



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

**I hereby give notice that the
District Plan Review Sub-Committee Meeting
will be held on:**

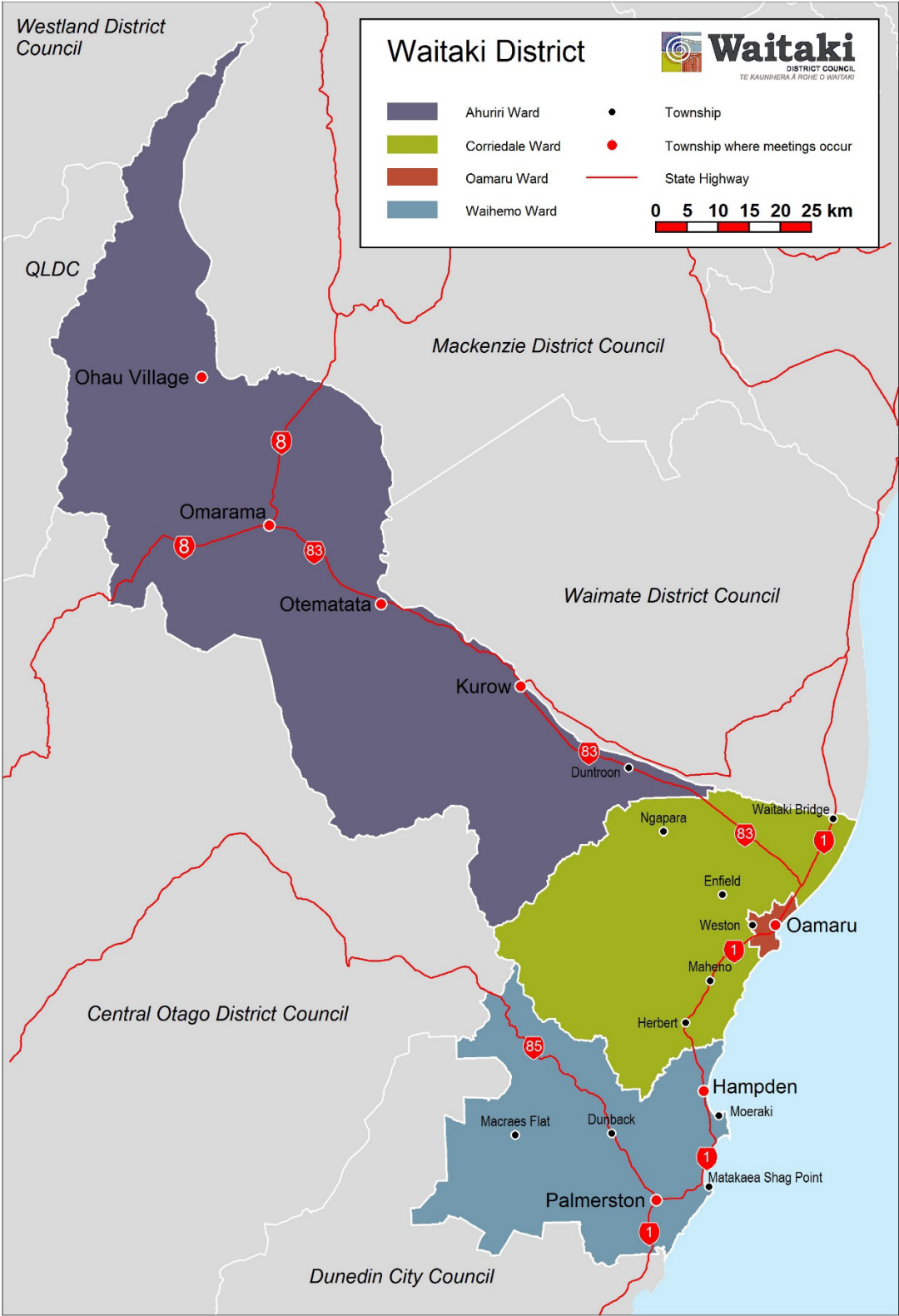
Date: Monday, 27 November 2023
Time: 9.00am
Location: Council Chamber, Third Floor
Office of the Waitaki District Council
20 Thames Street, Oamaru

Agenda

District Plan Review Sub-Committee Meeting

27 November 2023

**Alex Parmley
Chief Executive**





Agenda Items

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- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**

3 DECISION REPORTS

3.1 FINAL CHAPTER APPROVAL FOR NOTIFICATION OF A PROPOSED DISTRICT PLAN

Author:	Katrina Clark, Senior Planner District Plan Review
Authoriser:	Roger Cook, Heritage, Environment and Regulatory Group Manager
Attachments:	<ol style="list-style-type: none">1. Attachment 1 Local Centre Zone Chapter2. Attachment 2 Mixed Use Zone chapter3. Attachment 3 Town Centre Zone chapter4. Attachment 4 Large Format Retail Zone chapter5. Attachment 5 Light Industrial Zone chapter6. Attachment 6 General Industrial Zone chapter7. Attachment 7 Heavy Industrial Zone Chapter8. Attachment 8 Open Space Zone chapter9. Attachment 9 Sport and Active Recreation Zone chapter10. Attachment 10 Oamaru Harbour Precinct chapter

RECOMMENDATION

That the District Plan Review Sub-Committee recommends:

That Council approves the following chapters, subject to final formatting and integration corrections, for notification in a Proposed District Plan:

- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- Large Format Retail Zone
- Light Industrial Zone
- General Industrial Zone
- Heavy Industrial Zone
- Open Space Zone
- Sports and Active Recreation Zone
- Ōamaru Harbour Precinct.

DECISION OBJECTIVE

To seek the Sub-Committee's recommendation to Council that the chapters attached to this report are approved for notification in a Proposed District Plan.

SUMMARY

The District Plan Review has been developed under the guidance of the previous Community, Culture and Regulatory Committee and now the District Plan Review Sub-Committee over a period of approximately nine years. A Draft District Plan was released for community and stakeholder feedback in June 2022 and this feedback has been used to inform the Proposed District Plan. A series of Sub-Committee meetings are being held to recommend the draft chapters to Council to be approved and notified in a Proposed District Plan early in 2024. Once notified, the Proposed Waitaki District Plan will be open for public submissions and will be subject to a statutory process and timeline under the Resource Management Act 1991 (RMA). This Sub-Committee meeting will consider the following chapters for recommendation:

- Local Centre Zone
- Mixed Use Zone
- Town Centre Zone
- Large Format Retail Zone
- Light Industrial Zone
- General Industrial Zone
- Heavy Industrial Zone
- Open Space Zone
- Sports and Active Recreation Zone
- Ōamaru Harbour Precinct.

DECISION-MAKING EXPECTATIONS

Governance Decision-Making:	A recommendation from the Sub-Committee is being sought so that Council may consider a Proposed District Plan for approval at a Council Meeting in early 2024 to release for public notification.
Operational Decision-Making:	Final preparations to notify the Proposed District Plan.
Communications	Media Releases – contributed to by officers and Elected Members Media/public enquiries regarding governance decision-making topics above can be addressed by governance Media/public enquiries regarding operational decision-making topics above can be addressed by officers

SUMMARY OF DECISION-MAKING CRITERIA

	No/Moderate/Key		No/Moderate/Key
Policy/Plan	Key	Environmental Considerations	Moderate
Legal	Key	Cultural Considerations	Moderate
Significance	Key	Social Considerations	Moderate
Financial Criteria	No	Economic Considerations	Moderate
Community Views	Key	Community Board Views	No
Consultation	Key	Publicity and Communication	Key

BACKGROUND

Council resolved to commence a full review of the District Plan on 25 June 2014. Since that date, work has progressed through a range of phases, from the early scoping of issues and discussions with key stakeholders, to engagement with the community on placemaking in 2018, the release of a Discussion Document in 2018 for community feedback, the adoption of Masterplans for Ōmārama and Otematata in 2020, engagement with rūnaka in the drafting of chapters, conversations with landowners and coastal communities in 2021, the adoption of the Ōamaru, Weston and Kakanui Spatial Plan in May 2022 and the release of a Draft District Plan for community feedback in June 2022. The feedback received from each of these phases has been used to inform the chapters now being presented to the Sub-Committee at this meeting for its recommendation to Council for approval to be notified in a Proposed District Plan in early 2024.

The notification process is a formal statutory process that is required by the RMA. Once notified, the Proposed District Plan will be open for submissions and then further submissions and hearings. The RMA sets out the notification process and the timeframes to be used. The submission period is required to be for a minimum of 40 working days under the RMA from the date of notification.

The remaining chapters seeking recommendation by this Sub-Committee will be presented over subsequent meetings prior to Christmas 2023. Subject to Sub-Committee recommendations, it is anticipated that all chapters will then be collated into a full Proposed District Plan that will be presented to Council in early 2024 for approval to notify.

SUMMARY OF OPTIONS CONSIDERED

Option 1 – That the Sub-Committee recommends that Council approves the attached chapters to this report for notification in a Proposed District Plan (Recommended)

A considerable amount of community, rūnaka and stakeholder engagement, specialist input and Elected Member involvement has been undertaken over the last nine years in the development of the Proposed District Plan. Once notified, the Proposed District Plan will be subject to a formal consultation process under the RMA. The first step in this process is to notify a Proposed District Plan for public submissions.

