Waimakariri District Council
Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 27

Hearing Stream 9
Part 3: Area specific matters – CMUZ – Commercial and Mixed Use Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3.**

Report 1 contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

Recommendation Report 2 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

Recommendation Report 3 contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

Appendix 1: Schedule of attendances.

Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.

The Hearings Panel for the purposes of **Hearing Stream 9** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay and Neville Atkinson.

1. Introduction

Report outline and approach

1. This is Report 27 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).

2. The report addresses the objective, policies, rules and other provisions relating to the CMUZ – Commercial and Mixed Use Zones Chapter and the submissions received on those provisions. The relevant provisions are:
   - Definitions
   - CMUZ Objectives and Policies
   - TCZ – Town Centre Zone provisions
   - LCZ – Local Centre Zone provisions
   - NCZ – Neighbourhood Centre Zone provisions
   - MUZ – Mixed Use Zone provisions
   - LFRZ – Large Format Retail Zone provisions
   - CMUZ - Matters of Control and Discretion for all zones.

3. We have structured our discussion on this topic as follows:
   (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;

   (b) **Sections 3 – 7** contains our evaluation of key issues and recommended amendments to provisions; and

   (c) **Section 8** contains our conclusions.

4. This Recommendation Report contains the following appendices:
   (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.

   (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a 'tracked change' format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

5. We record that all submissions on the provisions relating to the CMUZ – Commercial Mixed Use Zones chapter have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council's website. As stated above, our decision on each submission point is set out in Appendix 2.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', where we do not agree fully or in part with the s42A report authors' recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.

7. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
   (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
   (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
   (c) as part of that examination, that:
      i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
      ii. the efficiency and effectiveness of the provisions is assessed;
      iii. the reasons for our recommendations are summarised; and
      iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.

8. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
    (a) summary of relevant provisions;
    (b) themes raised in submissions; and
    (c) identification of key issues for our subsequent evaluation.

Submissions

11. There were over 650 original submissions, as well as many further submissions, received on the CMUZ Chapter, which are outlined in the section 42A report.

Key issues

12. The issues in contention on these chapters addressed in this report are:
    (a) General and Repeated Submissions - height in relation to boundary control
    (b) CMUZ Objectives and Policies - supermarket GFA limit, residential units
    (c) TCZ – Town Centre Zone provisions and maximum height limits across all CMUZ's
    (d) LFRZ – Large Format Retail Zone provisions and CMUZ-MD12, additions to supermarkets and department stores.

3. Height in relation to boundary control

Overview

13. The following is a summary of the Panel's recommended amendments, over and above those recommended by the s42A report author in the 'General and Repeated Submissions' section of the s42A report:

Provisions	Panel recommendations
LFRZ-BFS2	Amend LFRZ-BFS2 to also include clarification on how the height in relation to boundary control is to be measured in accordance with the diagrams in Appendix APP3.

Amendments and reasons

14. Kāinga Ora's submission[1] sought to amend the height in relation to boundary controls for the Town Centre Zone (TCZ), Local Centre Zone (LCZ), Neighbourhood Centre Zone (NCZ), and Mixed Use Zone (MUZ) to improve clarity as to how they are interpreted and applied. The s42A report author, Mr Willis, recommended some amended wording in response to the Panel's pre-hearing written question regarding this submission. While his recommended wording was not transferred into the Reply Report's Appendix A, the

[1] 325.333, 325.305, 325.289 and 325.320

Panel confirms the revised and clarified version is appropriate and notes also that Ms Dale, planner for the submitter, has accepted this version[2].

15. Whilst Kāinga Ora did not submit in relation to the LFRZ, we have recommended the same amendment to LFRZ-BFS2 as a consequential amendment, or otherwise as a Clause 16(2) amendment if there is a question of scope, and in terms of s32AA this will provide consistency, and add coherence, to the provisions.

4. CMUZ Objectives and Policies – Supermarket GFA limit, residential units

Overview

16. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

17. We do not however accept the s42A report author's recommendation to add an Advice Note to TCZ-R1, LCZ-R1, MUZ-R1 and LFRZ-R1, as outlined below.

Reasons

18. The submissions we consider further here are those by:
    (a) Woolworths[3] which opposes the activity status for supermarkets in CMUZs, noting that while they are permitted activities within TCZs and MUZs, resource consent would typically still be required due to the 450m^2 building gross floor area limit; and
    (b) Templeton Group[4] seeking amendments to CMUZ-P7 to enable residential units to be permitted at ground level in the Pegasus LCZ, and Kāinga Ora[5] seeking amendments to CMUZ-P7 to provide flexibility for residential use in appropriate circumstances.

19. In relation to the Woolworths submission, we understood from Mr Allan's evidence that the submitter is no longer pursuing this matter and accepts the s42A report author's recommendation. Mr Willis noted that the 450m^2 is not a building limit per se but an urban design threshold trigger, and he recommended that an advice note be added to the relevant rules to clarify this. However, we do not consider there is a need for an advice note, noting that the default position for an exceedance of the rule is to CMUZ-MD3 which clearly relates to urban design matters.

20. In relation to the Templeton Group and Kāinga Ora submissions, the s42A report author's evidence, based also on the economics evidence of Mr Foy and the urban design evidence of Mr Nicholson, both for Council, was that ground floor residential use

[2] Ms Dale, Summary Statement, paragraph [1.9]
[3] 282.118
[4] 412.14
[5] 325.282

can result in inactive frontages or 'dead spaces' undermining vibrancy and would likely result in less space for, or crowd out, commercial activities which could harm the role and function of the centre.

21. Ms Dale, planner for Kāinga Ora, supported in principle the concern at potential displacement of commercial activity particularly in the NCZ and LCZ, due to the small size of these zoned areas, and agreed with Mr Willis that residential units should be 'encouraged' in CMUZ-P7 at first floor level and above. However she said that ground floor residential units in the NCZ, LCZ, and TCZ can all be considered as a restricted discretionary activity, subject to the matters of discretion in CMUZ-MD11. Ms Dale said there is an apparent disconnect here in that CMUZ-P7(2)requires the avoidance of residential activities "on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity on the ground floor". She also noted that Policy TCZ-P2 'Town Centre Zone activities and form' encourages in subclause (3) "medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities". Ms Dale suggested alternative wording for CMUZ-P7 to resolve the apparent disconnect between policies and rules.

22. We have some sympathy for Ms Dale's requested relief in this respect. However, first and foremost we agree with Mr Willis' evidence that, overall, the strong 'avoid' policy framework for CMUZ-P7 is appropriate given the primary purpose of these zones and the potential significant adverse effects associated with enabling residential activity at the ground floor of these centres. We consider Ms Dales' suggested re-wording of CMUZ-P7 has some merit but overall will be too enabling of residential activity at the ground floor level. We accept Mr Nicholson's evidence that Ms Dale's suggested amendment does not address the potential adverse effects on character and streetscape of the centre, or on the commercial activities of nearby businesses including hospitality, and importantly once residential activity is established on the ground floor it would be difficult to reclaim this space if commercial demand increases in the future.

23. However, Ms Dale's evidence has highlighted an area for potential revision of the policy and rule framework on this aspect, and we recommend that Council include this in its program for future plan changes.

5. Town Centre Zone provisions, and maximum height provisions across all CMUZ's

Overview

24. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

25. Notwithstanding our 'exceptions' approach for reporting, we do however address this matter as it leads to a recommendation we make for Council to review an apparent inconsistency in some PDP rules, as explained further below.

Reasons

26. The submission we consider further here is that by Kāinga Ora – Homes and Communities[6], seeking to amend the maximum building heights specified in TCZ-BFS1.

27. Kāinga Ora, in general, supported higher height limits to meet the requirements of the NPS-UD, and requested increases in some height limits to acknowledge that five and six level buildings are more financially viable to construct than four levels. We note here that these height limits were also subject to Variation 1, which is addressed in a separate Recommendation Report.

28. There was a level of agreement between Ms Dale, planner for Kāinga Ora, and Mr Willis in relation to:
    (a) a building height limit in NCZ (where it adjoins MRZ) and LCZ of 12m;
    (b) a 12m height limit at the North Woodend and Oxford centres;
    (c) height breaches are appropriately assessed as restricted discretionary activities;
    (d) new matters of discretion for building height breaches in CMUZ-MD19; and
    (e) no need for a non-notification clause for height breaches.

29. The remaining area of disagreement, as explained by Ms Dale, was that she considered a height limit of 18m (or five stories) is appropriate on the principal shopping streets in the Kaiapoi and Rangiora TCZ's and in the MUZ at Kaiapoi. Her reasons were that Kaiapoi and Rangiora are the district's primary commercial centres where the greatest level of intensification/growth is anticipated, and the Council's economic and urban design evidence also supported this. Ms Dale also noted that from Mr Foy's evidence a height limit of 21m in the MUZ would be sensible allowing up to six-storey buildings and that four storey buildings provided for by the proposed 15m limit in MUZ-BFS1 are not economically viable. In her view, an 18m height limit allows for a step down from the 21m permitted in the TCZ and is also appropriate given that the height in relation to boundary rule would apply in any event on the boundary with any residential zone.

30. Mr Willis responded to the submitter's evidence, and to several questions from the Panel, in his Reply Report. He noted that the NPS-UD Policy 3(d) requirement is to enable building heights that are commensurate with the level of commercial activity and community services, and he did not consider that Ms Dale had provided any evidence that taller buildings were more commensurate with the existing or anticipated future level of commercial activity and community services in the District's TCZs. Mr Willis considered that a 15m limit generally provides for a four-storey building as permitted, and that from his photos of recently constructed four-storey buildings in the Christchurch City Centre, and from Mr Foy's evidence, four-storey buildings can be economically viable. He also noted that for a breach of the proposed height limit it is generally accepted that a restricted discretionary consent status (as recommended) can still be enabling of taller buildings to be built with resource consent.

[6] 325.331

31. We note the level of agreement between the planners and therefore accept the need for increases in maximum height limits in general.

32. However, having considered all of the evidence on the outstanding matter, overall, we are more persuaded by Mr Willis' evidence that a 15m height limit is appropriate, and in particular:
    (a) with an 18m height limit, the residential height bonus is only one storey and this is not a strong incentive to encourage mixed-use development, for the reasons stated.
    (b) based on consultation undertaken during the drafting phase, a 15m height limit was generally supported.
    (c) recent new builds within the Rangiora and Kaiapoi TCZ have been two and three storeys, so there is no evidence that the market is currently seeking 15m or 18m height limits; and
    (d) a 15m limit would be more consistent with decisions on the recent review of the Selwyn District Plan.

33. Finally on this topic we note that Mr Willis has drawn attention to the following matter, which we recommend the Council notes for a future plan review or plan change:

> *However, I note that other Proposed Plan rules, such as MRZ-BFS4 Height does not refer to the height calculation, while MRZ-BFS7 repeats the height calculation matters in the rule itself. There is therefore some inconsistency in how the Proposed Plan covers this matter.*

6. Large Format Retail Zone, and CMUZ-MD12 – additions to supermarkets and department stores

Overview

34. The following is a summary of the Panel's recommended amendments, over and above those recommended by the s42A report author:

Provisions	Panel recommendations
LFRZ-R14	Add an advice note to clarify that LFRZ-R1, 'Construction or alteration of or addition to any building or other structure' continues to apply.
CMUZ-MD12	Amend to include Large Format Zone.

Amendments and reasons

35. The submission we consider here is from Woolworths[7] which opposes LFRZ-R14 and seeks permitted activity status for the expansion of existing supermarkets in the LFRZ or, in the alternative, the inclusion of matters of discretion allowing consideration of the

[7] 267.15

scale and characteristics of the existing development and the functional and operational requirements of the activity.

36. Mr Allan, planner for Woolworths, confirmed that he agreed with the s42A report author's advice that a new supermarket in the LFRZ should require resource consent so that retail distributional effects on centres can be assessed. However, he was concerned that it was unnecessarily onerous to also subject the expansion of an existing supermarket, no matter how small or inconsequential the increase, to an assessment of commercial activity distribution effects under CMUZ-MD12.

37. Mr Willis responded by recommending that a threshold should be included in LFRZ-R14 for up to 20% GFA expansions of existing supermarkets or department stores to exclude these from needing resource consent. He said that after having discussed this matter with Mr Foy, the resulting commercial distribution changes from such extensions are below the threshold at which an assessment should be required. He noted that LFRZ-R1 already covers urban design requirements for buildings or extensions over 800m^2 (as he had recommended to be amended in the s42A report and we accept that amendment).

38. We accept that advice, noting that all the experts agreed on this approach. However, we consider that LFRZ-R14 needs to be further amended with a note to clarify that LFPZ-R1 continues to apply, so that for any expansion to a supermarket or department store exceeding 800m^2 an urban design assessment will still be required.

