping.**
3. **Signage shall be limited within the Porchester Road and “high street” east-west link road interface to avoid unnecessary clutter, unless affixed to, and integrated with, building elevation design.**
4. **Access to the Addison Neighbourhood Centre should generally be located away from the main road frontage of Porchester Road, and the east-west link road, to minimise vehicle crossings and accessways.**

Explanation:

Design Element 1 pertains to what will be the most public face of the Addison Neighbourhood Centre, where development is viewed from Porchester Road and the “high street” east-west link. Careful attention to detail, including building scale, façade articulation, signage and streetscape is required to avoid potential adverse visual effects and to contribute positively to the amenity of the area.

The criteria are intended to ensure that the design of buildings presents an active and interesting public face regardless of whether the formal entrance to those buildings occurs from the rear where it is anticipated that car parking areas will be located. It is important that car parking and service areas are located to the rear of buildings fronting Porchester Road and the east-west link road and, if this is unavoidable, screening by way of substantial landscaping should be incorporated into the design.

The proliferation of advertising signage and poorly designed and located signs can significantly detract from the visual amenity and character of an area. Sign clutter can also reduce the effectiveness of individual signs as proliferation can often impact on the success of an advertising message. It is important to remember that the Addison Neighbourhood Centre will be located within a medium density residential development and, as such, signage, like built form, should respect existing and proposed development through careful consideration of scale, bulk, height and illumination of component elements.

Design Element 2: Layout of Open Space

1. *A safe, attractive and convenient shared pedestrian space shall be created linking the land to the north of the Addison Neighbourhood Centre with the landscaped public spaces created along the “high street” east-west link. Additional green links and sightlines from Bruce Pulman Park shall be realised within the scope of the Addison Neighbourhood Centre, along the east-west link street to Takanini School Road Extension.*
2. *Car parking should be located to the rear of buildings. Where larger areas of car parking need to be provided, these should be broken up into smaller car parks and visually improved by landscaping.*
3. *Retail, commercial and community development built to a consistent setback shall front the northern side of the proposed east-west link road creating a well defined ‘boulevard’ entrance reinforcing a sense of place.*
4. *Appropriate provision shall be made for a safe and accessible public transport stop within the Addison Neighbourhood Centre.*
5. *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 landscaping.*
6. *Link open space areas with strongly defined paths to enhance user experiences and to reinforce opportunities for pedestrian and cycle connectivity throughout the wider development area.*
7. *Crime Prevention through Environmental Design (CPTED) principles should be considered in the assessment of built form and streetscape design.*

Explanation:

The criteria in Design Element 2 is concerned with the relationship between buildings and spaces and how this effects pedestrian and cycle movement patterns and legibility. Open spaces should provide the focal point for community interaction in a neighbourhood and be located where they are highly accessible for residents. To encourage pedestrians to use vehicular streets, these must be comfortable, safe, easy, and engaging. This can be achieved through ensuring that key sightlines and paths are respected and delineated by changes in pavement materials and street levels. Active edges as supported by Design Element 3 and 4 also becomes a consideration in defining desired pedestrian and cycle routes.

Whilst it is not intended that the Addison Neighbourhood Centre will be servicing a large catchment area, public transport should be a consideration in aligning development with broader regional transport strategies and sustainability initiatives.

Design Element 3: Street Frontages

1. *Buildings shall generally adopt a perimeter block layout where carparking is located behind buildings.*
2. *Buildings on corners shall be articulated through height variation, building setbacks, façade treatment and colour to ensure building elements appropriately emphasise the street intersection.*

3. **Building frontages shall provide informal supervision to streets, open spaces and walkways by providing a high level of generally “see through” ground floor display area and building entrances that address the street. Views into a building give interest to passers-by and make the buildings function apparent, while views out of the building facilitate overlooking which contributes to safety.**
4. **When viewed from the road or any public space, buildings shall create visual interest through articulation, roof form, openings and variation. Secondary elements such as balconies and other projections that break up the mass of buildings shall generally be encouraged.**
5. **Solid blank walls along or facing a road shall be avoided. Articulation and architectural detailing should be used to keep areas of blank wall to a minimum.**
6. **Where buildings do not front roads, attractively landscaped areas shall be provided between the building and the main road frontage, and the use of such areas for parking shall not be visually prominent.**
7. **CPTED principles should be considered in any assessment of building frontages and how they interrelate with surrounding spaces.**

Explanation:

Design Element 3 applies to the design and layout for the public front of a building. Buildings with live edges, such as shop fronts, doors directly to the street, or residential upper floors, and clear internal-external sightlines enable people to keep an eye on public space and make it feel safer. In the interests of creating a vibrant neighbourhood centre, active frontages shall be encouraged to enhance the vitality and viability of the development, and to project a façade that will attract passing trade, and provide high amenity values for those people visiting the centre.