Option 2 – That the Sub-Committee does not recommend the attached chapters to Council for approval to notify in a Proposed District Plan

If the Sub-Committee considers that the attached chapters require further work before being recommended to Council for approval to release in a Proposed District Plan, this has the potential to delay notification of the Plan in its entirety. The current Operative District Plan is outdated and does not give effect to recent national or regional direction. Further delays to the notification of a Proposed District Plan will increase the risk to Council of intervention from the Ministry for the Environment, of a legal challenge on the Operative District Plan, and of requests for private plan changes.

ASSESSMENT OF PREFERRED OPTION

As detailed in this report, a considerable amount of community, rūnaka and stakeholder engagement, specialist input and Elected Member involvement has been undertaken over the last nine years in the development of a Proposed District Plan. The Proposed Waitaki District Plan will be subject to a formal consultation process under the RMA to ensure that there is full public participation in the development of a new District Plan for Waitaki. Therefore, Option 1 is the preferred option.

CONCLUSION

A significant amount of Elected Member, officer, rūnaka, stakeholder, landowner and community feedback has been used to inform the development of a Proposed District Plan over the last nine years. The Proposed Waitaki District Plan is nearing completion for notification in early 2024. The Sub-Committee is requested to recommend to Council that the attached chapters to this report are approved for inclusion in the Proposed District Plan to enable that timeline to be met.

ADDITIONAL DECISION-MAKING CONSIDERATIONS

Outcomes

We keep our district affordable

We enable opportunities for new and existing business

We provide and enable services and facilities, so people want to stay and move here

We understand the diverse needs of our community

Waitaki's distinctive environment is valued and protected

We maintain the safest community we can

Policy and Plan Considerations

The Operative District Plan will remain in force until such time as provisions in the Proposed District Plan are formally adopted (having been through a process of submissions, further submissions, and hearings), excepting those that have immediate legal effect under sections 86B and 86D of the RMA.

Community Views

Extensive Elected Member, officer, rūnaka, stakeholder, landowner and community feedback has been used to inform the development of the Proposed District Plan over the last nine years. The District Plan is a document that can have significant social, cultural, economic, and environmental implications, which can be permanent (eg removal of a heritage building) or occur over a number of generations (eg the effects of new development). The notification of a Proposed District Plan will provide a formal opportunity for the community to make submissions on the Plan and to have their submissions considered by a Council-appointed Hearings Panel. This is a statutory public consultation process under the RMA.

Publicity and Community Considerations

Once notified, the Proposed District Plan will be published in an electronic format (ePlan) and in hard copy. A formal notice will be published in newspapers to invite submissions on the Plan, along with informal publicity across Council's usual advertising platforms. The submission period is required to be for a minimum of 40 working days under the RMA from the date of notification and any submissions made must be made in a prescribed format as dictated by the RMA.

LCZ

Local Centre Zone

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki
DISTRICT COUNCIL
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Local Centre Zone

Introduction

The Local Centre Zone applies to the suburban shopping centres of Ōamaru and the commercial centres of Weston, Kakanui, Ōmārama, Otematata, Kurow and Palmerston. These locations are the District's larger towns with reticulation and specified, separate areas zoned for business and residential living.

The primary function of the zone is to provide for the commercial needs of the community within which they are situated and in the cases of Ōmārama, Otematata, Kurow and Palmerston, to also provide services to the travelling public. Many sites located in the Local Centre Zone have residential neighbours adjoining them. There are greater scale, location and intensity requirements of development in the Local Centre Zone when in the residential zone interface to avoid, remedy or mitigate impacts on adjoining residential neighbours.

A Visitor Accommodation Precinct is provided at Ōmārama, reflecting its location at the junction of State Highways 8 and 83, along with its role as a gateway to recreation areas and opportunities provided by Lakes Benmore and Ōhau, the Ahuriri River and the Lindis Pass. The Precinct also applies to the north-side of State Highway 83 at Otematata.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.

Rule INF-R21 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF-R22 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

The following objectives, policies and rules in Part A: Local Centre Zone are to be read in conjunction with the objectives, policies and rules in Part B of this chapter, which relates to the Visitor Accommodation Precinct in Ōmārama and Otematata.

Proposed Waitaki District Plan

LCZ – Local Centre Zone

Part A: Local Centre Zone (LCZ)

Proposed for DPR SC

Objectives

LCZ-O1 Purpose of the Local Centre Zone

Enable the Local Centre Zone in the larger towns and the suburban shopping areas in Ōamaru to accommodate commercial, residential and recreational activities, visitor accommodation, as well as educational and community facilities that serve the day-to-day needs of the local community.

LCZ-O2 Character and qualities of the Local Centre Zone

The Local Centre Zone accommodates activities and development of a size, nature and scale and anticipated built form that:

1. do not detract from the amenity values of sites in adjoining Residential, Open Space, or Active Sport and Recreation zones; and
2. maintains sufficient amenity of residential and other sensitive activities provided for in the zone; and
3. supports residential activities, provided that when it is at ground level it does not front the street; and
4. supports a vibrant, visually attractive, safe environment that is easy to navigate and convenient to access; and
5. provides for emergency service facilities where the activity has an operational or functional need to locate in the zone and is of a scale and design consistent with the surrounding local centre character and amenity values.

LCZ-O3 Infrastructure

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

LCZ-P1 Development within the Local Centre Zone

Ensure building and site development is carried out in a manner that is compatible with the anticipated purpose, character and qualities of a Local Centre Zone, including:

1. buildings being constructed near the road boundary of a site;
2. outdoor storage being screened from adjoining sites and the general public; and
3. verandas being provided along the Ronaldsay Street (State Highway 1) frontage between the Railway Station and Sanday Street in Palmerston.

LCZ-P2 Amenity of adjoining zones

Maintain amenity values of adjoining Residential zones, Open Space and Sport and Active Recreation zones, by:

1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy effects;
2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and
3. restricting the hours of operation of activities.

LCZ-P3 Sensitive activities

Provide for the establishment of sensitive activities in the Local Centre Zone where the potential for reverse sensitivity effects is minimised through the incorporation of acoustic treatment measures in habitable rooms.

LCZ-P4 Servicing

Ensure all development is appropriately serviced including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes.

LCZ-P5 Repair workshops

Provide for repair workshops only where they are located and operated in a manner that maintains the character and qualities of the surrounding area.

LCZ-P6 Activities inappropriate for a Local Centre Zone

Avoid activities, including industrial activities and intensive indoor primary production, that are incompatible with purpose, character and qualities anticipated in the Local Centre Zone except for repair workshops provided for by LCZ-P5.

Rules

PERMITTED ACTIVITIES

LCZ-R1 Building activity		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	Activity status: Permitted	Activity status when compliance is not achieved: Restricted Discretionary
	Where: PER-1 All of the following standards are complied with where relevant; <ol style="list-style-type: none"> 1. LCZ-S1 Maximum height; 2. LCZ-S2 Height in relation to boundary; 3. LCZ-S3 Building coverage; 4. LCZ-S4 Minimum pervious surface area; 5. LCZ-S5 Road and rail boundary setbacks, except in the Visitor Accommodation Precinct; 6. LCZ-S6 Internal boundary setbacks, except in the Visitor Accommodation Precinct; 7. LCZ-S7 Shopping frontage, except in the Visitor Accommodation Precinct; 8. LCZ-S12 Firefighting water supply and access. 	Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7 and/or LCZ-S12 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>
LCZ-R2 Commercial activity		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	Activity status: Permitted	Activity status when compliance is not achieved: Restricted Discretionary
	Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. LCZ-S8 Landscaping of internal boundaries; 2. LCZ-S9 Outdoor storage screening; 3. LCZ-S10 Hours of operation 	Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with.