39. Further to that, we also consider an amendment is required to CMUZ-MD12 so that this matter of discretion will also apply to the LFRZ (as notified it only applies to the LCZ and the TCZ). We consider this to be a consequential amendment resulting from our recommended change to LFRZ-R2 and LFRZ-R14, and in terms of s32AA it will improve the coherence of the relevant provisions.

7. Minor and consequential amendments

40. A submission by Foodstuffs[8] on TCZ-BFS11 identified a mistake in the standards applying to waste management areas for commercial activities, that is the 5m^2 waste management area is supposed to be a minimum rather than a specified area. The s42A report author agreed this is a mistake and recommended this is rectified for TCZ-BFS11 as well as for the equivalent standard in the other zones (LCZ-BFS10, NCZ-BFS10 and LFRZ-BFS8), based on the submission by Foodstuffs.

41. The Panel agrees this is clearly an error, and notes that the similar standards for waste management areas required for residential units have the same error. We consider these mistakes can be rectified by way of Clause 16(2) of the RMA and have made these changes to the relevant zones provisions.

[8] 267.10

8. Conclusion

42. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – CMUZ – Commercial and Mixed Use Zones. Our recommended amendments are shown in Appendix 2.

43. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

Appendix 1: Submitter attendance and tabled evidence for CMUZ- Hearing Stream 9

Attendee	Speaker	Submitter No.
Reporting Officer	• Andrew Willis	N/A
Ara Poutama (Department of Corrections)	• Maurice Dale	52
Ravenswood Developments	• Sarah Eveleigh • Sarah Schulte	347
Kainga Ora	• Clare Dale • Josh Neville • Aidan Cameron	325
Tabled Evidence		
KiwiRail Holdings Ltd	• Catherine Heppelthwaite • Michelle Grinlinton-Hancock • A Arthur	373, FS 89
Z Energy	• Jarrod Dixon	286
Foodstuffs South Island	• Mark Allan	267
Woolworths	• Kay Panther Knight	282

Appendix 2: Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

Appendix 2: (1) General Objectives and Policies for all Commercial and Mixed Use

Appendix 2: (2) Neighbourhood Centre Zone

Appendix 2: (3) Local Centre Zone

Appendix 2: (4) Large Format Retail Zone

Appendix 2: (5) Town Centre Zone

Appendix 2: (6) Matters of Discretion for all Commercial and Mixed Use Zones

CMUZ - General Objectives and Policies for all Commercial and Mixed Use Zones

Introduction

The purpose of this chapter is to set out provisions relating to Commercial and Mixed Use Zones.

This chapter contains objectives and policies relating to:

- Centres
  - Town Centre Zone (Rangiora, Kaiapoi and Oxford are the District's identified Key Activity Centres);
  - Local Centre Zone; and
  - Neighbourhood Centre Zone.
- Other commercial zones that are not centres –
  - Large Format Retail Zone; and
  - Mixed Use Zone.

The District requires the provision of appropriate commercial opportunities in a way, and at a rate, to provide for the District's social, economic and cultural well-being. The distribution and location of commercial and civic activity plays a key role in the form, identity and growth of urban areas, provides certainty in public and private investment, and provides a strong sense of community within its town centres including Rangiora, Kaiapoi, Oxford and the emerging town centre at North Woodend. Because of this and the varied commercial activities that occur across the district, a range of distinct commercial and mixed use zones are provided.

The objectives and policies set out below apply to all Commercial and Mixed Use Zones. However, there are some specific objectives and policies that will apply to the zones and appear in each zone section along with the rules for each zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

Objectives	
CMUZ-O1	**Commercial development and location** Sustainable and self-sufficient commercial economic development occurring in a hierarchical network of consolidated commercial centres.
CMUZ-O2	**Urban form, scale and design** A scale, form and design of development in all Commercial and Mixed Use Zones that: 1. recognises and enhances the centre's role and function and the overall centres hierarchy; 2. supports achieving a good quality urban environment; 3. recognises the functional and operational requirements of activities and the existing built form; and 4. manages adverse effects on the surrounding environment.
Policies	
CMUZ-P1	**Centre function, role and hierarchy** Ensure commercial growth and activities are focused within a hierarchy of commercial centres to support a compact urban form, consistent with their role and function that supports and maintains:

	1. town centres as the District's principal employment and commercially focused areas, and the primary focal point for community and other activities at the highest density of development; 2. local centres which provide for a range of activities to meet the daily/weekly shopping needs of residential or nearby rural areas, while protecting the role and function of the town centres; 3. neighbourhood centres which provide for a range of small scale activities to meet the mainly convenience needs of immediate residential neighbourhoods, while protecting the role and function of the town and local centres~~; and~~ ~~4. the existing commercial centre within Belfast/Northwood in the Christchurch District~~.[1]
CMUZ-P2	**Other commercial zones function and role** Recognise the potential for the Mixed Use zone and Large Format Retail zone to provide a complementary role to the centres, but ~~O~~only provide for ~~other~~ commercial activities in ~~other~~ these ~~Commercial and Mixed Use~~ ~~Z~~zones where significant adverse effects do not arise on ~~these do not adversely affect~~ the centres hierarchy, and the[2] role and function of ~~T~~town ~~C~~centres[3], and the investment in public amenities and facilities in the Town and Local Centre Zones.
CMUZ-P3	**New Local and Neighbourhood Centres** Provide for new Local and Neighbourhood Centres in identified development areas as specified on ODPs, where these: 1. support the role and function of Town Centres, and do not undermine investment in public amenities and facilities in Town and Local Centres; 2. achieve the Local or Neighbourhood Centre's identified function, scale and role; and 3. provide a safe and efficient transport system which is integrated with the centre.
CMUZ-P4	**Centre expansion** Enable the expansion of the Town Centre Zone, Local Centre Zone and Neighbourhood Centre Zone only where the expansion: 1. adjoins the existing centre zone and includes a clear zone boundary to demarcate the zone edge; 2. improves access to the range of facilities, goods and services in a convenient and efficient manner; 3. enhances or consolidates the centres' function and role as identified in CMUZ-P1, TCZ-P1, TCZ-P2, LCZ-P1 and NCZ-P1; 4. supports the efficient use of investment in public amenities and facilities in the Town Centre; 5. maintains or otherwise appropriately mitigates adverse effects on,[4] the amenity values of adjoining Residential Zones at the interface; and 6. supports a safe and efficient transport system which can be integrated with the centre.
CMUZ-P5	**Scale and form of development in all Commercial and Mixed Use Zones** Support the function, role and character of all Commercial and Mixed Use Zones by enabling: 1. the largest scale of built form including larger floor areas and building heights, and concentration of activities in the Town Centre Zone; 2. medium scale development in the Local Centre Zone and Mixed Use Zone;

[1] Ravenswood Developments Limited [347.61]
[2] Woolworths [282.9]
[3] Ravenswood Developments Limited [347.62]
[4] Ravenswood Developments Limited [347.63]

	3. small scale activities and a low rise-built form in the Neighbourhood Centre Zone that respects and integrates with the suburban residential context; and 4. larger floor areas in the Large Format Retail Zone.
CMUZ-P6	**Design and layout** Require new development to be well-designed and laid out to: 1. respond to the design of the existing built form within a site and the adjoining environment while recognising any operational requirements of the proposed activities; 2. ensure that street facing façades of Principal Shopping Streets, have active frontages to provide visual interest, and design features that support the established character, coherence and sense of place of the centre; 3. encourage pedestrian activity and pedestrian amenity along streets and in adjoining public spaces; 4. locate parking areas where they do not visually dominate or disrupt the street frontage, and avoid parking areas that have direct frontage to Principal Shopping Streets; 5. facilitate accessibility within a site and with the surrounding area by a range of modes of transport through well-defined, convenient and safe routes; 6. promote a safe environment through encouraging the application of the principles of CPTED; 7. achieve a visually attractive setting when viewed from the street and other public spaces, while managing effects on adjoining environments; 8. manage the compatibility of activities within and between developments especially for activities adjacent to Residential Zones, through: a. controlling site layout, landscaping and design measures, including back of house areas and storage; b. controls on emissions including noise and light; and c. the management of signs. 9. manage the adverse effects of built structures on the surrounding environment, particularly at the interface with Residential Zones and Open Space and Recreation Zones, natural waterways and sites of cultural significance to Ngāi Tūāhuriri identified in Schedule SASM-SCHED1.
CMUZ–P7	**Residential activities** Residential activities are: 1. Encouraged to locate above ground floor in all centres; 2. Avoided on ground floors fronting or adjoining the street in Town Centres to maintain commercial activity at ground level; and 3. Well-designed, sustainable and functional, and manage reverse sensitivity effects, including from higher levels of ambient noise and reduced privacy by ensuring: a. the provision of sufficient and readily accessible outdoor living and service spaces, and internal storage; b. the provision of acoustic attenuation; and c. minimum unit sizes.
CMUZ–P8	**Other activities** 1. Discourage activities which have objectionable odour, dust or noise, or would give rise to significant adverse effects on the character, role, anticipated activities and amenity values of all Commercial and Mixed Use Zones. 2. Avoid quarry, landfill, cleanfill, mining or dam activities within urban areas[5];

[5] Fulton Hogan [41.33]

NCZ - Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for the smallest commercial centres in the District.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
NCZ-O1	**Neighbourhood Centre Zone activities** Neighbourhood Centres: 1. provide for a range of activities and scale that directly support the immediate or nearby residential neighbourhood; 2. do not provide for development that results in significant adverse effects on ~~adversely affect~~[1] the role and function of Town and Local Centres, nor undermine investment in their public amenities and facilities; and 3. amenity values are managed within the zone and at the interface with adjacent Residential Zones.
Policies	
NCZ-P1	**Design and integration** Within Neighbourhood Centres: 1. enable a limited range of convenience activities that provide for the immediate residential neighbourhood and do not result in significant adverse effects on ~~adversely affect~~[2] the role and function of Town and Local Centres; 2. enable a range of Centre sizes that generally comprise up to 450m^2 total floor space ~~and up to five shops with a maximum retail tenancy of 350m^2 GFA;~~[3] 3. ensure activities are accessible by walking and cycling from the area served; ~~and~~ 4. adverse amenity effects are managed within the zone and at the interface with ~~neighbouring~~[4] more sensitive zones~~.~~; and 5. enable above ground floor residential activity.[5]

Activity Rules

How to interpret and apply the rules

[1] Woolworths [282.11]
[2] Woolworths [282.12]
[3] Woolworths [282.146 and 282.12] and Kāinga Ora [325.284].
[4] Kāinga Ora [325.284]
[5] Kāinga Ora [325.284]

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include furthermore specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.[6]

NCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with all built form standards (as applicable).	**Activity status when compliance not achieved: as set out in the relevant built form standards**
NCZ-R2 Public amenities	
Activity status: PER	**Activity status when compliance not achieved: N/A**
NCZ-R3 Emergency service facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
NCZ-R4 Retail activity, including supermarkets[7]	
This rule does not apply to large format retail provided for under NCZ-R19.	
Activity status: PER Where: 1. the maximum activity size shall be 200m² GFA~~.~~; or 2. for supermarkets, the maximum activity size shall be less than 450m² GFA.[8]	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
NCZ-R5 Commercial services	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m² GFA.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution
NCZ-R6 Office	

[6] Woolworths [282.132]

[7] Woolworths [282.146]

[8] Woolworths [282.146 and 282.72]

Activity status: PER Where: 1. the floor area of the activity shall be a maximum 200m² GFA.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution
NCZ-R7 Gymnasium	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m² GFA.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development
NCZ-R8 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R9 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-R10 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	**Activity status when compliance not achieved: NC**
NCZ-R11 Education activities[9]	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 200m² GFA.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution
NCZ-R12~~1~~ Public transport facility	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
NCZ-R13~~2~~ Entertainment activity	

[9] Ministry of Education [277.52] for all of NCZ-R11.

Activity status: DIS	**Activity status when compliance not achieved: N/A**
NCZ-R14~~3~~ Visitor accommodation	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
NCZ-R15~~4~~ Trade supplier	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
NCZ-R16~~5~~ Yard-based activity	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
NCZ-R17~~6~~ Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
NCZ-R18~~7~~ Industrial activity	
Activity status: NC	**Activity status when compliance not achieved: N/A**
NCZ-R19~~8~~ Heavy industry	
Activity status: NC	**Activity status when compliance not achieved: N/A**
NCZ-R20~~19~~ Large format retail *This rule does not apply to supermarkets, which are covered under NCZ-R4.*[10]	
Activity status: NC	**Activity status when compliance not achieved: N/A**

Built Form Standards

NCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be ~~8~~12m above ground level.	**Activity status when compliance not achieved: ~~DIS~~ RDIS** **Matters of discretion are restricted to:** CMUZ-MD19 - Height[11]
NCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	

[10] Woolworths [282.146]

[11] Kāinga Ora [325.288] for all NCZ-BFS1 changes.