The public edge of a building should accommodate activities which benefit from exposure through significant display area and interaction with the public realm, and can contribute to the life of the public space itself.

Design Element 4: Open Space Design

1. **Buildings shall be oriented and located to define outdoor spaces for users of the development and for the public as appropriate. The scale of buildings should be responsive to the size and purpose of the open space provided.**
2. **Open spaces shall be designed to accommodate a range of activities. Trees and any structures, such as verandahs, shall be positioned for winter shelter and summer shade, to maximise the particular qualities of any outdoor space, and to reinforce any linkages from the open space to other areas.**
3. **All open space should be fronted by development to provide passive surveillance and overlooking of the space. Backs of buildings and/or high fences are not appropriate as this reduces passive surveillance and can make places appear unsafe.**
4. **Functional open spaces such as car parking areas, shall include landscaped areas and separate pedestrian pathways to create an attractive, interesting and safe pedestrian environment.**

5. CPTED principles should be incorporated into the development of open space areas.

Explanation:

Open space should provide the focal point for community interaction in a neighbourhood. Along with streets that promote walking and cycling, open space contributes to casual social interaction. Design Element 4 pertains to the open spaces created between buildings including landscaped plazas and squares and more informal spaces. Open spaces should be created through the responsive and considerate positioning and design of adjacent buildings and not as a result of leftover space once a building position has been determined. Council will encourage an active interface between open space and adjacent uses, including an understanding of CPTED principles in the application of edge treatments.

Design Element 5: Retail/Commercial/Mixed Use Activities

1. Mixed-use developments shall provide a separate entrance for residential components.
2. The design of buildings that incorporate ceiling heights higher than the minimum required shall generally be encouraged to allow for flexibility of future use.
3. Access from parking areas to associated residences shall be internal or direct, safe and well lit.
4. It is important that retail, commercial and community activities front the street at ground floor level in order to promote active frontages, and to reinforce the principal retail, commercial and community role and function of the Centre. Residential activities shall, therefore, generally be accommodated at upper floor levels.
5. Buildings shall be designed to have active rooms fronting onto those public areas in front of them, so users or residents can connect with people in the street.
6. Activities within the Addison Neighbourhood Centre shall be compatible with surrounding residential activities and, within the Centre, shall be integrate within a coordinated residential/mixed use environment.

Explanation:

Design Element 5 applies principally to the mix of uses within the Addison Neighbourhood Centre, and how an understanding of building layout and uses can contribute to the long term viability and sustainability of the Centre. Within a neighbourhood centre, for example, housing can provide customers for shops, make use of empty space above them and generate activity when they are closed. The provision of additional height on ground floors in areas of higher density and/or mixed use will allow for the flexible use of premises in the future. This should be accompanied by greater sound insulation and other features required in a mixed-use environment.

Some uses are incompatible because of functional factors like noise or traffic generation and can result in reverse sensitivity.

PLANNING MAPS

Replace Planning Maps key and D2, D3, E2, and E3 with new versions

D2:

east of railway, change Takanini Structure Plan Area 1A land north of 30 Walters Road from Rural Takanini/ Drury Zone to Urban Residential 8 zone

D3:

east of railway, change Takanini Structure Plan Area 1A land north of 30 Walters Road from Rural Takanini/ Drury Zone to Urban Residential 8 zone.

*west of railway, change Urban Industrial 1 zoning on Takanini Road to Urban **Commercial 2** zoning.*

change sites at the corner of Airfield and Porchester Roads, south of Airfield Road and east of Porchester Road (not including Transpower's Electricity Substation site) from Rural Takanini/ Drury Zone to Urban Residential 8 zone.

change 30 Walters Road (Lot 1 DP329052) bounded by Arion Road, Walters Road and west of the railway to Takanini Mixed Use Zone.

E3:

east of railway, change Takanini Structure Plan Area 1A land north of Walters Road from Rural Takanini/ Drury Zone to Urban Residential 8 zone.

west of railway:

- *change Urban Industrial 1 zoning at Glenora and Takanini Roads to Urban **Commercial 2** zoning*
- *change Urban Industrial 3 zoning north of Walters Road and east of Great South Road to Urban **Commercial 2** zoning.*

change 30 Walters Road (Lot 1 DP329052) bounded by Arion Road, Walters Road and west of the railway to Takanini Mixed Use Zone.