Proposed Waitaki District Plan

LCZ – Local Centre Zone

		<i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i>
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LCZ-R3 Community facility		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; 1. LCZ-S8 Landscaping of internal boundaries; 2. LCZ-S9 Outdoor storage screening; 3. LCZ-S10 Hours of operation	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards LCZ-S8, LCZ-S9, and/or LCZ-S10 that are not complied with. <i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i>

LCZ-R4 Educational facility		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; 1. LCZ-S8 Landscaping of internal boundaries; 2. LCZ-S9 Outdoor storage screening; 3. LCZ-S10 Hours of operation	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with. <i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i>

Proposed Waitaki District Plan

LCZ – Local Centre Zone

LCZ-R5		
Recreational activity		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> 1. LCZ-S8 Landscaping of internal boundaries; 2. LCZ-S9 Outdoor storage screening; 3. LCZ-S10 Hours of operation 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>
LCZ-R6		
Residential activity		
Local Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any residential activity is not located at ground floor level along a street frontage; and.</p> <p>PER-2 The standard LCZ-S11 Outdoor living space is complied with.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Location of the habitable rooms or a lobby on the ground floor; and 2. the design of the building frontage, including the windows and entrances to the building; and 3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and 4. any adverse effects on adjoining businesses. <p>Where: RDIS-2 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p>

Proposed Waitaki District Plan

LCZ – Local Centre Zone

		<p>1. the matters of discretion listed in LCZ-S11.</p> <p><i>Note: Any application under RDIS-2 is precluded from being publicly notified or limited notified in accordance with section 95A of the RMA.</i></p>
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LCZ-R7 Visitor accommodation		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> LCZ-S8 Landscaping of internal boundaries; LCZ-S9 Outdoor storage screening; LCZ-S10 Hours of operation 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion listed in any of the standards LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

RESTRICTED DISCRETIONARY ACTIVITIES

LCZ-R8 Repair workshop		
Local Centre Zone (excluding the Visitor Accommodation Precinct)	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> LCZ-S8 Landscaping of internal boundaries; LCZ-S9 Outdoor storage screening; LCZ-S10 Hours of operation 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with RDIS-1</p>

Proposed Waitaki District Plan

LCZ – Local Centre Zone

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the adverse effects of any noise or vibration; and 2. servicing of the site with water, including firefighting water supply and access to that supply in accordance with SNZ PAS 4509 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and 3. servicing of the site with wastewater. 	
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LCZ-R9 Emergency service facility		
Local Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Where: PER-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> 1. LCZ-S8 Landscaping of internal boundaries; 2. LCZ-S9 Outdoor storage screening; 3. LCZ-S10 Hours of operation <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and 3. the effect on amenity values of adjoining residential properties and public places, including outlook, privacy, shading and sense of enclosure; and 4. on-site amenity values; and 5. hours of operation; and 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with RDIS-1</p>

Proposed Waitaki District Plan

LCZ – Local Centre Zone

	<p>6. noise, disturbance and loss of privacy; and</p> <p>7. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking; and</p> <p>8. the extent of impervious surfaces and landscaping; and</p> <p>9. whether the activity has a functional or operational need for its chosen location; and</p> <p>10. the extent of infrastructure requirements.</p> <p>11. the matters of discretion of any of the standards LCZ-S8, LCZ-S9 and/or LCZ-S10.</p>	
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DISCRETIONARY ACTIVITIES

LCZ-R10	Any other activity not provided for as permitted, restricted discretionary activity, or a non-complying activity.	
Local Centre Zone (excluding the Visitor Accommodation Precinct)	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

LCZ-R11	Intensive indoor primary production	
Local Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LCZ-R12	Industrial activity other than a repair workshop	
Local Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LCZ STANDARDS

LCZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed a maximum height of: <ol style="list-style-type: none"> a) 12m in Ōamaru; and b) 10m elsewhere as measured from ground level. 2. Except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off/Approach Surface gradient for aircraft using the Ōmārama Airfield, as shown on the planning maps. 3. Clause 1 does not apply to: <ol style="list-style-type: none"> a) antennas, aerials, or satellite dishes (less than 1m in diameter); b) lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining properties (including those directly opposite, where separated by a road) containing sensitive activities, such as shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
LCZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins an Open Space, Sport and Active Recreation or a Residential zone. 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space, or Sport and Active Recreation zones.

- e) flagpoles or antennas, other than dish antennas over 1m in diameter; or
- f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features, such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

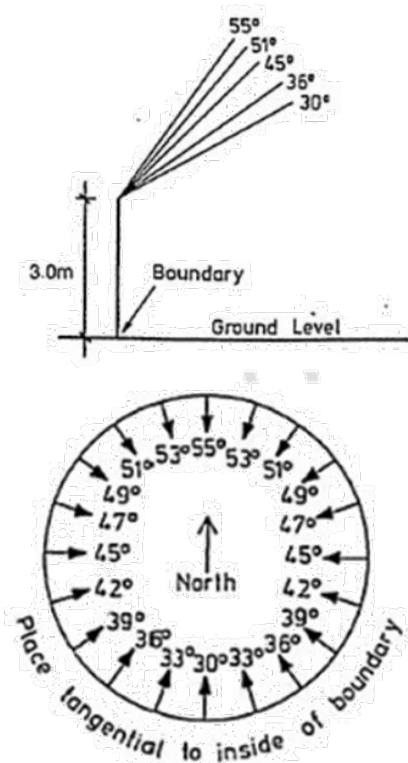


Diagram 6 – Height in relation to Boundary Recession Lines

LCZ-S3	Building coverage	
<div><div>1. The combined total building coverage of all buildings on the site must not exceed 75% of the total site area.</div><div>2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1.</div></div>	<div><div>Matters of discretion are restricted to:</div><div><div>1. the location, design and appearance of the building(s); and</div><div>2. any adverse effects on the streetscape; and</div><div>3. any adverse effects on the amenity values of adjoining sites; and</div><div>4. provision of outdoor space for storage, parking and other activities; and</div><div>5. the ability to of the site to avoid, remedy or mitigate manage and stormwater effects.</div></div></div>	
LCZ-S4	Minimum pervious surface area	
<div><div>1. At least 10% of the site shall be planted in grass, vegetation or landscaped with pervious materials.</div></div>	<div><div>Matters of discretion are restricted to:</div><div><div>1. the ability for the site to avoid, remedy or mitigate stormwater effects; and</div><div>2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no pervious surface area; and</div><div>3. any adverse effects on the amenity values of the surrounding environment.</div></div></div>	
LCZ-S5	Road and rail boundary setbacks, except in the Visitor Accommodation Precinct	
<div><div>1. Any building or structure may be setback no further than 5m from the road boundary, except in the Visitor Accommodation Precinct.</div><div>2. Clause 1 does not apply to an accessory building or subsequent buildings located behind the principle building.</div><div>3. Any building or structure must be setback a minimum of 4.5m from a rail corridor boundary.</div></div>	<div><div>Matters of discretion are restricted to:</div><div><div>1. the location, design and appearance of the building; and</div><div>2. any adverse effects on the streetscape; and</div><div>3. any adverse effects on the amenity values of adjoining sites; and</div><div>4. the effect on pedestrian, cyclist and vehicle (including rail) safety.</div></div></div>	

LCZ-S6 Internal boundary setbacks, except in the Visitor Accommodation Precinct	
<ol style="list-style-type: none"> Any building and structure must not be located within a 4.5m setback from an internal boundary with an adjoining site zoned Residential, Open Space or Sport and Active Recreation. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1 above. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation zone.
LCZ-S7 Shopping frontage, except in the Visitor Accommodation Precinct	
<ol style="list-style-type: none"> Any building fronting a road boundary between the Railway Station and Sanday Street, Palmerston, must provide a veranda that: <ol style="list-style-type: none"> extends along the entire length of the building; and is connected without any break to any existing veranda on an adjoining site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the amenity, quality and coherence of the streetscape.
LCZ-S8 Landscaping of internal boundaries	
<ol style="list-style-type: none"> A landscaped strip is required with a minimum depth of 2m along internal boundaries of an adjoining Residential Zone, Open Space or Sport and Active Recreation Zones; and must be planted with species which, at maturity, will screen all buildings from the adjoining site; and the landscaping strip must be of a standard that it does not restrict visibility of vehicle crossings or traffic signs; and the landscaping strip does not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where topography already causes shading. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse visual effects on properties in the adjoining Residential, Open Space or Sport and Active Recreation zone.
LCZ-S9 Outdoor storage screening	
<ol style="list-style-type: none"> Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the streetscape; and

<p>combination of these, so it is not visible from any:</p> <ul style="list-style-type: none"> a) public space; and b) adjoining site <p>2. Clause 1 does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale.</p>	<p>2. any adverse effects on the amenity values of adjoining sites (including those opposite, where separated by a road).</p>
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LCZ-S10 Hours of operation	
<p>1. Any activity (other than a residential activity) on a site adjoining an Open Space, Sport and Active Recreation zone or a Residential zone, must not operate outside the following hours:</p> <ul style="list-style-type: none"> a) 7:00am to 10:00pm Monday to Saturday; and b) 9:00am to 5:00pm Sunday and public holidays; <p>except where:</p> <ul style="list-style-type: none"> a) the entire activity is located within a building; b) there are no visitors, customers, or deliveries to the activity outside the above hours; and c) visitor accommodation guests are entering or leaving the site. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. the location and operation of the activity, including the effects of noise, lighting and from the generation of traffic; and 2. any adverse effects on the amenity values of properties in the adjoining Residential, Open Space or Sport and Active Recreation zones.

LCZ-S11 Outdoor living space	
<p>1. Each residential unit located on the ground floor must be provided with an outdoor living space that:</p> <ul style="list-style-type: none"> a) has a minimum area of 20m²; and b) has a minimum dimension of 3m; and c) is directly accessible from a habitable room in the residential unit to which it relates; and d) is free of buildings, parking spaces and manoeuvring areas. <p>2. Each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that:</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. whether adequate useable space is provided to accommodate outdoor activities; and 2. whether there are topographical or other site constraints that make compliance with the standard impractical; and 3. the proximity of the residential unit to accessible, public open space.