1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply. ~~, and where specified sS~~tructures shall not project beyond a building envelope defined by recession planes ~~measuring 2.5m from ground level above any site boundary~~[12] in accordance with the diagrams in Appendix APP3.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD4 - Height in relation to boundary **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS3 Internal boundary building setback	
1. The minimum building setback from internal boundaries of site that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD5 - Internal boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD6 - Internal boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS5 Road boundary landscaping	
1. Where a site is not built to the road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas, or where buildings are built to the road boundary under NCZ-BSF6. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD8 - Road boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

[12] Kainga Ora [325.289]

a minimum of 1.5m in height at time of planting.	
NCZ-BFS6 Road boundary setback, glazing and verandah	
1. All buildings shall: a. be built to the road boundary; b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the street; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (5) may be reduced where necessary to comply with this rule.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD7 - Road boundary setback, glazing and verandah **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NCZ-BFS7 Rail boundary setback	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD13 - Rail boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
NCZ-BFS8 Outdoor storage areas	
1. Any outdoor storage ~~or parking~~[13] areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Rural Zones, Residential Zones, Commercial and Mixed Use Zones, or Open Space and Recreation Zones or the road boundary.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
NCZ-BFS9 Residential units	
1. The minimum net floor area (excluding garages, balconies, and any communal	**Activity status when compliance not achieved: RDIS**

[13] Bellgrove Rangiora Ltd [408.65]

lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m^2; b. one bedroom 45m^2; c. two bedrooms 60m^2; d. three or more bedrooms 90m^2. 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m^2 and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: a. an internal storage space that is a minimum of 4m^3 and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of at least[14] 5m^2 with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NCZ-BFS10 Waste management requirement for all commercial activities	
1. All commercial activities shall provide: a. a waste management area for the storage of rubbish and recycling of at least[15] 5m^2 with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
NCZ-BFS11 Building coverage	
1. The maximum building coverage shall be 55%.	**Activity status when compliance not achieved with: RDIS** **Matters of discretion are restricted to:** CMUZ-MD16 - Coverage **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

[14] RMA Schedule 1 Clause 16(2)

[15] RMA Schedule 1 Clause 16(2)

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	**Activity status: PER** Where: 1. the activity is not a sensitive activity; 2. buildings or structures comply with NZECP34: 2001 and are: a. for a network utility; or b. a fence not exceeding 2.5m in height above ground level; or c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not: i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms); ii. a wintering barn; iii. a building for intensive indoor primary production;[16] [17] iv. a commercial greenhouse; or v. produce packing facilities; d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure; 3. a building or structure provided for by (2)(a) to (d) must: ~~a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic~~	**Activity status when compliance not achieved: NC** **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.

[16] Transpower [195.43].

[17] Horticulture NZ [295.80].

	properties in greater than domestic scale quantities; b. not permanently obstruct existing vehicle access to a National Grid support structure; c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.[18] 1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure: a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators; b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;	

[18] Transpower [195.43].

	~~c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m^2 in floor area;~~ ~~e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the~~	

	~~stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;~~ ~~h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and~~ a. ~~a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.~~ [19]	
~~**All Zones**~~	~~**Activity status: NC**~~ ~~Where:~~ ~~1. activities and development within a National Grid Yard involve the following:~~ ~~a. any activity and development that~~	~~**Activity status when compliance not achieved: N/A**~~ [20]

[19] Transpower [195.43].

[20] Transpower [195.43].

	~~permanently physically impedes vehicular access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ ~~**Notification**~~ ~~An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.~~	
	Advisory Note • National Grid transmission lines are shown on the planning map.	

EI-R56	**Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ major[21] electricity distribution line**	
All Zones	**Activity status: NC** Where: 1. new, or expansion or extension of existing,[22] activities and development adjacent to a ~~66kV or 33kV~~major[23]	**Activity status when compliance not achieved: N/A**

[21] Mainpower [249.94].
[22] Mainpower [249.95].
[23] Mainpower [249.94].

	electricity distribution line involve the following: a. ~~new~~ a sensitive activity ~~and~~ or a ~~new~~ building~~s~~ or structure[24] ~~(excluding accessory buildings)~~[25] within 6m[26] of the centreline of a ~~66kV or 33kV~~major[27] electricity distribution line or within ~~10m~~ 6m[28] of the ~~visible outer edge of a~~[29] foundation of ~~an associated~~a pole, pi-pole[30] or tower; ~~and~~or ~~a.~~b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.[31] ~~b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.~~[32] **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent	

[24] Mainpower [249.94].
[25] Mainpower [249.94].
[26] Mainpower [249.94].
[27] Mainpower [249.94].
[28] Mainpower [249.94].
[29] Mainpower [249.94].
[30] Mainpower [249.94].
[31] Mainpower [249.94].
[32] Mainpower [249.94].

	authority considers this is required, absent its written approval.	
	Advisory Notes • ~~66kV/33kV~~ Major[33] electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

[33] Mainpower [249.94].

LCZ - Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for activities to support local communities and small settlements at a scale between neighbourhood centres and town centres.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LCZ-O1	**Local Centre Zone activities** Local Centres: 1. are the focal point for a range of commercial, community and service activities at a smaller scale than Town Centres to provide for the daily/weekly shopping needs of the local residential or nearby rural area, including enabling a range of convenience activities; 2. activities do not ~~provide for development that~~ result~~s~~ in significant adverse~~ly~~ ~~affect~~ effects on[1] the role and function of Town Centres; and 3. amenity values are managed within the zone and at the interface with adjacent residential zones.
Policies	
LCZ-P1	**Design and integration** Within Local Centres: 1. enable commercial, community, convenience and service activities that provide for the daily/weekly shopping needs of the local residential or nearby rural catchment and do not ~~adversely affect~~ result in significant adverse effects on[2] the role and function of Town Centres, nor undermine investment in their public amenities and facilities; 2. enable a range of Local Centres which, excluding the Woodend Local Centre, generally comprise 1,000m^2 to 4,000m^2 total floor space ~~and up to 15 shops with a maximum retail tenancy of 350m^2 GFA;~~[3] 3. ensure Local Centres are integrated into the transport system to promote efficient safe and accessible modal choice, and manage adverse effects on the operation of the transport system; ~~and~~ 4. adverse amenity effects are managed within the zone and at the interface with ~~neighbouring~~ more sensitive zones~~.~~; and [4] 5. enable above ground floor residential activity.[5]

[1] Woolworths [282.13]

[2] Woolworths [282.14]

[3] Woolworths [282.14], Kāinga Ora [325.300] and Bellgrove Rangiora Ltd [408.56].

[4] Kāinga Ora [325.300]

[5] Kāinga Ora [325.300]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.[6]

LCZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. the building or addition is less than 450m^2 GFA.	**Activity status when compliance not achieved with LCZ-R1(1)(a): as set out in the relevant built form standards** **Activity status when compliance not achieved with LCZ-R1(1)(b): RDIS** **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design
LCZ-R2 Public amenities	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R3 Emergency service facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R4 Retail activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for Mandeville, the maximum gross retail area for all retail activities in the zone shall be 2700m²;	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution

[6] Woolworths [282.132] and Bellgrove Rangiora Ltd [408.58]

c. for all other sites the activity shall be a maximum of 300m^2 GFA, or 1000m^2 for supermarkets[7].	
LCZ-R5 Commercial activity	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R6 Commercial services	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R7 Office	
Activity status: PER Where: 1. the floor area of the activity shall be a maximum of 300m^2 GFA.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R8 Gymnasium	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R9 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R10 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above the ground floor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-R11 Community facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R12 Visitor accommodation	
Activity status: PER	**Activity status when compliance not achieved: N/A**

[7] Woolworths [282.71, 282.13 and 282.145].

LCZ-R13 Cultural facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R14 Educational facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R15 Health care facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LCZ-R16 Food and beverage outlet	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of ~~300~~500m^2 GFA.[8]	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development CMUZ-MD12 - Commercial activity distribution
LCZ-R17 Entertainment activity	
Activity status: PER Where: 1. the floor area of the activity shall be within the following maximum GFA limits: a. within Woodend there is no limit; b. for all other sites the activity shall be a maximum of 300m^2 GFA.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development
LCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the restaurant shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to**: CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R19 Service Station	
Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD2 - Drive through restaurants and service stations
LCZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	**Activity status when compliance not achieved: NC**

[8] Bellgrove Rangiora Ltd [408.60]

LCZ-R21 Trade supplier	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD1 - Trade suppliers and Yard based suppliers	**Activity status when compliance not achieved: N/A**
LCZ-R22 Yard-based activity	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD1 - Trade suppliers and Yard based suppliers	**Activity status when compliance not achieved: N/A**
LCZ-R23 Parking lot and Parking building	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD18 - Parking lots and Parking buildings	**Activity status when compliance not achieved: N/A**
LCZ-R24 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LCZ-R25 Industrial activity	
Activity status: NC	**Activity status when compliance not achieved: N/A**
LCZ-R26 Heavy industry	
Activity status: NC	**Activity status when compliance not achieved: N/A**

Built Form Standards

LCZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be ~~10~~12m above ground level.	**Activity status when compliance not achieved: ~~DIS~~ RDIS** **Matters of discretion are restricted to:** CMUZ-MD19 - Height [9]
LCZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply.~~, and where specified s~~Structures	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD4 - Height in relation to boundary **Notification**

[9] Belgrove Rangiora Ltd [408.610], Kāinga Ora [325.304] and Templeton Group Ltd [412.22] for all changes to LCZ-BFS1.

shall not project beyond a building envelope defined by recession planes ~~measuring 2.5m from ground level above any site boundary~~[10]in accordance with the diagrams in Appendix APP3.	An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD5 - Internal boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m or part thereof, spaced at a maximum distance of 5m of shared boundary, with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD6 - Internal boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS5 Road boundary landscaping	
1. Where a site does not have a building ~~is not~~ built along the entire ~~to a~~ road boundary, landscaping shall be provided along the ~~full~~ length of the road boundary not occupied by building,[11] except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD8 - Road boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS6 Road boundary setback, glazing and verandah	
1. All buildings shall: a. be built to the road boundary;	**Activity status when compliance not achieved: RDIS**

[10] Kainga Ora [325.305]

[11] RMA Schedule 1 Clause 16(2) and Bellgrove Rangiora Ltd [408.64].

b. provide pedestrian access directly from the road boundary; c. have visually transparent glazing for a minimum of 60% of the ground floor elevation facing the road; d. have a verandah that extends along the full length of the building elevation facing the road; e. verandahs are to extend a minimum of 3m from the building façade; and f. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (e) may be reduced where necessary to comply with this rule.	**Matters of discretion are restricted to:** CMUZ-MD7 - Road boundary setback, glazing and verandah **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS7 Rail boundary setback	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD13 - Rail boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
LCZ-BFS8 Outdoor storage areas	
1. Any outdoor storage ~~or parking~~[12] areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Commercial and Mixed Use Zones or Open Space and Recreation Zones or the road boundary.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS9 Residential units	
1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m^2; b. one bedroom 45m^2; c. two bedroom 60m^2; d. three or more bedrooms 90m^2.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development **Notification**

[12] Bellgrove Rangiora Ltd [408.65].

2. Each residential unit shall be provided with a private outdoor living space with a minimum area of $6m^2$ and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: a. an internal storage space that is a minimum of $4m^3$ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of at least[13] $5m^2$ with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
LCZ-BFS10 Waste management requirements for all commercial activities	
1. All commercial activities shall provide: a. a waste management area for the storage of rubbish and recycling of at least[14] $5m^2$ with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
LCZ-BFS11 Building coverage	
1. The maximum building coverage shall be 55%.	**Activity status when compliance not achieved with: RDIS** **Matters of discretion are restricted to:** CMUZ-MD16 - Coverage **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LCZ-BFS12 Mandeville North	
1. Development in the zone shall meet the following requirements: a. any outdoor storage area for the temporary or permanent storage of goods shall not be located within any required structure setbacks or landscaping areas;	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD17 - Mandeville North Business Area **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

13 RMA Schedule 1 Clause 16(2)

14 RMA Schedule 1 Clause 16(2)

b. landscaping, footpath, and Mandeville Road access design shall occur: i. for a minimum depth of 2m, with a minimum average depth of 4m along the length of the Tram Road boundary except for the vehicle entrance locations, including: a. trees to be capable of reaching a minimum height of 8m; b. a minimum of one tree per 10m of road boundary frontage; and c. a maximum tree spacing of 15m. ii. by a landscaping strip between the vehicle accessway linking Mandeville Road and the south-eastern boundary with a minimum depth of 950mm. iii. by an accessway with a minimum width of 6m. iv. by a landscaping strip with a minimum width of 1.7m between the vehicle accessway linking Mandeville Road and the proposed footpath, which shall be planted with specimen trees, capable of reaching a height of 3m, planted at maximum intervals of 10m. v. as a 3m wide footpath adjacent to the north-western boundary; c. the site shall be fenced to prevent pedestrian access from and onto Tram Road; d. any building shall be finished to achieve a light reflectance value of less than 45%; e. within the car parking area, there shall be a minimum of one tree, planted for every 10 parking spaces provided; f. any access from Tram Road shall be formed to prevent right hand turn vehicle movements from Tram Road.	
Advisory Note • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this specific rule, this specific rule shall substitute the provision.	

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	**Activity status: PER** Where: 1. the activity is not a sensitive activity; 2. buildings or structures comply with NZECP34: 2001 and are: a. for a network utility; or b. a fence not exceeding 2.5m in height above ground level; or c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not: i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms); ii. a wintering barn; iii. a building for intensive indoor primary production;[15] [16] iv. a commercial greenhouse; or v. produce packing facilities; d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure; 3. a building or structure provided for by (2)(a) to (d) must: ~~a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic~~	**Activity status when compliance not achieved: NC** **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.

[15] Transpower [195.43].

[16] Horticulture NZ [295.80].

	~~properties in greater than domestic scale quantities;~~ b. not permanently obstruct existing vehicle access to a National Grid support structure; c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.[17] ~~1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:~~ ~~a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~	

[17] Transpower [195.43].

	~~c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m^2 in floor area;~~ ~~e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the~~	

	~~stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;~~ ~~h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and~~ a. ~~a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.~~ [18]	
~~**All Zones**~~	~~**Activity status: NC**~~ ~~Where:~~ ~~1. activities and development within a National Grid Yard involve the following:~~ ~~a. any activity and development that permanently physically~~	~~**Activity status when compliance not achieved: N/A**~~ [19]

[18] Transpower [195.43].

[19] Transpower [195.43].

	~~impedes vehicular access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ ~~**Notification**~~ ~~An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.~~	
	Advisory Note • National Grid transmission lines are shown on the planning map.	

EI-R56	**Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ major[20] electricity distribution line**	
All Zones	**Activity status: NC** Where: 1. new, or expansion or extension of existing,[21] activities and development adjacent to a ~~66kV or 33kV~~major[22] electricity distribution line involve the following:	**Activity status when compliance not achieved: N/A**

[20] Mainpower [249.94].
[21] Mainpower [249.95].
[22] Mainpower [249.94].

	a. ~~new~~ a sensitive activity ~~and~~ or a ~~new~~ building~~s~~ or structure[23] ~~(excluding accessory buildings)~~[24] within 6m[25] of the centreline of a ~~66kV or 33kV~~major[26] electricity distribution line or within ~~10m~~ 6m[27] of the ~~visible outer edge of a~~[28] foundation of ~~an associated~~a pole, pi-pole[29] or tower; ~~and~~or ~~a.~~b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.[30] ~~b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.~~[31] **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is	

[23] Mainpower [249.94].
[24] Mainpower [249.94].
[25] Mainpower [249.94].
[26] Mainpower [249.94].
[27] Mainpower [249.94].
[28] Mainpower [249.94].
[29] Mainpower [249.94].
[30] Mainpower [249.94].
[31] Mainpower [249.94].

	required, absent its written approval.	
	Advisory Notes • ~~66kV/33kV~~ Major[32] electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

[32] Mainpower [249.94].

LFRZ - Large Format Zone

Introduction

The purpose of the Large Format Zone is to provide areas for large format retail activities.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
LFRZ-O1	**Large Format Retail Zone integration** Large format retail activities are enabled in the zone, while ensuring: 1. activities do not compromise Town Centre role and function; 2. activities do not undermine investment in public amenities and facilities in the Town and Local Centre Zones; 3. amenity values are managed within the zone and at the interface with adjacent residential zones; and 4. activities are integrated with the surrounding transport network.
Policies	
LFRZ-P1	**Large Format Retail Zone function** Provide for commercial activities within the Large Format Retail Zone that are difficult to accommodate within commercial centres due to their scale or functional requirements and other commercial activities that are more suited to out of centre locations[1], while; 1. avoiding small scale retailing, offices~~,~~ and community facilities, and managing ~~new~~[2] supermarkets and department stores to ensure activities in the zone do not compromise the role and function of Town Centres and the efficient use and investment in Town and Local Centre public amenities and facilities; 2. requiring large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development; and 3. requiring the potential adverse effects on the transport system to be avoided or mitigated.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more

[1] Woolworths [282.99 and 282.115]
[2] Clampett Investments Ltd [284.494] and Woolworths [282.76]

specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include furthermore specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.[3]

LFRZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than ~~450~~ 800m^2 GFA.[4]	**Activity status when compliance not achieved with LFRZ-R1(1)(a): as set out in the relevant built form standards** **Activity status when compliance not achieved with LFRZ-R1(1)(b): RDIS** **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design
LFRZ-R2 Large format retail	
This rule does not apply to supermarkets or department stores provided for under LFRZ-R1~~46~~ [5]~~; or any supermarket provided for under LFRZ-R19.~~[6]	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LFRZ-R3 Trade supplier	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LFRZ-R4 Yard-based activity	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LFRZ-R5 Gymnasium	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LFRZ-R6 Parking lot and parking building	
Activity status: PER	**Activity status when compliance not achieved: N/A**
LFRZ-R7 Emergency service facility	

[3] Woolworths [282.132]
[4] Foodstuffs [267.13] and Woolworths [282.75]
[5] Foodstuffs [267.14]
[6] Clampett Investments Ltd [284.495] and Woolworths [282.76]

Activity status: PER	**Activity status when compliance not achieved: N/A**
LFRZ-R8 Ancillary office	
Activity status: PER Where: 1. a maximum of 250m^2 or 25% of building GFA (whichever is lesser).	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution
LFRZ-R9 Food and beverage outlet	
Activity status: PER Where: 1. the activity shall occupy a maximum of 150m^2 GFA; and 2. ~~the activity shall not be located within 50m of another food and beverage outlet~~ the total food and beverage GFA for 'Waimak Junction' shall not exceed 2,000m^2; and 3. the total food and beverage GFA for Southbrook shall not exceed 1,500m^2.[7]	**Activity status when compliance not achieved: DIS**
LFRZ-R10 Drive through restaurants	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: DIS**
LFRZ-R11 Service station	
Activity status: PER Where: 1. it shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: DIS**
LFRZ-R12 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	**Activity status when compliance not achieved: NC**
LFRZ-R13 Commercial services	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution	**Activity status when compliance not achieved: N/A**
LFRZ-R14 ~~Expansion of an existing~~ New supermarket or department store, or expansion of an existing supermarket or department store by more than 20% GFA[8] *LFRZ-R1 applies in addition to this Rule*[9]	

[7] Clampett Investments Ltd [284.502]
[8] Clampett Investments Ltd [284.495] and Woolworths [282.76]
[9] Woolworths [282.76]

Activity status: RDIS **Matters of discretion are restricted to:** ~~CMUZ-MD3 - Urban design~~[10] CMUZ-MD12 - Commercial activity distribution	**Activity status when compliance not achieved: N/A**
~~LFRZ-R15 Department store~~[11]	
~~Activity status: DIS~~	**~~Activity status when compliance not achieved: N/A~~**
LFRZ-R15~~6~~ Entertainment activity	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LFRZ-R16~~7~~ Community facility	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
~~LFRZ-R18 New supermarket~~[12]	
~~Activity status: DIS~~	**~~Activity status when compliance not achieved: N/A~~**
LFRZ-R17~~9~~ Residential unit	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LFRZ-R18~~20~~ Residential activity	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LFRZ-R19~~21~~ Visitor accommodation	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LFRZ-R20~~2~~ Health care facility	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LFRZ-R21~~3~~ Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
LFRZ-R22~~4~~ Office	
Activity status: NC	**Activity status when compliance not achieved: N/A**

[10] RMA Schedule 1 Clause 16(2)
[11] Clampett Investments Ltd [284.495]
[12] Clampett Investments Ltd [284.495] and Woolworths [282.76]

LFRZ-R23~~5~~ Retail activity comprising less than 450m^2 GFA	
Activity status: NC *Advice note: this minimum size requirement rule applies to all new retail activities, irrespective of whether the retail activity is covered by another rule in this zone.*[13]	**Activity status when compliance not achieved: N/A**
LFRZ-R24~~6~~ Heavy industry	
Activity status: NC	**Activity status when compliance not achieved: N/A**

Built Form Standards

LFRZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculations, shall be: a. 10m above ground level in the Large Format Retail Zone at Smith Street, Kaiapoi where located within 30m of the southern boundary of the zone. b. 12m above ground level in the all other Large Format Retail Zones, except where specified in LFRZ-BFS2.	**Activity status when compliance not achieved: DIS**
LFRZ-BFS2 Height in relation to boundary when adjoining residential zones, rural zones or open space and recreation zones	
1. Where an internal boundary adjoins Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply.~~, and where specified s~~Structures shall not project beyond a building envelope defined by recession planes ~~measuring 2.5m from ground level above any site boundary~~[14] in accordance with the diagrams in Appendix APP3.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD4 - Height in relation to boundary **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LFRZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoin Residential Zones, Rural Zones, or Open Space and	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD5 - Internal boundary setback

[13] RMA Schedule 1 Clause 16(2)
[14] Kainga Ora [consequential to 325.305]

Recreation Zones shall be 10m. 2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the 10m building setback.	**Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LFRZ-BFS4 Internal boundary landscaping	
This rule shall not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is instead covered by LFRZ-BFS9.	
1. Landscaping shall be provided along the full length of all internal boundaries that adjoin Residential Zones, Rural Zones, or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD6 - Internal boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LFRZ-BFS5 Road boundary landscaping	
This rule does not apply to the Large Format Retail Zone at Smith Street Kaiapoi which is provided for under LFRZ-BFS9.	
1. Landscaping shall be provided along the full length of the road boundary, except from vehicle crossings or where buildings are built to the road boundary under LFRZ-BFS6 (1)(d). This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD8 - Road boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
LFRZ-BFS6 Road boundary setback	
1. All buildings shall be set back a minimum of: a. 10m from the road boundary with any arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads; d. no building setback is required under (a), (b) or (c) above where the road-facing façade is at least 40% glazed.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD7 - Road boundary setback, glazing and verandah **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

2. In the Large Format Retail Zone at Smith Street, Kaiapoi, any outdoor storage area shall not be located within the building setback.	
LFRZ-BFS7 Rail boundary setback	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD13 - Rail boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
LFRZ-BFS8 Waste management requirements for all commercial activities	
1. All commercial activities shall provide: a. a waste management area for the storage of rubbish and recycling of at least[15] $5m^2$ with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** Any application arising from this rule shall not be limited or publicly notified.
LFRZ-BFS9 Additional requirements for the Large Format Retail Zone at Smith Street, Kaiapoi.	
1. Within the Large Format Retail Zone at Smith Street, Kaiapoi: a. a 5m deep Landscape Area along the southern zone boundary shall be provided with: i. a minimum of one native specimen tree for every 10m, spaced at a maximum distance of 10m apart, or a minimum distance of 8m; ii. at least 50% of other plants capable of growing to at least 1.5m at maturity selected from the plant schedule in Table LFRZ-1; and iii. trees required shall be at least 1.8m high at the time of planting and of a species capable of growing to at least 8m at maturity. b. tree planting shall be provided along the Smith Street boundary and the Council reserve (west) boundary:	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD6 - Internal boundary landscaping CMUZ-MD8 - Road boundary landscaping **Notification** Any application arising from this rule shall not be limited or publicly notified.

[15] RMA Schedule 1 Clause 16(2)

i. at a minimum of one tree for every 15m; ii. spaced at a maximum of 15m apart or a minimum of 13m; and iii. the drip line of any tree shall not encroach within 2m of the centre line of any water or stormwater pipeline. c. any building walls within 20m distance from the 10m setback along the southern zone boundary, and which face directly or are generally parallel to the Kaiapoi River, shall be painted or finished in recessive colours in the natural range of browns, greens and greys, with a reflectivity of no more than 35%. d. any fencing within 10m of the zone boundary shall be limited to stock fencing or wire mesh security fencing. Security fencing shall not exceed 2.7m in height and shall be located on the inside of the 5m Landscape Area along the southern boundary.	