<ul style="list-style-type: none"> a) has a minimum area of 10m²; and b) has a minimum dimension of 2m; and c) is directly accessible from a habitable room in the residential unit to which it relates. <p>3. For multi-unit housing, the outdoor living space can be provided as private space and shared space, as long as:</p> <ul style="list-style-type: none"> a) Each residential unit is provided with a private outdoor living space that has a minimum area of 10m², with a minimum dimension of 2m, that is directly accessible from a habitable room in the residential unit to which it relates; and b) the shared outdoor living space has a minimum area of 20m², with a minimum dimension of 3m; and c) any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. 	
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LCZ-S12 Firefighting water supply and access	
<p>All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

Proposed Waitaki District Plan

LCZ – Local Centre Zone

Part B: Visitor Accommodation Precinct Ōmārama and Otematata (LCZ-PREC1)

Proposed for DPR SC

Local Centre Zone – Visitor Accommodation Precinct – Ōmārama and Otematata

Introduction

The Visitor Accommodation Precinct is provided at Ōmārama, reflecting its location at the junction of State Highways 8 and 83, along with its role as a gateway to recreation areas and opportunities available at Lakes Benmore and Ōhau, the Ahuriri River and the Lindis Pass. The Precinct also applies to the north-side of State Highway 83 at Otematata.

The Precinct applies to sites that are developed or have been identified as appropriate for the establishment of visitor accommodation. Due to the nature, scale and style of buildings used for visitor accommodation, a separate precinct provides for differing standards to the Local Centre Zone.

Visitor accommodation tends to establish in distinct locations along State Highways and close to popular tourist and visitor attractions. This results in a cluster of motels or camping grounds in an area creating a distinctive character for the locality.

Commercial activities within the Precinct have been restricted to other hospitality-based activities, such as restaurants and cafes, that have a close relationship to the provision of visitor accommodation. This is to prevent the dispersion of general retail activities.

Objectives

LCZ-PREC1-O1 Purpose of the Visitor Accommodation Precinct

The Visitor Accommodation Precinct in Ōmārama and Otematata recognises the role that these local centres play in serving visitors to the District and provides for visitor accommodation activities on sites with spacious and landscaped surroundings.

LCZ-PREC1-O2 Infrastructure

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

LCZ-PREC1-P1 Activities in the Visitor Accommodation Precinct

Enable visitor accommodation and ancillary activities to establish in the Visitor Accommodation Precinct at Ōmārama and Otematata on large sites, where there are generous building setbacks and associated landscaping provided, to maintain the character and qualities of the Precinct.

LCZ-PREC1-P2 Servicing

Ensure all development is appropriately serviced including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes.

Rules - Visitor Accommodation Precinct – Ōmārama and Otematata

The provisions contained in this part apply in addition to the Local Centre Zone provisions (Part A) and only to those areas within the defined Visitor Accommodation Precinct.

PERMITTED ACTIVITIES

LCZ-PREC1-R1 Building activity		
Visitor Accommodation Precinct	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; <ol style="list-style-type: none"> 1. LCZ-PREC1-S2 Internal boundary setbacks; 2. LCZ-PREC1-S3 Road boundary setbacks; 3. LCZ-S1 Maximum height; 4. LCZ-S2 Height in relation to boundary; 5. LCZ-S3 Building coverage; 6. LCZ-S4 Minimum pervious surface area; 7. LCZ-S12 Firefighting water supply and access. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of standards LCZ-PREC1-S2, LCZ-PREC1-S3, LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, and/or LCZ-S12 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>
LCZ-PREC1-R2 Visitor accommodation		
Visitor Accommodation Precinct	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; <ol style="list-style-type: none"> 1. LCZ-PREC1-S1 Landscaping of the road boundary; 2. LCZ-S8 Landscaping of internal boundaries; 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LCZ-PREC1-S1, LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with.

Proposed Waitaki District Plan

LCZ – Local Centre Zone

	<p>3. LCZ-S9 Outdoor storage screening;</p> <p>4. LCZ-S10 Hours of operation.</p>	<p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>
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LCZ-PREC1-R3 Commercial activity		
Visitor Accommodation Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any commercial activity is limited to restaurants or the sale of food and beverages or souvenirs, and</p> <p>PER-2 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> 1. LCZ-PREC1-S1 Landscaping of the road boundary; 2. LCZ-S8, Landscaping of internal boundaries; 3. LCZ-S9 Outdoor storage screening; 4. LCZ-S10 Hours of operation. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LCZ-PREC1-S1, LCZ-S8, LCZ-S9 and/or LCZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p> <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>

DISCRETIONARY ACTIVITIES

LCZ-PREC1-R4 Community facility		
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

LCZ-PREC1-R5 Educational facility		
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

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LCZ – Local Centre Zone

LCZ-PREC1-R6	Any other activity not provided for as permitted, discretionary or non-complying activity	
Visitor Accommodation Precinct	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

LCZ-PREC1-R7	Repair workshop	
Visitor accommodation Precinct	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LCZ STANDARDS – VISITOR ACCOMMODATION PRECINCT – ŌMĀRAMA AND OTEMATATA

LCZ-PREC1-S1 Landscaping of the road boundary	
<p>Where any on-site car parking adjoins the road boundary:</p> <ol style="list-style-type: none"> 1. A continuous landscaped strip is required with a minimum depth of 1.5m along the full road boundary, excluding accessways; and 2. The landscaping strip must include a minimum of one tree for every 10m of frontage; and 3. Trees must not be planted at a distance of more than 25m apart or closer than 5m; and 4. At the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age; and 5. The landscaping strip must be of a standard that it does not restrict road or access visibility; and 6. At maturity, the landscaping strip will not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape, and 3. any adverse effects on the amenity values of adjoining sites.
LCZ-PREC1-S2 Setback from internal boundaries	
<ol style="list-style-type: none"> 1. Any building or structure must not be located within a 10m setback from an internal boundary. 2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1 above. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape, and 3. any adverse effects on the amenity values of adjoining sites.
LCZ-PREC2-S3 Minimum setback from a road boundary	
<ol style="list-style-type: none"> 1. Any building or structure must not be located within a 10m setback from the road boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and

Proposed Waitaki District Plan

LCZ – Local Centre Zone

	3. any adverse effects on the amenity values of adjoining properties' sites (including those directly opposite, where separated by a road).
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Proposed for DPR SC

MUZ

Mixed Use Zone

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Mixed Use Zone

Introduction

The Mixed Use Zone provides for a compatible mixture of residential dwellings, commercial, recreational, educational and community activities. Retail activity is only provided for where the goods are manufactured, processed or repaired on site and floor space is capped. These measures seek to preserve the role and viability of town centres or local centres and prevent a dispersion of retail activities.

Ōamaru has a generous amount of mixed use land wrapping around the eastern and northern end of the town centre. The zone anticipates a range of lighter industrial uses and service-orientated businesses, with associated retail, wholesale and office functions. There are scatterings of commercial activities, education activity, community uses, and residential living.

There is also mixed use land south of the town centre, predominantly between Tyne Street and the waterfront. The mixed use land in this area is also addressed by the Ōamaru Harbour Precinct chapter, recognising that it is an important area for recreation, visitor activities and visitor accommodation, with the harbour home to the Ōamaru Blue Penguin Colony, a bike park, steampunk playground, campground and other accommodation, as well as being the end point of the A2O cycle trail. These activities sit alongside the harbour which continues to function as a working port. The additional objectives, policies and rules for the Ōamaru Harbour Precinct provisions are contained in the Ōamaru Harbour Precinct chapter.

The Ōamaru Town Centre Design Guidelines have been developed to provide advice and principles for new development in the town centre, and also incorporate design guidance for mixed use gateway areas into the town centre and the Ōamaru Harbour Precinct.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule NH-R12 in the Natural Hazards chapter - applies to buildings containing habitable rooms near potential wildfire risk areas.

Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.

Rule INF-R21 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF-R22 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

MUZ-O1 Purpose of the Mixed Use Zone

The Mixed Use Zone accommodates a range of compatible residential, recreational activities, educational and community facilities, community corrections activities, marine related industry, appropriate industrial activities, emergency service facilities and limited commercial activities together, which serve the needs of businesses and the local community.

MUZ-O2 Character and qualities of Mixed Use Zones

The Mixed Use Zone includes activities and development that:

1. lift the amenity values and over time result in a higher quality of environment; and
2. have minimal noise, smell, glare and traffic effects, achieving a reasonable standard of amenity; and
3. do not detract from the amenity values of sites in adjoining Residential, Open Space and Sport and Active Recreation zones; and
4. maintains sufficient amenity within the zone where residential and other sensitive activities are provided for; and
5. accommodates parking demand on site.

MUZ-O3 Retailing in the Mixed Use Zone

The scale and nature of retail activities within the Mixed Use Zone is restricted so it does not compromise the function, integrity, convenience and viability of retailing in the Town Centre and Local Centre Zones.

MUZ-O4 Residential living

Residential living options are accommodated where they are compatible with non-residential activities and will facilitate an increase in the number of people living in the Mixed Use Zone and close to the Town Centre Zone.

MUZ-O5 Infrastructure

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

MUZ-P1 Appropriate activities within the Mixed Use Zone

Enable activities that are consistent with the purpose, character and amenity values of the Mixed Use Zone, that provides for a large variety of compatible activities.