Table LFRZ-1: Plant schedule

Botanical	**Common Name**
Trees and Shrubs	
Austoderia richardii	toi toi
Coprosma robusta	karamū
Cordyline australis	cabbage tree
Hebe salicifolia	koromiko
Hoheria angustifolia	lacebark
Pittosporum eugenioides	lemonwood
Pittosporum tenufolium	kōhūhū
Podocarpus totara	tōtara
Sophora microphylia	kōwhai
Wet Tolerant Planting	
Carex secta	sedge
Juncus edgariea	common rush

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	**Activity status: PER** Where: 1. the activity is not a sensitive activity; 2. buildings or structures comply with NZECP34: 2001 and are: a. for a network utility; or b. a fence not exceeding 2.5m in height above ground level; or c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not: i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms); ii. a wintering barn; iii. a building for intensive indoor primary production;[16] [17] iv. a commercial greenhouse; or v. produce packing facilities; d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure; 3. a building or structure provided for by (2)(a) to (d) must:	**Activity status when compliance not achieved: NC** **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.

[16] Transpower [195.43].
[17] Horticulture NZ [295.80].

	~~a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;~~ b. not permanently obstruct existing vehicle access to a National Grid support structure; c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.[18] ~~1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:~~ ~~a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;~~	

[18] Transpower [195.43].

	~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~ ~~c. artificial crop protection and support structures between 8m and 12m from a single pole or pi pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m^2 in floor area;~~	

	~~e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;~~ ~~h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and~~ a. ~~a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.~~ [19]	

[19] Transpower [195.43].

~~All Zones~~	~~**Activity status: NC**~~ ~~Where:~~ ~~1. activities and development within a National Grid Yard involve the following:~~ ~~a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ ~~**Notification**~~ ~~An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.~~	~~**Activity status when compliance not achieved: N/A**~~[20]
	Advisory Note • National Grid transmission lines are shown on the planning map.	

[20] Transpower [195.43].

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ major[21] electricity distribution line	
All Zones	**Activity status: NC** Where: 1. new, or expansion or extension of existing,[22] activities and development adjacent to a ~~66kV or 33kV~~major[23] electricity distribution line involve the following: a. ~~new~~ a sensitive activity ~~and~~ or a ~~new~~ building~~s~~ or structure[24] ~~(excluding accessory buildings)~~[25] within 6m[26] of the centreline of a ~~66kV or 33kV~~major[27] electricity distribution line or within ~~10m~~ 6m[28] of the ~~visible outer edge of a~~[29] foundation of ~~an associated~~a pole, pi-pole[30] or tower; ~~and~~or ~~a.~~b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.[31] ~~b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV~~	**Activity status when compliance not achieved: N/A**

[21] Mainpower [249.94].
[22] Mainpower [249.95].
[23] Mainpower [249.94].
[24] Mainpower [249.94].
[25] Mainpower [249.94].
[26] Mainpower [249.94].
[27] Mainpower [249.94].
[28] Mainpower [249.94].
[29] Mainpower [249.94].
[30] Mainpower [249.94].
[31] Mainpower [249.94].

	~~electricity distribution line, pole or tower.~~[32] **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.	
	Advisory Notes • ~~66kV/33kV~~ Major[33] electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

[32] Mainpower [249.94].
[33] Mainpower [249.94].

MUZ - Mixed Use Zone

Introduction

The purpose of the Mixed Use Zone is to provide for land that was 'red' zoned following the Canterbury Earthquakes 2010/2011. It is located adjacent to the Kaiapoi Town Centre. The Mixed Use Zone is intended to provide for a wide range of business, commercial and residential uses that support the regeneration of the Kaiapoi Town Centre.

The zone contains one remaining residential activity (identified in APP1 - Regeneration Area Remaining Private Residences and Alternate Zone). For this site, the chapter also refers to rules and built form standards in the General Residential Zone.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
MUZ-O1	**Kaiapoi regeneration support** Development within the Mixed Use Zone supports the regeneration of the area and supports the role, function and continued viability and vitality of the Kaiapoi Town Centre.
MUZ-O2	**Existing residential activities** Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	
MUZ-P1	**Integration with the town centre** Provide for a mixture of commercial, community[1] and residential activities in the Mixed Use Zone where these: 1. support the Kaiapoi Town Centre's identified function, role, anticipated built form and existing and anticipated amenity values;[2] 2. are of a scale, configuration or duration that do not result in strategic or cumulative effects on the efficient use and continued viability of the Kaiapoi Town Centre; and 3. support the ongoing regeneration of the Kaiapoi township.
MUZ-P2	**Amenity values** Promote a high standard of amenity within the zone, adjacent to residential and open space and recreation zones, and existing sites in private ownership that are listed in MUZ-APP1 by: 1. requiring an urban design assessment for large buildings; 2. requiring development to be in accordance with MUZ-APP1; and 3. setting built form standards to manage adverse boundary effects.

[1] Department of Corrections [52.10]

[2] Kāinga Ora [325.311]

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.[3]

MUZ-R1 Construction or alteration of or addition to any building or other structure	
Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); and b. any building or addition is less than 450m^2 GFA.	**Activity status when compliance not achieved with MUZ-R1(1)(a): as set out in the relevant built form standards** **Activity status when compliance not achieved with MUZ-R1(1)(b): RDIS** **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design
MUZ-R2 Large format retail	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R3 Emergency service facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R4 Commercial services	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R5 Office	
Activity status: PER Where: 1. in Kaiapoi East office activities shall occupy a maximum of 3,500m^2 net GFA across the entire area;	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution

[3] Woolworths [282.132]

2. in Kaiapoi South office activities shall occupy a maximum of 2,500m^2 net GFA across the entire area; and 3. in Kaiapoi West office activities shall occupy a maximum of 1,000m^2 net GFA across the entire area.	
MUZ-R6 Gymnasium	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R7 Recreation activities and recreation facilities	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R8 Community facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R9 Visitor accommodation	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R10 Food and beverage outlet	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R11 Entertainment activity	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R12 Retail activity	
This rule does not apply to Large Format Retail provided for by MUZ-R2; or Food and beverage outlets provided for by MUZ-R10.	
Activity status: PER Where: 1. in Kaiapoi East, retail activities shall occupy a maximum of 3,500m^2 GFA across the entire area; 2. in Kaiapoi South, retail activities shall occupy a maximum of 2,500m^2 GFA across the entire area; and 3. in Kaiapoi West, retail activities shall occupy a maximum of 1,000m^2 GFA across the entire area.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD12 - Commercial activity distribution
MUZ-R13 Residential unit	
Activity status: PER Where: 1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development

	Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-R14 Residential activity	
Activity status: PER Where: 1. the activity shall comprise a maximum of 75% of the GFA of all buildings on the site.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-R15 Any activity on a site listed in Appendix-APP1	
That is permitted in the General Residential Zone in GRZ-R1 to GRZ-R10, GRZ-R14 and GRZ-R15.	
Activity status: PER Where: 1. the activity shall meet the applicable activity specific standards of the General Residential Zone.	**Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone** **Matters of discretion are restricted to:** 1. As set out in the applicable matters of discretion of the General Residential Zone
MUZ-R16 Any activity on a site listed in Appendix-APP1	
Activity status: PER Where: 1. the activity shall meet the applicable built form standards and district wide standards applying to the General Residential Zone.	**Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone** **Matters of discretion are restricted to:** 1. As set out in the applicable matters of discretion applying to the General Residential Zone
MUZ-R17 Drive through restaurants	
Activity status: PER Where: 1. the activity shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD2 - Drive through restaurants and service stations
MUZ-R18 Public transport facility	
Activity status: PER	**Activity status when compliance not achieved: DIS**
MUZ-R19 Parking lot and parking building	
Activity status: PER Where:	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design

1. the activity is not to be located adjacent to or across a road from the Natural Open Space Zone; 2. the activity is not to be located adjacent to or across a road from a site identified in Appendix-APP1.	
MUZ-R20 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	**Activity status when compliance not achieved: NC**
MUZ-R21 Community Corrections Activities[4]	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R22 Educational facility[5]	
Activity status: PER	**Activity status when compliance not achieved: N/A**
MUZ-R23~~1~~ Trade supplier	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD1 - Trade suppliers and yard based suppliers	**Activity status when compliance not achieved: N/A**
MUZ-R24~~2~~ Yard-based activity	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD1 - Trade suppliers and yard based suppliers	**Activity status when compliance not achieved: N/A**
MUZ-R25~~3~~ Industrial activity	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design	**Activity status when compliance not achieved: N/A**
MUZ-R26~~4~~ Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision.	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
MUZ-R27~~5~~ Heavy industry	
Activity status: NC	**Activity status when compliance not achieved: N/A**

[4] Department of Corrections [52.11]

[5] Ministry of Education [277.55]

Built Form Standards

MUZ-BFS1 Height	
1. The maximum height of any building, calculated as per the height calculation, shall be 15m above ground level.	**Activity status when compliance not achieved:** ~~**DIS**~~ **RDIS** **Matters of discretion are restricted to:** CMUZ-MD19 – Height [6]
MUZ-BFS2 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins any Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply.~~, and where specified s~~Structures shall not project beyond a building envelope defined by recession planes ~~measuring 2.5m from ground level above any site boundary~~[7] in accordance with the diagrams in Appendix APP3.	**Activity status when compliance not achieved:** **RDIS** **Matters of discretion are restricted to:** CMUZ-MD4 - Height in relation to boundary **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-BFS3 Internal boundary setback	
1. The minimum building setback from internal boundaries of sites that adjoins any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	**Activity status when compliance not achieved:** **RDIS** **Matters of discretion are restricted to:** CMUZ-MD5 - Internal boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-BFS4 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries with Residential Zones or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m, with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved:** **RDIS** **Matters of discretion are restricted to:** CMUZ-MD6 - Internal boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-BFS5 Road boundary landscaping	
1. Landscaping shall be provided along the full length of the road boundary, except from	**Activity status when compliance not achieved:** **RDIS**

[6] Kāinga Ora [325.319]

[7] Kainga Ora [325.320]

vehicle crossings or where buildings are built to the road boundary under MUZ-BFS6 (e). 2. The landscape strip required under (1) shall be: a. 3m along Hilton Street to the west of Black Street; b. as specified in MUZ-APP1; or c. if not specified under (a) and (b), a minimum of 2m. 3. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.	**Matters of discretion are restricted to:** CMUZ-MD8 - Road boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-BFS6 Road boundary setback	
1. All buildings shall be set back a minimum of: a. 10m from the road boundary with any arterial road or collector road; b. 10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones or Open Space and Recreation Zones; c. 3m from the road boundary of all other roads; or d. the distance specified in MUZ-APP1; e. no building setback is required under (a) to (c) above where the road-facing façade is at least 40% glazed.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD7 - Road boundary setback, glazing and verandah
MUZ-BFS7 Outdoor storage areas	
1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
MUZ-BFS8 Residential units	
1. The minimum net floor area (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m^2; b. one bedroom 45m^2; c. two bedroom 60m^2; d. three or more bedrooms 90m^2.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development **Notification** Any application arising from this rule shall not be limited or publicly notified.

2. Each residential unit shall be provided with a private outdoor living space with a minimum area of $6m^2$ and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: a. an internal storage space that is a minimum of $4m^3$ and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of at least[8] $5m^2$ with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	
MUZ-BFS9 Waste management requirements for all commercial activities	
1. All commercial activities shall provide: a. a waste management area for the storage of rubbish and recycling of at least[9] $5m^2$ with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** Any application arising from this rule shall not be limited or publicly notified.
MUZ-BFS10 Rail boundary setback[10]	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD13 - Rail boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
MUZ-BFS11~~0~~ ODP Kaiapoi regeneration area	
1. Development shall be in accordance with the fixed elements of MUZ-APP1.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD15 - Kaiapoi regeneration areas

[8] RMA Schedule 1 Clause 16(2)

[9] RMA Schedule 1 Clause 16(2)

[10] KiwiRail [373.92]

	Notification An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

MUZ-APP1 - Kaiapoi Mixed Use Business ODP

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EI-R51	**Activities and development (other than earthworks) within a National Grid Yard**	
All Zones	**Activity status: PER** Where: 1. the activity is not a sensitive activity; 2. buildings or structures comply with NZECP34: 2001 and are: a. for a network utility; or b. a fence not exceeding 2.5m in height above ground level; or c. a non-habitable building or structure	**Activity status when compliance not achieved: NC** **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.

	used for agricultural and horticultural activities (including irrigation) that is not: i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms); ii. a wintering barn; iii. a building for intensive indoor primary production;[11] [12] iv. a commercial greenhouse; or v. produce packing facilities; d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure; 3. a building or structure provided for by (2)(a) to (d) must: ~~a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;~~ b. not permanently obstruct existing vehicle access to a National Grid support structure; c. be located at least 12m from the outer visible edge of a foundation of a National Grid	

[11] Transpower [195.43].