MUZ-P2 Development within the Mixed Use Zone

Require building and site development to be carried out in a manner that is compatible with the role, function and scale of a Mixed Use Zone, including:

1. road frontages that are adequately landscaped; and
2. outdoor storage being screened from adjoining sites and the general public.

MUZ-P3 Nature and intensity of industrial activities

Provide for industrial activities and marine related industry where:

1. the scale, design and layout of the activity is compatible with the anticipated character and amenity of the surrounding area; and
2. any adverse effects can be internalised and any potential conflict between activities within the zone or at zone interfaces can be avoided, remedied or mitigated; and
3. the marine related industry is located in the Ōamaru Harbour Precinct.

MUZ-P4 Amenity of adjoining zones

Maintain amenity values of adjoining Residential or Open Space and Sport and Active Recreation zones, by:

1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy effects; and
2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and
3. restricting the hours of operation of activities.

MUZ-P5 Limited retailing in the Mixed Use Zone

Avoid retail activities in the Mixed Use Zone except for the sale of goods with a limited floor area, and which have been processed, manufactured or repaired on the site.

MUZ-P6 Sensitive activities

Enable the establishment of new sensitive activities in the Mixed Use Zone, provided that the potential for reverse sensitivity effects are minimised through the incorporation of acoustic treatment measures in habitable rooms.

MUZ-P7 Activities inappropriate for a Mixed Use Zone

Avoid activities, including intensive indoor primary production, and potentially high-impact industrial activities that are incompatible with the role, function, character and amenity values associated with the Mixed Use Zone.

Proposed Waitaki District Plan

MUZ – Mixed Use Zone

MUZ-P8 Residential activity

Provide for residential activity where:

1. any residential unit is designed to provide for the amenity values of occupants in respect of outlook, privacy, daylight and site design; and
2. reverse sensitivity effects on non-residential activities are minimised.

MUZ-P9 Servicing

Ensure all development is appropriately serviced including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes.

Proposed for DPR SC

Rules

PERMITTED ACTIVITIES

MUZ-R1 Building activity		
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> 1. MUZ-S1 Maximum height; 2. MUZ-S2 Height in relation to boundary; 3. MUZ-S3 Building coverage; 4. MUZ-S4 Minimum pervious surface area; 5. MUZ-S5 Road and rail boundary setbacks; 6. MUZ-S6 Internal boundary setbacks; 7. MUZ-S12 Firefighting water supply and access; 8. MUZ-S13 Minimum privacy separation setbacks between residential buildings. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards MUZ-S1, MUZ-S2, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S12 and/or MUZ-S13; and 2. when south of Exe Street and adjoining State Highway 1, or when adjoining the Town Centre Zone, the extent to which the proposal design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines.
MUZ-R2 Commercial activity		
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any retail activity is limited to:</p> <ol style="list-style-type: none"> 1. the sale of goods that have been processed, manufactured or repaired on the site, provided that the gross floor area of the outlet does not exceed 100m²; or 2. service stations; and <p>PER-2 All of the following standards are complied with where relevant:</p>	<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p> <p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p>

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MUZ – Mixed Use Zone

	<ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 5. MUZ-10 Hours of operation 	<ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 that are not complied with.
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MUZ-R3 Community facility		
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 5. MUZ-10 Hours of operation 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

MUZ-R4 Educational facility		
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

Proposed Waitaki District Plan

MUZ – Mixed Use Zone

	5. MUZ-10 Hours of operation	
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MUZ-R5 Recreational activity		
Mixed Use Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 5. MUZ-10 Hours of operation 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

MUZ-R6 Residential activity		
Mixed Use Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S11 Outdoor living space. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards MUZ-S4 and/or MUZ-S11 that are not complied with; and 2. potential reverse sensitivity issues. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

MUZ-R7 Marine related industry activity		
Mixed Use Zone – Ōamaru Harbour	Activity status: Permitted Where: PER-1	Activity status when compliance is not achieved: Restricted Discretionary Where:

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MUZ – Mixed Use Zone

Precinct only	<p>Where the building has a gross floor area of no more than 500m² per site; and</p> <p>PER-2 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 5. MUZ-10 Hours of operation 	<p>RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 that are not complied with. <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>
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MUZ-R8	Community Corrections activity	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 5. MUZ-10 Hours of operation 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

RESTRICTED DISCRETIONARY ACTIVITIES

MUZ-R9	Parking facility	
Mixed Use Zone	<p>Activity status: Restricted Discretionary</p> <p>Where: PER-1</p>	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1</p>

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MUZ – Mixed Use Zone

	<p>All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 5. MUZ-10 Hours of operation <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. size, scale, location and design; and 2. when south of Exe Street and adjoining State Highway 1, or when adjoining the Town Centre Zone the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 3. the matters of discretion listed in any of the standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S10 	<p>Compliance is not achieved with PER-1</p>
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MUZ-R10 Industrial activity		
Mixed Use Zone	<p>Activity status: Restricted Discretionary</p> <p>Where: PER-1</p> <p>All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 4. MUZ-S9 Outdoor storage screening; 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1</p> <p>Compliance is not achieved with PER-1</p>

	<p>5. MUZ-10 Hours of operation.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> nature and scale of the activity; and 1. compatibility with other activities provided for within the Mixed Use Zone; and 2. when south of Exe Street and adjoining State Highway 1, or when adjoining the Town Centre Zone the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 3. effects on amenity including adjoining residential or open space zones; and 4. potential reverse sensitivity issues; and 5. servicing of the site with water, including firefighting water supply and access to that supply in accordance with SNZ PAS 4509 2008, and wastewater; and 6. the matters of discretion listed in any of the standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9, and/or MUZ-S10 	
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MUZ-R11	Visitor Accommodation	
Mixed Use Zone	<p>Activity status: Restricted Discretionary</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ul style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 3. MUZ-S8 Landscaping of internal boundaries; 	<p>Activity status when compliance is not achieved:</p> <p>Where: DIS-1 Compliance is not achieved with PER-1</p>

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	<p>4. MUZ-S9 Outdoor storage screening;</p> <p>5. MUZ-10 Hours of operation</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. nature and scale of the activity; and 2. compatibility with other activities provided for within the Mixed Use Zone; and 3. when south of Exe Street and adjoining State Highway 1, or when adjoining the Town Centre Zone the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 4. Effects on amenity including adjoining residential or open space zones; and 5. Potential reverse sensitivity issues; and 6. Servicing of the site with water, including firefighting water supply and access to that supply in accordance with SNZ PAS 4509 2008, and wastewater; and 7. The matters of discretion listed in any of the standards MUZ-S4, MUZ-S7, MUZ-S8, MUZ-S9 and/or MUZ-S11 	
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MUZ-R12	Emergency service facilities	
Mixed Use Zone	<p>Activity status: Restricted Discretionary</p> <p>Where: RDIS-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. MUZ-S4 Minimum pervious surface area; 2. MUZ-S7 Landscaping along the road boundary; 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with RDIS-1</p>

	<ul style="list-style-type: none">3. MUZ-S8 Landscaping of internal boundaries;4. MUZ-S9 Outdoor storage screening; <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">1. building design, siting and external appearance; and2. when south of Exe Street and adjoining State Highway 1, or when adjoining the Town Centre Zone the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and3. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and4. the effect on amenity values of adjoining residential properties and public places, including outlook, privacy, shading and sense of enclosure; and5. on-site amenity values; and6. hours of operation; and7. noise, disturbance and loss of privacy; and8. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking; and9. the extent of impervious surfaces and landscaping; and10. whether the activity has a functional or operational need for its chosen location; and11. the extent of infrastructure requirements; and12. The matters of discretion of any of the standards MUZ-S4, MUZ-S7, MUZ-S8 and/or MUZ-S9.	
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DISCRETIONARY ACTIVITIES

MUZ-R13	Any other activity not provided for as a permitted, restricted discretionary, or a non-complying activity	
Mixed Use Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

MUZ-R14	Potentially high-impact industrial activities	
Mixed Use Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

MUZ-R15	Intensive indoor primary production	
Mixed Use Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

MUZ STANDARDS

MUZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed 12m in height measured from ground level. 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) antennas, aerials, satellite dishes (less than 1m in diameter); b) Lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining properties (including those directly opposite where separated by a road) containing sensitive activities, including shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area; and 5. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines.
MUZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins an Open Space, Sport and Active Recreation or Residential zone. 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or e) flagpoles or antennas, other than dish antennas over 1m in diameter; or 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation zone; and 3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines.