[12] Horticulture NZ [295.80].

	support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.[13] ~~1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:~~ ~~a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;~~ ~~c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code~~	

[13] Transpower [195.43].

	~~of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m^2 in floor area;~~ ~~e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs~~	

	~~in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;~~ ~~h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and~~ a. ~~a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.~~ [14]	
~~**All Zones**~~	~~**Activity status: NC**~~ ~~Where:~~ ~~1. activities and development within a National Grid Yard involve the following:~~ ~~a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive~~	~~**Activity status when compliance not achieved: N/A**~~ [15]

[14] Transpower [195.43].

[15] Transpower [195.43].

	~~farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ ~~**Notification**~~ ~~An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.~~	
	Advisory Note • National Grid transmission lines are shown on the planning map.	

EI-R56	**Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ major[16] electricity distribution line**	
All Zones	**Activity status: NC** Where: 1. new, or expansion or extension of existing,[17] activities and development adjacent to a ~~66kV or 33kV~~major[18] electricity distribution line involve the following: a. ~~new~~ a sensitive activity ~~and~~ or a ~~new~~ building~~s~~ or structure[19] ~~(excluding accessory buildings)~~[20] within 6m[21] of the centreline of a ~~66kV~~	**Activity status when compliance not achieved: N/A**

[16] Mainpower [249.94].
[17] Mainpower [249.95].
[18] Mainpower [249.94].
[19] Mainpower [249.94].
[20] Mainpower [249.94].
[21] Mainpower [249.94].

	~~or 33kV~~major[22] electricity distribution line or within ~~10m~~ 6m[23] of the ~~visible outer edge of a~~[24] foundation of ~~an associated~~a pole, pi-pole[25] or tower; ~~and~~or ~~a.~~b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.[26] ~~b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.~~[27] **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.	
	Advisory Notes • ~~66kV/33kV~~ Major[28] electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of	

[22] Mainpower [249.94].
[23] Mainpower [249.94].
[24] Mainpower [249.94].
[25] Mainpower [249.94].
[26] Mainpower [249.94].
[27] Mainpower [249.94].
[28] Mainpower [249.94].

	these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.

TCZ - Town Centre Zone

Introduction

The purpose of the Town Centre Zone is to provide for the District's principal employment and commercially focused areas. They are the primary focal points for community and other activities at the highest density of development. Town Centre Zones are located in Rangiora, Kaiapoi, Oxford and Woodend.

The Town Centre Zones of Rangiora, Kaiapoi and Oxford are Key Activity Centres ~~as identified in the RPS~~[1]. For the life of this District Plan the ~~emerging~~ North Woodend Town Centre, which is an emerging Key Activity Centre, ~~located at North Woodend~~[2] will play a secondary role to the established centres of Rangiora and Kaiapoi, where there is significant existing public expenditure and community services.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
TCZ-O1	**Town Centre Zone activities and function** Town Centres: 1. are the District's principal focal point for a wide range of commercial and community activities, supported by recreation, residential and service activities; 2. provide the primary retail destination for comparison and convenience shopping in the district with the greatest mix and concentration of activities; 3. provide the greatest scale of built form of all zones; and 4. are accessible by a range of modes of transport including public transport.
Policies	
TCZ-P1	**Town Centre Zone hierarchy** Recognise that: 1. Rangiora and Kaiapoi are the District's principal town centres with significant established community services and public expenditure; 2. North Woodend is a new emerging centre that will provide opportunities over time for town centre activities ~~in the Woodend/Pegasus commercial catchment~~[3].
TCZ-P2	**Town Centre Zone activities and form** Within Town Centres: 1. enable the widest range of retail, commercial, community, recreation and service activities, with the greatest concentration and scale of built form; 2. encourage medium and high density residential activity where this does not foreclose the provision of active frontages, or compromise achieving a concentration of commercial activities;

[1] Ravenswood Developments Limited [347.1]
[2] Ravenswood Developments Limited [347.1]
[3] Ravenswood Developments Limited [347.77]

	3. provide for other activities only where these do not adversely affect amenity and streetscape values, or compromise the function and capacity of the zone to provide for primarily commercial and community activities; 4. have well designed large buildings and active frontages to principal shopping streets; 5. provide for pedestrian priority within the retail core while ensuring accessibility by a range of modes of transport; 6. support patronage of public transport by encouraging a well located and connected transport interchange; 7. encourage the provision of shared parking and loading to the side or rear of primary building facades in order to avoid visually or physically dominating the streetscape; 8. manage the effects of buildings and activities at the interface with more sensitive zones; and 9. avoid activities that are incompatible with the zone.
TCZ-P3	**Rangiora Central ODP** Ensure development covered by the TCZ-APP1: 1. contributes positively to the amenity values of the area, and to the quality and enjoyment of the environment, for those living, working or visiting the area; and 2. creates active frontages at ground floor level and visual interest in building design.

Activity Rules

How to interpret and apply the rules

1. This chapter includes definitions covered by the Definitions Nesting table included in the Interpretation chapter. The relationship between listed defined terms is set out in that table. Within that table, activities are listed with the more general activity on the left and the more specific activity on the right. For example, 'retail activities' is the more general activity which includes food and beverage, large format retail and bars and taverns as more specific activities. Those more specific components may also include further more specific activities. Where an activity table for an overlay, zone, district wide or precinct lists a general activity in a nesting table, that general activity includes all of the nested specific activities unless otherwise specified in that activity table.

2. For example, if a rule covers 'retail activity' and there are no other retail rules in the chapter, then that rule covers all the different types of retail activity included under the definition of 'retail activity'. Conversely, if specific types of retail activity are separately listed, such as 'Food and Beverage' or 'large format retail' or 'supermarkets', then these more specific rules apply to the identified retail activity, rather than the general retail rule.[4]

TCZ-R1 Construction or alteration of or addition to any building or other structure
This rule does not apply to development in the North Woodend Town Centre Zone where resource consent is required under rule DEVNWD-R4 and DEV-NWD-MD2.[5]

[4] Woolworths [282.132]
[5] Ravenswood Developments Limited [347.79]

Activity status: PER Where: 1. the activity complies with: a. all built form standards (as applicable); b. any building or addition is less than 450m^2 GFA; and c. any new building or addition does not have frontage to a Principal Shopping Street.	**Activity status when compliance not achieved with TCZ-R1(1)(a): as set out in the relevant built form standards** **Activity status when compliance not achieved with TCZ-R1(1)(b) and TCZ-R1(1)(c): RDIS** **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design
TCZ-R2 Retail activity	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R3 Commercial services	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R4 Office	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R5 Public amenities	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R6 Emergency service facility	
Activity status: PER Where: 1. the emergency service facility is not located on Principal Shopping Street frontage.	**Activity status when compliance not achieved: DIS**
TCZ-R7 Gymnasium	
Activity status: PER Where: 1. the gymnasium shall not be located on the ground floor of a Principal Shopping Street.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD3 - Urban design
TCZ-R8 Community facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R9 Cultural facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R10 Entertainment activity	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R11 Educational facility	

Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R12 Childcare facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R13 Health care facility	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R14 Commercial activity	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R15 Visitor accommodation	
Activity status: PER Where: 1. any visitor accommodation ~~residential activity~~[6] shall be above ground floor on Principal Shopping Street frontages; or 2. any visitor accommodation ~~residential activity~~[7] shall be located to the rear of commercial activities on Principal Shopping Street.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development
TCZ-R16 Residential unit	
Activity status: PER Where: 1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development
TCZ-R17 Residential activity	
Activity status: PER Where: 1. any residential activity shall be above ground floor or located to the rear of commercial activities fronting the street.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD11 - Residential development
TCZ-R18 Drive through restaurants	
Activity status: PER Where: 1. the drive through restaurant shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD2 - Drive through restaurants and service stations
TCZ-R19 Service station	

[6] RMA Schedule 1 clause 16(2)
[7] RMA Schedule 1 clause 16(2)

Activity status: PER Where: 1. the service station shall not be located within 30m of any Residential Zones.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD2 - Drive through restaurants and service stations
TCZ-R20 Public transport facility	
Activity status: PER Where: 1. the public transport facility shall be located within 400m of a Principal Shopping Street.	**Activity status when compliance not achieved: DIS**
TCZ-R21 Parking lots and parking buildings	
Activity status: PER Where: 1. the parking lot or parking building shall not have any frontage on a Principal Shopping Street.	**Activity status when compliance not achieved: DIS**
TCZ-R22 Development in Rangiora Central	
Activity Standard: PER Where: 1. activities within Sub-Areas A to D of the TCZ-APP1, shall be limited to: a. Sub-Area A: i. retail activities, including food and beverage at identified building corner ground floor locations; ii. a range of activities on upper floors; and iii. public open space. b. Sub-Area B: i. retail activities at the ground floor; ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles. c. Sub-Area C: i. retail activities at the ground floor; ii. a range of activities on upper floors potentially including public car parking and residential; and iii. loading and manoeuvring for service vehicles. d. Sub-Area D: i. retail activities, including food and beverage at identified building corner ground floor locations; ii. a range of activities on upper floors; and iii. loading and manoeuvring for service vehicles.	**Activity Status when compliance not achieved: DIS**

2. development in all other respects shall be in accordance with TCZ-APP1 - Rangiora Central ODP.	
Advisory Note • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with the TCZ-APP1 - Rangiora Central ODP, the ODP substitutes the provision.	
TCZ-R23 Recreation activities	
Activity status: PER Where: 1. the activity is not a motorised recreation activity.	**Activity status when compliance not achieved: NC**
TCZ-R24 Community Corrections activities[8]	
Activity status: PER	**Activity status when compliance not achieved: N/A**
TCZ-R25~~4~~ Trade supplier *This rule does not apply in the North Woodend Town Centre Zone, which is covered by rule DEV-NWD-R3.*[9]	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD1 - Trade suppliers and Yard based suppliers	**Activity status when compliance not achieved: N/A**
TCZ-R26~~5~~ Yard-based activity	
Activity status: RDIS **Matters of discretion are restricted to:** CMUZ-MD1 - Trade suppliers and Yard based suppliers	**Activity status when compliance not achieved: N/A**
TCZ-R27~~6~~ Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.	
Activity status: DIS	**Activity status when compliance not achieved: N/A**
TCZ-R28~~7~~ Industrial activity	
Activity status: NC	**Activity status when compliance not achieved: N/A**
TCZ-R29~~8~~ Heavy industry	
Activity status: NC	**Activity status when compliance not achieved: N/A**

Built Form Standards

TCZ-BFS1 Height

[8] RMA Schedule 1 Clause 16(2)
[9] Ravenswood Developments Limited [347.79 and 347.85]

1. The minimum height of any building fronting a Principal Shopping Street shall be 5m above ground level. 2. The maximum height of any building, shall be: a. for Rangiora and Kaiapoi: i. ~~12~~15m above ground level, except as specified under (ii) below; ii. ~~18~~21m above ground level in the Residential Height Bonus Area Precinct where: a. at least one floor is designed and used for residential activity as part of a mixed-use commercial and residential development; and b. the maximum road wall height of any building shall be ~~12~~18m; b. for all other areas, 12m above ground level. 3. All heights shall be calculated as per the height calculation.	**Activity status when compliance not achieved: ~~DIS~~RDIS** **Matters of discretion are restricted to:** CMUZ-MD19 - Height[10]
TCZ-BFS2 Height in relation to boundary when adjoining a street	
~~1.~~ In areas subject to a maximum permitted height limit of 18m, buildings shall not project beyond a 45° recession plane measured from the maximum road wall height and angling into the site ~~in accordance with the diagrams in Appendix APP3~~[11], except that this rule shall not apply to access ways or service lanes.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD4 - Height in relation to boundary
TCZ-BFS3 Height in relation to boundary when adjoining Residential Zones, Rural Zones or Open Space and Recreation Zones	
1. Where an internal boundary adjoins any Residential Zones, Rural Zones or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply.~~, and where specified s~~Structures shall not project beyond a building envelope defined by recession planes ~~measured 2.5m from ground level above any site boundary~~[12] in accordance with the diagrams in Appendix APP3.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD4 - Height in relation to boundary **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
TCZ-BFS4 Internal boundary setback	

[10] Kāinga Ora [325.331] for all amendments to TCZ-BFS1
[11] RMA Schedule 1 Clause 16(2)
[12] Kainga Ora [325.333]