- f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

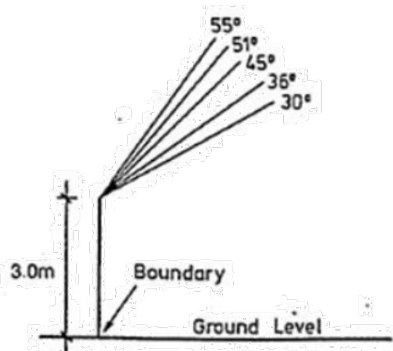


Diagram 6: Height in relation to Boundary Recession Lines

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MUZ-S3	Building coverage
<ol style="list-style-type: none"> 1. The combined total building coverage of all buildings on the site must not exceed 70% of the total area of the site. 2. Rainwater tanks less than 5,000 litres are exempt from any building coverage calculation required by Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. provision of outdoor space for storage, parking and other activities; and 5. the ability of the site to avoid, remedy or mitigate stormwater effects; and 6. the extent to which the proposal is consistent with the Ōamaru Town Centre Design Guidelines.
MUZ-S4	Minimum pervious surface area
<p>At least 10% of the site shall be planted in grass, vegetation or landscaped with pervious materials.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the ability for the site to avoid, remedy or mitigate stormwater effects; and 2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no pervious surface area; and 3. any adverse effects on the amenity values of the surrounding environment.
MUZ-S5	Road and rail boundary setbacks
<ol style="list-style-type: none"> 1. Any building or structure must be setback a minimum of: <ol style="list-style-type: none"> a) 2m from the road boundary; b) 4.5m from a rail corridor boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and

	5. the safe and efficient operation of the rail network.
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MUZ-S6 Internal boundary setbacks	
<ol style="list-style-type: none"> Any building and structure must not be located within a 4.5m setback from an internal boundary with an adjoining site zoned Residential, Open Space or Sport and Active Recreation. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation zone; and The extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines.

MUZ-S7 Landscaping along the road boundary	
<ol style="list-style-type: none"> A continuous landscaped strip is required with a minimum depth of 2m along the full road boundary, excluding accessways; and The landscaping strip must include a minimum of one tree for every 10m of frontage; and Trees must not be planted at a distance of more than 25m apart or closer than 5m; and At the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age; and The landscaping strip must be of a standard that it does not restrict road or access visibility; and At maturity, the landscaping strip will not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the landscaping; and any adverse effects on the streetscape; and any adverse effects on the amenity values for adjoining sites.

MUZ-S8 Landscaping of internal boundaries	
<ol style="list-style-type: none"> A landscaped strip is required with a minimum depth of 2m along internal boundaries of an adjoining Residential, 	<p>Matters of discretion are restricted to:</p>

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<p>Open Space or Sport and Active Recreation Zones; and</p> <ol style="list-style-type: none"> must be planted with species, which at maturity, will screen the buildings from the adjoining site; and the landscaping strip must be of a standard that it does not restrict visibility of vehicle crossings or traffic signs; and the landscaping strip does not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where topography already causes shading; and the landscaping strip must be permanently maintained, and if any plants die or become diseased, the plant must be replaced immediately. 	<ol style="list-style-type: none"> any adverse visual effects on properties in an adjoining Residential zone or Open Space and Recreation zone.
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MUZ-S9 Outdoor storage screening	
<ol style="list-style-type: none"> Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from any: <ol style="list-style-type: none"> public space; and adjoining site Clause 1 does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the streetscape; and any adverse effects on the amenity values of properties of adjoining sites (including those opposite, where separated by a road).

MUZ-S10 Hours of operation	
<ol style="list-style-type: none"> Any activity (other than a residential activity) on a site adjoining an Open Space, Sport and Active Recreation zone or a Residential zone, must not operate outside the following hours: <ol style="list-style-type: none"> 7:00am to 7:00pm Monday to Saturday; and 9:00am to 3:00pm Sunday and public holidays; <p>except where:</p> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location and operation of the activity, including the effects of noise, lighting and from the generation of traffic; and any adverse effects on the amenity values of properties in an adjoining Residential zone or Open Space and Recreation zone.

<ul style="list-style-type: none"> a) the entire activity is located within a building; and b) there are no visitors, customers, or deliveries to the activity outside the above hours; and c) visitor accommodation guests are entering or leaving the site. 	
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MUZ-S11 Outdoor living space	
<ul style="list-style-type: none"> 1. Each residential unit located on the ground floor must be provided with an outdoor living space that: <ul style="list-style-type: none"> a) has a minimum area of 20m²; and b) has a minimum dimension of 3m; and c) is directly accessible from a habitable room in the residential unit to which it relates; and d) is free of buildings, parking spaces and manoeuvring areas. 2. each residential unit located entirely above ground floor must be provided with an outdoor living space in the form of a balcony, deck or roof terrace that: <ul style="list-style-type: none"> a) has a minimum area of 10m²; and b) has a minimum dimension of 2m; and c) is directly accessible from a habitable room in the residential unit to which it relates. 3. for multi-unit housing, the outdoor living space can be provided as private space and shared space, as long as: <ul style="list-style-type: none"> a) each residential unit is provided with a private outdoor living space that has a minimum area of 10m², with a minimum dimension of 2m, that is directly accessible from a habitable room in the residential unit to which it relates; and b) the shared outdoor living space has a minimum area of 20m², with a minimum dimension of 3m; and c) any ground floor outdoor living space is free of buildings, parking spaces and manoeuvring areas. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. whether adequate useable space is provided to accommodate outdoor activities; and 2. whether there are topographical or other site constraints that make compliance with the standard impractical; and 3. the proximity of the residential unit to accessible, public open space.

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MUZ-S12 Firefighting water supply and access	
<p>All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PA 4509:2008.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
MUZ-S13 Minimum privacy separation setbacks between residential buildings	
<ol style="list-style-type: none"> 1. Any habitable room window must be at least 2m from any boundary, except a road or railway boundary. 2. Any <ol style="list-style-type: none"> a) living area windows at first floor level or above; or b) outdoor living space such as decks, balconies and terraces that are more than 1.5m above ground level, and located along any side or rear boundary; must be at least 4m from any boundary. 3. Clauses 1 and 2 do not apply to: <ol style="list-style-type: none"> a) Accessory buildings, buildings that share a common wall boundary, or buildings with a boundary along an accessway, right of way, private access lot or entrance strip; b) Windows at more than 90 degrees to the boundary; c) Windows that are either frosted glass or where the sill height is more than 1.6m above internal floor level. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Any adverse privacy, overlooking or visual dominance effects on adjoining sites; and 2. Privacy and amenity of occupants; and 3. The ability to provide adequate outdoor living space on site; and 4. Site orientation; and 5. Whether adequate mitigation of adverse effects can be achieved through the use of screening, planting and/or alternative design; and 6. The extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and

TCZ

Town Centre Zone

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Town Centre Zone

Introduction

The Town Centre Zone is applied to Ōamaru's central business area and is the key commercial and civic centre for the Waitaki District and wider North Otago area. It is the largest commercial area in the District and the zone provides for a broad range of commercial, visitor accommodation and residential activities as well as educational and community facilities. A wide range of activities is provided for so that the town centre can remain vibrant and viable in the future, and to encourage the use of existing buildings, many of which have important historic values. Some activities are not considered appropriate in the town centre and are discouraged because of their impacts on the amenity and role of the town centre.

Ōamaru's town centre contains remarkably intact and distinctive streetscapes from the boom years of the mid 1800's. An impressive array of buildings made from locally-quarried limestone remain, with lower Thames Street home to the banks and other grand civic buildings, and Harbour, Tyne and Tees Streets and their surrounds home to former merchant and engineering enterprises and grain stores. Important heritage characteristics and values still present today are recognised through the identification of an Ōamaru Historic Area. The additional objectives, policies and rules for the Ōamaru Historic Area are contained in the Historic Heritage chapter.

Consideration is given to how the key pedestrian streets of the town centre are developed. Standards address the height of buildings, alongside requirements for active frontages. Setbacks from the street and gaps between buildings in the streetscape are discouraged so as to maintain a town centre which is amenable for locals and visitors alike.

Ōamaru Town Centre Design Guidelines have been developed to provide advice and principles for new development in the town centre (including the Ōamaru Historic Area), gateway areas into the town centre, Ōamaru Harbour Precinct and for the Large Format Retail Zone which adjoins the town centre.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.

Rule INF-R21 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF-R22 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

TCZ-O1 Purpose of the Town Centre Zone

The Town Centre Zone is the main commercial and civic centre for the District and provides for a diverse range of commercial, visitor accommodation, residential and recreational activities, educational and community facilities.

TCZ-O2 Character and qualities of the Town Centre Zone

A Town Centre Zone that:

1. has a vibrant, attractive and accessible environment in which to live, work and visit; and
2. has a high quality built form that reflects the heritage values of the Ōamaru town centre; and
3. accommodates activities and development which do not detract from the amenity values of sites in the adjoining Residential, Open Space or Active Sport and Recreation zones; and
4. maintains sufficient amenity for any residential and other sensitive activities located in the zone.

TCZ-O3 Design and qualities of Thames Street

Thames Street has active frontages and a high-quality pedestrian streetscape.

TCZ-O4 Infrastructure

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

TCZ-P1 Thames Street streetscape

Require building development to maintain a high-quality streetscape for pedestrians and occupants of buildings along Thames Street through:

1. buildings being constructed at and orientated towards the road boundary of a site; and
2. ensuring visibility into and out of a building; and
3. obvious and highlighted public entrances to buildings; and
4. storage areas being appropriately located and screened from the public and adjoining sites; and
5. the provision of verandas.

TCZ-P2 Residential activity and visitor accommodation

Enable more intensive residential activity and visitor accommodation where it:

1. is located above the ground floor, or when at ground floor it is located away from the active street frontage; and
2. supports a vibrant, visually attractive, safe environment that is easy to navigate and convenient to access; and
3. does not compromise the character and coherence of streetscapes.

TCZ-P3 Large format retail activity

Restrict large format retail activity within the Town Centre Zone where it is incompatible with the role, function, character and amenity values except where establishing in an existing building.

TCZ-P4 Amenity of adjoining zones

Maintain amenity values of directly adjoining Residential zones or Open Space and Sport and Active Recreation zones, by:

1. controlling the bulk and location of buildings and structures to minimise visual dominance, adverse shading and loss of privacy effects;
2. restricting the hours of operation of activities;
3. ensuring storage areas are screened from adjoining sites and roads; and
4. ensuring any on-site carparking areas or facilities are designed so as to be:
 - a) compatible with the character and qualities of the zone and surrounding area; and
 - b) consistent with Crime Prevention through Environmental Design (CPTED) Principles.

TCZ-P5 Sensitive activities

Enable the establishment of sensitive activities in the Town Centre Zone, provided that the potential for reverse sensitivity effects are minimised through the incorporation of acoustic treatment measures in habitable rooms.

TCZ-P6 Industrial activities

Only allow industrial activities within the Town Centre Zone where the activity is consistent with the purpose, character and qualities of the zone through:

1. providing an active frontage to the streetscape; and
2. hours of operation and noise effects that are compatible with the zone and the sensitive activities that may be located there; and
3. being wholly located within an existing building; and
4. are arts and craft or food and beverage manufacturing or processing industrial activities; or

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5. the continued operation of the foundry and engineering activity within the site identified in TCZ-APP1 – Legal description of land to which rule TCZ-R8 and PER-3 applies, provided the character and amenity of the zone and Precinct are maintained.

TCZ-P7 Activities inappropriate for a town centre

Avoid activities where they are incompatible with the purpose, character and amenity values of the Town Centre Zone.

TCZ-P8 Servicing

Ensure all development is appropriately serviced including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes.

Proposed for DPR

Rules

PERMITTED ACTIVITIES

TCZ-R1 Building activity – external alterations and additions to existing buildings and structures		
Town Centre Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. TCZ-S1 Maximum height; 2. TCZ-S2 Height in relation to boundary; 3. TCZ-S3 Active street frontages; 4. TCZ-S4 Shopping frontage (verandas); 5. TCZ-S5 Rail corridor setbacks; 6. TCZ-S6 Internal boundary setbacks; 7. TCZ-S7 Maximum setback from internal boundaries; 8. TCZ-S11 ; Firefighting water supply and access and 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4, TCZ-S6, TCZ-S7, TCZ-S8, and/or TCZ-S11 that are not complied with.
	PER-2 The building must adjoin the street boundary; or PER-3 Where the building is on Thames Street and does not adjoin the street boundary, it shall be setback no greater than 2m from the street boundary.	Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-2 Activity status when compliance is not achieved: Non-Complying Where: NC-1 Compliance is not achieved with PER-3
TCZ-R2 Commercial activity, excluding large format retail activity		
Town Centre Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant:	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1

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	<ol style="list-style-type: none"> 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with. <p>Notification: Any application made under RDIS-1 is precluded from being publicly notified.</p>
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TCZ-R3 Large format retail activity		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any large format retail activity is located within a building existing as of [insert date of notification]; and</p> <p>PER-2 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with. <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>

TCZ-R4 Community facility		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with.

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		Notification: Any application made under RDIS-1 is precluded from being publicly notified.
TCZ-R5 Educational facility		
Town Centre Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with. Notification: Any application made under RDIS-1 is precluded from being publicly notified.
TCZ-R6 Recreational activity		
Town Centre Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with. Notification: Any application made under RDIS-1 is precluded from being publicly notified.
TCZ-R7 Visitor accommodation		
Town Centre Zone	Activity status: Permitted Where:	Activity status when compliance is not achieved: Restricted Discretionary

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	<p>PER-1 Any visitor accommodation units are not located at ground floor level along a street frontage; and</p> <p>PER-2 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation. <p>Note: A basement is not considered the ground floor.</p>	<p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location of the guest rooms on the ground floor; and 2. the design of the building frontage, including the windows and entrances to the building; and 3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and 4. any adverse effects on adjoining businesses. <p>Where: RDIS-2 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with. <p>Notification: Any application made under RDIS-1 is precluded from being publicly notified.</p>
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TCZ-R8	Residential activity	
<p>Town Centre Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 Any residential activity shall be above ground floor or located to the rear of commercial activity space fronting the street.</p> <p>Note: A basement is not considered the ground floor.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Location of the habitable rooms or a lobby on the ground floor; and 2. the design of the building frontage, including the windows and entrances to the building; and

Proposed Waitaki District Plan

TCZ – Town Centre Zone

		<p>3. any adverse effects on the amenity, quality and coherence of the streetscape, including any loss of a sense of public space for pedestrians; and</p> <p>4. any adverse effects on adjoining businesses.</p>
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TCZ-R9 Industrial activity		
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The industrial activity is limited to:</p> <ol style="list-style-type: none"> 1. the making of arts and craft products; or 2. food and beverage processing and manufacturing; and <p>PER-2 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation; or <p>PER-3 The industrial activity is located within any of the legal descriptions contained in APPX– Industrial activity in the Town Centre Zone and is limited to a foundry and engineering business involving:</p> <ol style="list-style-type: none"> 1. receipt and storage of raw materials; 2. production of molten metals and metal castings; 3. metal casting production; 4. finishing of the products in 1–3 and associated indoor and outdoor storage and dispatch; 5. machining; 6. manufacture of dye used in casting process; and 	<p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DISC-1 Compliance is not achieved with PER-1, PER-2 or PER-3</p>

Proposed Waitaki District Plan

TCZ – Town Centre Zone

	7. ancillary activities, including loading, offices and retail sales.	
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TCZ-R10 Community Corrections activity		
Town Centre Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. TCZ-S8 Landscaping of internal boundaries; 2. TCZ-S9 Outdoor storage screening; 3. TCZ-S10 Hours of operation. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards TCZ-S8, TCZ-S9 and/or TCZ-S10 that are not complied with. <p><i>Notification: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

RESTRICTED DISCRETIONARY ACTIVITIES

TCZ-R11 Building activity – erection of new buildings and structures		
Town Centre Zone	Activity status: Restricted Discretionary Where: RDIS-1 All of the following standards are complied with where relevant; <ol style="list-style-type: none"> 1. TCZ-S1 Maximum height; 2. TCZ-S2 Height in relation to boundary; 3. TCZ-S3 Active street frontages; 4. TCZ-S4 Shopping frontage (verandas); 5. TCZ-S5 Rail corridor setbacks; 6. TCZ-S6 Internal boundary setbacks; 7. TCZ-S7 Maximum setback from internal boundaries; 	Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with RDIS-1

	<p>8. TCZ-S11 Firefighting water supply and access.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none">1. Building design and external appearance in so far as it affects the existing and future planned amenity values of public streets and spaces, this includes:<ol style="list-style-type: none">a) The contribution that any new buildings will make to the attractiveness pleasantness and enclosure of the public space;b) The provision of convenient and direct access between the street and building for people of all ages and abilities; andc) Measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space;2. The impact of the form and design of buildings on adjoining historic heritage places including heritage values;3. The effects of the design and location of parking, access and servicing on the amenity of surrounding areas, streetscape and pedestrian amenity;4. The effects of the design and layout of proposed residential unit and/or visitor accommodation on the amenity of residents;5. Consistency with the Ōamaru Town Centre Design Guidelines;6. servicing of the site with water, including firefighting water supply and access to that supply in accordance with SNZ PAS 4509 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice;7. servicing of the site with wastewater.	
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TCZ – Town Centre Zone

DISCRETIONARY ACTIVITIES

TCZ-R12	Any other activity not provided for as a permitted activity, restricted discretionary activity or a non-complying activity	
Town Centre Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

TCZ-R13	Intensive indoor primary production	
Town Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

TCZ-R14	Service stations	
Town Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

TCZ-R15	Potentially high-impact industrial activities other than as provided for in TCZ-R9 PER-3	
Town Centre Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

TCZ STANDARDS

TCZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed a maximum height of 12m as measured from ground level. 2. Clauses 1 and 2 above do not apply to: <ol style="list-style-type: none"> a) antennas, aerials, satellite dishes (less than 1m in diameter), b) lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 4. any adverse effects on the amenity of adjoining sites containing residential or other sensitive activities, including shading and effects on privacy; and 5. compatibility with the scale, proportion and context of buildings and activities in the surrounding area, including the heritage values of surrounding buildings.
TCZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins an Open Space, Sport and Active Recreation, or a Residential zone. 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or e) flagpoles or antennas, other than dish antennas over 1m in diameter; or 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and 4. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space, or Sport and Active Recreation zone.