1. The minimum building setback from internal boundaries of sites that adjoin any Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 3m.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD5 - Internal boundary setbacks **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
TCZ-BFS5 Internal boundary landscaping	
1. Landscaping shall be provided along the full length of all internal boundaries with any residential or open space and recreation zones. This landscape strip shall be a minimum of 2m wide. 2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD6 - Internal boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
TCZ-BFS6 Road boundary landscaping	
1. Where a site is not built to road boundary, landscaping shall be provided along the full length of the road boundary, except for vehicle crossings, outdoor seating or dining areas. This landscape strip shall be a minimum of 2m deep. 2. The landscape strip required in (1) shall include a minimum of one tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD8 - Road boundary landscaping **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
TCZ-BFS7 Road boundary setback, glazing and verandahs	
1. All buildings shall: a. in Rangiora, Kaiapoi and Woodend, be built to the road boundary, except where a site has frontage to both a Principal Shopping Street and another road, in which case buildings need only to be built to the Principal Shopping Street frontage; b. in Oxford, be built within 4m of the road boundary; c. provide pedestrian access directly from the following where applicable; i. the road boundary; ii. public open space; iii. the Kaiapoi River. d. have visually transparent glazing for elevations facing the road as follows:	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD7 - Road boundary setback, glazing and verandah **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

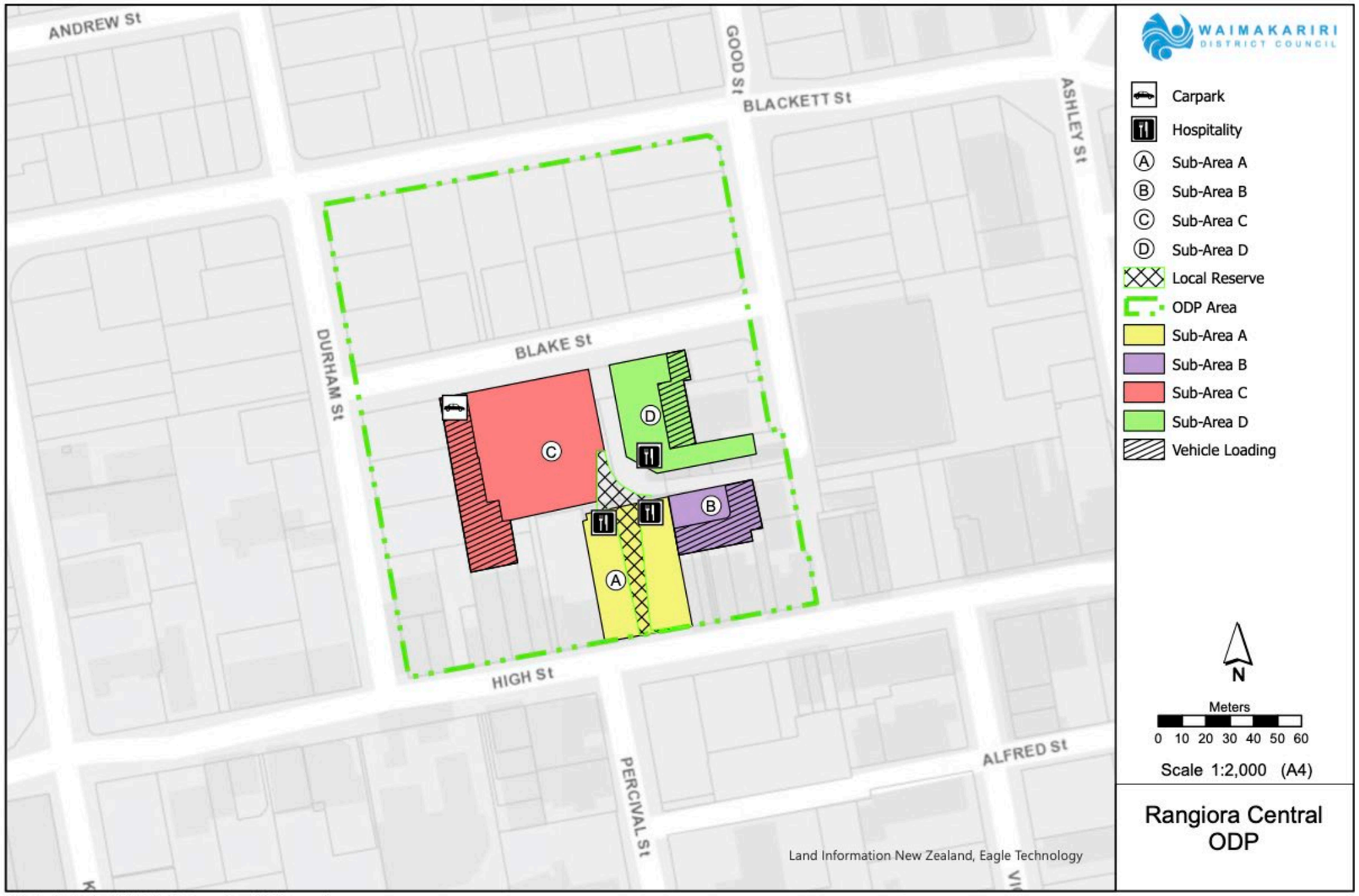
i. a minimum of 60% of the ground floor; and ii. a minimum of 20% of any upper floor; e. on boundaries fronting a Principal Shopping Street (excluding a vehicle or pedestrian/cycle[13] accessway), have a verandah that extends along the full length of the building elevation facing the road; f. verandahs are to extend a minimum of 3m from the building façade; g. verandahs are to be set back a minimum of 0.5m from the kerb line of a public road. This rule does not apply to pedestrian laneways. The minimum depth of 3m required under (~~6~~f[14]) may be reduced where necessary to comply with this rule; h. buildings shall be built across 100% of the width of any site frontage with a Principal Shopping Street (excluding a vehicle accessway).	
TCZ-BFS8 Rail boundary setback	
1. All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD13 - Rail boundary setback **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified only to KiwiRail where the consent authority considers this is required, absent its written approval.
TCZ-BFS9 Outdoor storage areas	
1. Any outdoor storage ~~or parking~~[15] areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
TCZ-BFS10 Residential units	
1. The minimum net floor area (excluding garages, balconies, and any communal	**Activity status when compliance not achieved: RDIS**

[13] Ravenswood Developments Limited [347.83]
[14] RMA Schedule 1 Clause 16(2)
[15] Foodstuffs [67.9] and Z Energy [86.11]

lobbies stairwells and plant rooms) per residential unit shall be: a. studio 35m^2; b. one bedroom 45m^2; c. two bedroom 60m^2; d. three or more bedrooms 90m^2. 2. Each residential unit shall be provided with a private outdoor living space with a minimum area of 6m^2 and a minimum dimension of 1.5m. 3. Where a garage is not provided with the residential unit, each residential unit shall have: a. an internal storage space that is a minimum of 4m^3 and a minimum dimension of 1m; and b. a waste management area for the storage of rubbish and recycling of at least[16] 5m^2 with a minimum dimension of 1.5m; and c. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management CMUZ-MD11 - Residential development **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
TCZ-BFS11 Waste management requirements for all commercial activities	
1. All commercial activities shall provide: a. a waste management area for the storage of rubbish and recycling of at least[17] 5m^2 with a minimum dimension of 1.5m. b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	**Activity status when compliance not achieved: RDIS** **Matters of discretion are restricted to:** CMUZ-MD9 - Outdoor storage and waste management **Notification** An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.

TCZ-APP1 - Rangiora Central ODP

[16] RMA Schedule 1 Clause 16(2)
[17] RMA Schedule 1 Clause 16(2)



WAIMAKARIRI DISTRICT COUNCIL

- Carpark
- Hospitality
- Sub-Area A
- Sub-Area B
- Sub-Area C
- Sub-Area D
- Local Reserve
- ODP Area
- Sub-Area A
- Sub-Area B
- Sub-Area C
- Sub-Area D
- Vehicle Loading

N

Meters
0 10 20 30 40 50 60

Scale 1:2,000 (A4)

Rangiora Central ODP

Cadastral Data from LINZs DCDB. Crown Copyright Reserved.

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	**Activity status: PER** Where: 1. the activity is not a sensitive activity; 2. buildings or structures comply with NZECP34: 2001 and are: a. for a network utility; or b. a fence not exceeding 2.5m in height above ground level; or c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not: i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms); ii. a wintering barn; iii. a building for intensive indoor primary production;[18] [19] iv. a commercial greenhouse; or v. produce packing facilities; d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure; 3. a building or structure provided for by (2)(a) to (d) must: ~~a. not be used for the handling or storage of hazardous~~	**Activity status when compliance not achieved: NC** **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.

[18] Transpower [195.43].
[19] Horticulture NZ [295.80].

	~~substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;~~ b. not permanently obstruct existing vehicle access to a National Grid support structure; c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.[20] ~~1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:~~ ~~a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;~~ ~~b. fences no greater than 2.5m in height above ground level and no closer than 6m from~~	

[20] Transpower [195.43].

	~~the nearest National Grid support structure;~~ ~~c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:~~ ~~i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;~~ ~~ii. is a maximum of 2.5m in height above ground level;~~ ~~iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;~~ ~~iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;~~ ~~d. any new non-habitable building less than 2.5m in height above ground level and 10m^2 in floor area;~~ ~~e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking~~	

	~~shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;~~ ~~f. mobile irrigation equipment used for agricultural and horticultural activities;~~ ~~g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;~~ ~~h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and~~ a. ~~a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.~~ [21]	
~~**All Zones**~~	~~**Activity status: NC**~~ ~~Where:~~ ~~1. activities and development within a National Grid Yard involve the following:~~	~~**Activity status when compliance not achieved: N/A**~~ [22]

[21] Transpower [195.43].
[22] Transpower [195.43].

	~~a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;~~ ~~b. any new building for a sensitive activity;~~ ~~c. any change of use to a sensitive activity or the establishment of a new sensitive activity;~~ ~~d. dairy/milking sheds or buildings for intensive farming or wintering barns; and~~ ~~e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.~~ ~~**Notification**~~ ~~An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.~~	
	Advisory Note • National Grid transmission lines are shown on the planning map.	

EI-R56	**Activities and development (other than earthworks or network utilities) adjacent to a ~~66kV or 33kV~~ major[23] electricity distribution line**	
All Zones	**Activity status: NC** Where: 1. new, or expansion or extension of existing,[24] activities and development adjacent to a ~~66kV or 33kV~~major[25]	**Activity status when compliance not achieved: N/A**

[23] Mainpower [249.94].
[24] Mainpower [249.95].
[25] Mainpower [249.94].

	electricity distribution line involve the following: a. ~~new~~ a sensitive activity ~~and~~ or a ~~new~~ building~~s~~ or structure[26] ~~(excluding accessory buildings)~~[27] within 6m[28] of the centreline of a ~~66kV or 33kV~~major[29] electricity distribution line or within ~~10m~~ 6m[30] of the ~~visible outer edge of a~~[31] foundation of ~~an associated~~a pole, pi-pole[32] or tower; ~~and~~or ~~a.~~b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.[33] ~~b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.~~[34] **Notification** An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is	

[26] Mainpower [249.94].
[27] Mainpower [249.94].
[28] Mainpower [249.94].
[29] Mainpower [249.94].
[30] Mainpower [249.94].
[31] Mainpower [249.94].
[32] Mainpower [249.94].
[33] Mainpower [249.94].
[34] Mainpower [249.94].

	required, absent its written approval.	
	Advisory Notes • ~~66kV/33kV~~ Major[35] electricity distribution lines are shown on the planning map. • Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003. • The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.	

[35] Mainpower [249.94].

Matters of Discretion for all Commercial and Mixed Use Zones

CMUZ-MD1	**Trade suppliers and yard based suppliers** 1. The extent to which the activity adversely affects the function or capacity of the zone to provide primarily for commercial and community activities. 2. Any benefits from a trade or yard-based supplier providing a buffer between commercial activities and any adjacent industrial zones. 3. The extent of any adverse effects on the amenity and visual streetscape values of the commercial centre or zone, especially where the site has frontage to a Principal Shopping Street. 4. The extent to which the activity generates traffic and amenity effects that impact on the day to day operation and amenity of the commercial centre or zone.
CMUZ-MD2	**Drive through restaurants and service stations** 1. The extent to which the intensity and scale of the development, including consideration of the numbers of people and/or vehicles using the site, adversely effects of the amenity values of the surrounding area, and any practicable mitigation measures to manage those effects. 2. The effects of the design and location of landscaping, parking areas and vehicles access on visual amenity of the streetscape and pedestrian safety. 3. The effects of location, design and management of buildings, including storage and servicing facilities, on the amenity values of nearby residential properties, including potential visual effects and any night time noise effects.
CMUZ-MD3	**Urban design** 1. The extent to which the development: a. recognises and reinforces the centre's role, context, and character, including any natural, historic heritage or cultural assets; b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; c. takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building; d. provides a human scale and minimises building bulk ~~while having regard to the functional requirements of the activity~~[1]; e. is designed to recognise CPTED principles, including surveillance, effective lighting, management of public areas and boundary; f. incorporates landscaping to increase amenity values, especially within surface car parking areas; g. provides safe, legible, and efficient access for all transport users; ~~and~~ h. where relevant, has regard to the objectives of any Town Centre Master Plan to support their recovery, long term growth and a high level of amenity~~.~~; and i. has operational or functional requirements, or site constraints, which justify departure from the standard, including: i. the importance of the requirements for the proposed activity and the extent to which these would be compromised by compliance with the standard; ii. the extent to which alternative design approaches could feasibly meet the operational or functional requirements and achieve the Plan's objectives, policies and methods without compromising the proposed activity;

[1] Foodstuffs [267.5].

	iii. for site constraints, whether the site is a corner site or has multiple frontages that would make compliance with the standard unreasonable or impractical; iv. the scale of the proposal in the context of the existing site, existing development and the centre.[2]
CMUZ-MD4	**Height in relation to boundary** 1. The effect of any reduced sunlight admission on properties in adjoining residential, rural and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings. 2. The effect of reduced sunlight admission to the street and the extent of any visual overbearing and obtrusiveness from the recession plane intrusion on the street. 3. The effect on privacy of residents and other users in the adjoining site. 4. The scale of building and its effects on the character of any adjoining residential zones. 5. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects. 6. The effect on outlook from adjoining sites. 7. The extent to which the recession plane breach and associated effects reflect the functional requirements of the activity and whether there are alternative practical options for meeting the functional need in a compliant manner.
CMUZ-MD5	**Internal boundary setback** 1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining residential zones or open space and recreation zones. 2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site. 3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.
CMUZ-MD6	**Internal boundary landscaping** 1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping. 2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings. 3. The extent to which the site is visible from adjoining sites in any residential or open space and recreation zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.
CMUZ-MD7	**Road boundary setback, glazing and verandah** 1. The extent to which the activity: a. provides for continuity of façades and verandah coverage along the street frontage; b. provides visual interest and activation appropriate to the context and character of the site and surrounds; c. incorporates architectural variation into the façade and building form to provide interest and to break up the bulk of a building; d. provides for main entrances, verandah coverage, openings and display windows onto the street, and maintains clear and visible visual and physical connections between the interior of a building and public spaces;

[2] Foodstuffs [267.5]

	e. provides for functional and quality space for public amenity and accessibility, such as for outdoor dining or retail laneways, and contributes to the functional width of a public footpath, without compromising the overall character of the street frontage and its continuity; f. results in the visual dominance of vehicles through the use of space between the building and the street for car parking, vehicle manoeuvring or loading; g. maintains transport safety through not extending verandahs over the active road carriageway; h. reduces amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road; i. adversely affects the amenity and outlook of residential, rural, or open space and recreation zones; j. presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade; and k. mitigates the visual effects of a reduced setback through site frontage landscaping and the character of existing building setbacks in the wider streetscape~~.~~; l. has operational or functional requirements, or site constraints, which justify departure from the standard, including: i. the importance of the requirements for the proposed activity and the extent to which these would be compromised by compliance with the standard; ii. the extent to which alternative design approaches could feasibly meet the operational or functional requirements and achieve the Plan's objectives, policies and methods without compromising the proposed activity; iii. for site constraints, whether the site is a corner site or has multiple frontages that would make compliance with the standard unreasonable or impractical; iv. the scale of the proposal in the context of the existing site, existing development and the centre.[3] 2. For neighbourhood centres only, the extent to which the road is a strategic or arterial road with reduced amenity, and a road setback coupled with landscaping mitigates the adverse amenity effects of the traffic.
CMUZ-MD8	**Road boundary landscaping** 1. The extent to which reduced landscaping results in adverse effects on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road that has a gateway function to a township. 2. The extent of any effects on the outlook and amenity of residential zones or open space and recreation zones from any reduction in landscaping. 3. The extent to which the visual effects of reduced landscaping are mitigated through the location of ancillary offices, showrooms, or the display of trade supplier or yard-based goods for sale, along the site frontage. 4. the extent to which the activity has operational or functional requirements, or site constraints, which justify departure from the standard, including: a. the importance of the requirements for the proposed activity and the extent to which these would be compromised by compliance with the standard;

[3] Foodstuffs [267.8] and Z Energy [286.10]

	b. the extent to which alternative design approaches could feasibly meet the operational or functional requirements and achieve the Plan's objectives, policies and methods without compromising the proposed activity; c. for site constraints, whether the site is a corner site or has multiple frontages that would make compliance with the standard unreasonable or impractical; d. the scale of the proposal in the context of the existing site, existing development and the centre.[4]
CMUZ-MD9	**Outdoor storage and waste management** 1. The extent of visual effects on the adjoining site. 2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback. 3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored. 4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage. 5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location. 6. Any functional or operational reasons why the required screening cannot be provided in full.[5]
CMUZ-MD10	**Acoustic insulation** 1. The extent to which a reduced level of acoustic insulation may be acceptable due to mitigation of adverse noise impacts through other means, e.g. screening by other structures, or distance from noise sources. 2. The effectiveness of any alternative acoustic insulation technology or materials. 3. The provision of a report from an acoustic specialist which provides evidence that the level of acoustic insulation is appropriate to ensure the amenity of present and future residents of the site. 4. Any reverse sensitivity effects on existing or future permitted business activities to operate or establish without undue constraint from residential accommodation that does not provide the required noise insulation. 5. The location of any nearby business activities and the degree to which the amenities of the sensitive activities may be adversely affected.
CMUZ-MD11	**Residential development** 1. In relation any to ground floor habitable room in the Town, Local and Neighbourhood Centre zone: a. the extent to which any residential or visitor accommodation ground floor habitable room adversely affects the function of the zone to provide for primarily commercial activities; b. the extent to which any residential or visitor accommodation ground floor habitable room does not adversely affect the capacity of the zone to accommodate future demand for commercial and community activities; c. the extent to which the building frontages will deliver a visually interesting and high amenity streetscape for pedestrians; d. the extent of any effects on the continuity of shopping frontages; and e. the extent to which an acceptable level of residential amenity and privacy can be provided to future occupants of residential ground floor habitable room. 2. In relation to minimum unit size, the extent to which:

[4] Foodstuffs [267.7] and Z Energy [286.9]
[5] Z Energy [86.11]

	a. the floor space available and the internal layout represents a viable residential unit that would support appropriate amenity values of current and future occupants and the surrounding neighbourhood; b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted; and ~~d. the units are to be a part of a development delivered by the Crown of the Council as a social housing provider and have been specifically designed to meet atypical housing needs; and~~[6] e. the[7] nature and duration of activities proposed may warrant a reduced unit size to operate e.g. very short term duration. 3. In relation to storage space: a. the extent to which the reduction in storage space will adversely affect the functional use of the residential unit and the amenity of neighbouring sites, including public spaces; and b. the extent to which adequate and accessible space is provided on the site for the storage of waste and recycling bins, bicycles and clothes drying facilities are provided on the site. 4. In relation to outdoor living space: a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide an appropriate level of amenity and meet outdoor living needs of likely future residents. 5. In relation to any proposed non-residential activities: a. the extent to which the activity will adversely affect residential amenity values, including consideration of: i. character, duration, scale and intensity; ii. hours of operation; iii. noise from patrons onsite and those arriving and leaving; iv. traffic generation and vehicle movements, including servicing vehicles; and v. any proposed measures that mitigate adverse effects by means such as the provision of screening, buffer areas, local topography, site layout (including location of point of sale) or operational practices. 6. In relation to the Mixed-Use Zone: a. the extent to which the proposal is consistent with the vision, goals or objectives of the Kaiapoi Town Centre Plan 2028 and Beyond; b. the extent to which the proposal supports regeneration and provides a high level of amenity; c. the extent to which the majority of the ground floor includes commercial activities that support vibrancy and visual interest; d. the extent to which the proposal involves a design than enables conversion of the buildings to commercial activities, especially the ground floor; and e. the extent to which the proposal contributes to achieving a mix of uses within the regeneration area.
CMUZ-MD12	**Commercial activity distribution**

[6] Kāinga Ora [325.344]
[7] RMA Schedule 1 Clause 16

	1. If a Local Centre, or a Large Format Retail Zone,[8] the extent to which the activity adversely affects the role, function and capacity of the nearest Town Centre to provide for primarily commercial and community activities. 2. If a Neighbourhood Centre, the extent to which the activity adversely affects the role, function and capacity of the nearest Town and Local Centre to provide for primarily commercial and community activities. 3. Any adverse effects on the amenity values and streetscape of the site, especially where sites have frontage to a principal shopping street. 4. Effects, including traffic generation, that affect daily operation and amenity of the nearest town centre.
CMUZ-MD13	**Rail boundary setback** 1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.
CMUZ-MD14	**Kaiapoi large format retail** 1. Any effects of the location and species of tree planting in relation to: a. public water supply and stormwater infrastructure; and b. the effectiveness of tree planting in enhancing the character and amenity of the streetscape and boundaries. 2. The extent to which any stormwater management area, including margins and plantings is designed and managed to fully drain as quickly as possible after a rainfall event and to avoid attracting bird species that are a hazard to aircraft. 3. The extent to which the departure from DEV-KLFR-APP1 will result in adverse or positive outcomes. 4. For all other matters, the extent of any adverse impacts on amenity values of the site and adjacent sites.
CMUZ-MD15	**Kaiapoi regeneration areas** 1. The extent to which the departure from the layout in MUZ-APP1 is appropriate, taking into account: a. the vision, objectives and principles expressed in the Kaiapoi Town Centre Plan 2028 and Beyond; and b. any actual or potential impact on the delivery of integrated infrastructure including road, pedestrian/cycle ways, water, wastewater, stormwater and open space across the whole MUZ-APP1 area.
CMUZ-MD16	**Building coverage** 1. The extent to which a greater building coverage: a. provides an adequate area for site access, manoeuvring, and other activities; b. affects the amenity values of the adjoining sites or public spaces due to the visual dominance and/or scale of development; and c. is mitigated through the provision of landscaping/screening.
CMUZ-MD17	**Mandeville North Business Area** 1. In the Mandeville North Business Area: a. the quality of building design, architectural features and details, use of colour and building materials; b. the extent to which tree planting and landscaping achieves a high quality outcome and mitigates adverse visual effects, amenity effects and scale of business activities; c. the location of buildings, outdoor storage and loading areas and carparking and its design in relation to adjoining reserves and roads;

[8] Woolworths [267.15]

	d. the extent to which any signs within the building is integrated with buildings' architectural detail; e. the extent to which the principles of CPTED are incorporated into any development; f. effects on the amenity values of the surrounding residential zones and rural zones; g. effects on the safe and efficient functioning of Tram Road and onsite vehicle circulation to discourage through traffic within the zone, including traffic calming measures; h. methods to prevent adverse traffic impacts on the function, safety and use of Tram Road from right turn manoeuvres into and out of the zone and the eastern service entrance; i. methods to ensure that the eastern service access is only used as an entrance from Tram Road; and j. standard of construction of roads, service lanes and accessways.
CMUZ-MD18	**Parking lots and parking buildings** 1. The extent to which proposed parking dominates the streetscape, disrupts active frontages and pedestrian circulation; 2. The extent to which the parking undermines the centre's ability to accommodate activity at ground floor level, contributing to an active built frontage and viable centre; 3. Any adverse effects of vehicle access points and traffic movements on the safe and efficient operation of the transport system; 4. The extent to which the location and design of the parking access and manoeuvring areas support pedestrian and cyclist safety; and 5. Any adverse effects of the parking/access points on adjoining zones and the extent of mitigation available.
CMUZ-MD19	**Height**[9] 1. The extent to which the building affects local environmental conditions including increased shading and for buildings over 30m in height, the wind in nearby public spaces; 2. The extent to which the building affects / integrates with nearby heritage buildings and values; 3. The extent to which the building undermines or supports the Principal Shopping Street and associated urban form; 4. The extent to which the building reflects a human scale through the use of building form, design and modulation; 5. The extent to which the design reduces visual dominance / creates visual interest or an attractive local landmark; 6. The extent to which the building displays high design quality; 7. The extent to which the building takes account of longer views of taller buildings providing visual interest and supporting the character of the centre; 8. The potential for adverse commercial distribution and transport effects; and 9. The extent to which the height breach is a consequence of raising the land to meet flood hazard requirements.[10]

[9] Kāinga Ora [325.331]
[10] Kāinga Ora [325.331] and [325.319]