- f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

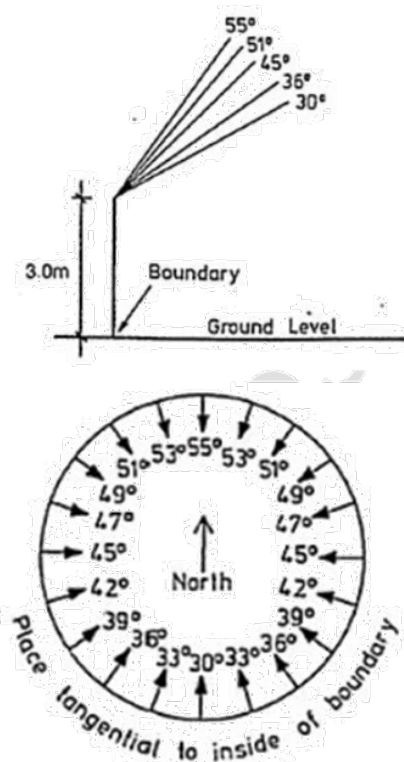


Diagram 6 - Height in relation to Boundary Recession Lines

Proposed Waitaki District Plan

TCZ – Town Centre Zone

TCZ-S3 Active street frontages	
<ol style="list-style-type: none"> Buildings with frontage onto Thames or Severn Street must: <ol style="list-style-type: none"> be orientated towards the adjoining road boundary of the site; and have glazing, windows or doors that cover at least 50% of the area of the ground floor wall along the road frontage and which allow views into the premises. Clause 1 does not apply to any accessory building located behind the principal building. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the amenity, quality and coherence of the streetscape; and the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and any adverse effects on the amenity values of residents living in the area.
TCZ-S4 Shopping frontage (verandas)	
<ol style="list-style-type: none"> Any building with frontage onto Thames Street must provide a veranda that: <ol style="list-style-type: none"> extends along the entire length of the building fronting Thames Street; and is connected without any break to any existing veranda on an adjoining site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the amenity, quality and coherence of the streetscape; and the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and any effects on pedestrians and pedestrian amenity.
TCZ-S5 Minimum setback from rail corridor boundaries	
<ol style="list-style-type: none"> Any building or structure must be setback a minimum of 4.5m from a rail corridor boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The safe and efficient operation of the rail network.
TCZ-S6 Internal boundary setbacks	
<ol style="list-style-type: none"> Any building and structure must not be located within a 4.5m setback from an internal boundary with an adjoining site 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and

Proposed Waitaki District Plan

TCZ – Town Centre Zone

<p>zoned Residential, Open Space, or Sports and Active Recreation.</p> <p>2. Rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1 above.</p>	<p>2. any adverse effects on the streetscape; and</p> <p>3. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space, or Sport and Active Recreation zone.</p>
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TCZ-S7 Maximum setback from internal boundaries	
<p>1. The setback of any building from an internal boundary shall be no greater than 5m.</p> <p>2. Clause 1 does not apply to any accessory building located at the rear of a site behind the principal building.</p>	<p>Matters of discretion are restricted to:</p> <p>1. the location, design and appearance of the building; and</p> <p>2. any adverse effects on the streetscape, including the loss of coherence of pedestrian shopping frontage; and</p> <p>3. the extent to which the building design, siting and external appearance is consistent with the Ōamaru Town Centre Design Guidelines; and</p> <p>4. any adverse effects on the amenity values of adjoining sites.</p>

TCZ-S8 Landscaping of internal boundaries	
<p>1. A landscaped strip is required with a minimum depth of 2m along internal boundaries of an adjoining Residential, Open Space, or Sport and Active Recreation zone; and</p> <p>2. must be planted with species which, at maturity, will screen the buildings from the adjoining site; and</p> <p>3. The landscaping strip must be of a standard that it does not restrict visibility of vehicle crossings or traffic signs; and</p> <p>4. The landscaping strip does not shade any formed public road between 10.00am and 2:00pm on the shortest day of the year, except where topography already causes shading; and</p>	<p>Matters of discretion are restricted to:</p> <p>1. any adverse visual effects on properties in the adjoining Residential, Open Space or Sport and Active Recreation zones.</p>

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TCZ – Town Centre Zone

TCZ-S9 Outdoor storage screening	
<p>1. Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscape planting, or building, or a combination of these, so it is not visible from any:</p> <ul style="list-style-type: none"> a) public space; and b) adjoining site. <p>2. Clause 1 does not apply to motor vehicles ancillary to the activity on the site.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. any adverse effects on the streetscape; and 2. any adverse effects on the amenity values of adjoining sites (including those opposite, where separated by a road).
TCZ-S10 Hours of operation	
<p>1. Any activity (other than a residential activity) on a site adjoining an Open Space, Sport and Active Recreation or Residential zone, must not operate outside the following hours:</p> <ul style="list-style-type: none"> a) 7:00am to 10:00pm Monday to Saturday; b) 9:00am to 5:00pm Sunday and public holidays; <p>except where:</p> <ul style="list-style-type: none"> a) the entire activity is located within a building; b) there are no visitors, customers, or deliveries to the activity outside the above hours; and c) visitor accommodation guests are entering or leaving the site. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. the location and operation of the activity, including the effects of noise, lighting and from the generation of traffic; and 2. any adverse effects on the amenity values of properties in the adjoining Residential, Open Space or Sport and Active Recreation zone.
TCZ-S11 Firefighting water supply and access	
<p>All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PA 4509:2008.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

LFRZ

**Large Format
Retail Zone**

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Large Format Retail Zone

Introduction

The area to the west of Thames Highway between Coquet Street and Dee Street, is identified as the Large Format Retail Zone. The area currently contains a small number of large format retail activities, along with some residential and smaller retail and light industrial uses. This zone is identified for retail activities that require spacious internal floor areas and/or large external yard areas. It acknowledges the challenges involved in establishing this type of development in other commercial centres within the district, which primarily focus on smaller-scale retail and convenience activities.

While the intention of this zone is to support and enhance the overall retail offerings of the district, it is crucial to carefully manage the scale, type and location of development within the zone to prevent undermining the purpose, function, and aesthetic qualities of the adjoining Town Centre Zone, and to ensure that it does not detract from the primary commercial area of Thames Street. As such, small-scale convenience and/or speciality business and retail activities are not anticipated or provided for in this zone as it is considered more appropriate that they locate in the Town Centre Zone so as to support and contribute to the viability and vibrancy of the town centre.

Large format retail activities can also occur in the Town Centre Zone where located in a building that was existing on the date of notification of this plan, but they are not anticipated or provided for in other zones as they can undermine the role and/or viability of the town centre.

The design of new buildings is of critical importance to achieving a high-quality urban environment in this zone. New buildings are required to be consistent with the principles outlined in the Town Centre Design Guidelines, Part C – Large Format/Bulk Retail.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matter chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule INF(NGN)-R1 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF(NGN)-R2 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the status of an activity.

Objectives

LFRZ-O1 Purpose of the Large Format Retail Zone

The Large Format Retail Zone predominantly accommodates large format retail activities that do not undermine the purpose, function and amenity values of the Town Centre Zone.

LFRZ-O2 Character and qualities of the Large Format Retail Zone

The Large Format Retail Zone accommodates retail activities requiring large footprint buildings that:

1. are well integrated with transport, walking and cycling connections; and
2. are developed in accordance with good urban design principles consistent with the Town Centre Design Guidelines, Part C – Large Format/Bulk Retail; and
3. maintain the amenity values of residential activities within and adjoining the zone; and
4. are sensitively integrated into the context of the existing urban form and surrounding uses.

Policies

LFRZ-P1 Activities in the Large Format Retail Zone

Enable commercial activities within the Large Format Retail Zone that are difficult to accommodate within the Town Centre Zone due to their scale or functional requirements, while avoiding;

1. small scale retail activities; and
2. restaurants/cafes; and
3. visitor accommodation; and
4. offices; and
5. community facilities.

LFRZ-P2 Inappropriate activities

Avoid activities that would undermine the purpose, function and amenity values of the Town Centre Zone and those activities where there is the potential for reverse sensitivity effects on commercial activities within the Large Format Retail Zone.

LFRZ-P3 Development within the Large Format Retail Zone

Ensure building and site development is carried out in a manner that is compatible with the anticipated purpose, character and qualities of the Large Format Retail Zone, including:

1. high quality building design;

Proposed Waitaki District Plan

LFRZ – Large Format Retail Zone

2. maintaining a high quality streetscape;
3. visually unobtrusive parking, storage and servicing areas;
4. attractive landscaping and screening where appropriate; and
5. consistency with the Town Centre Design Guidelines, Part C – Large Format/Bulk Retail

LFRZ-P4 Amenity of adjacent zones

Maintain the amenity values of adjacent residential zones by:

1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy; and
2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and
3. restricting the hours of operation of activities.

Proposed Waitaki District Plan

LFRZ – Large Format Retail Zone

Rules

PERMITTED ACTIVITIES

LFRZ-R1	Building activity	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> 1. LFRZ-S1 Maximum height; 2. LFRZ-S2 Height in relation to boundary; 3. LFRZ-S3 Building coverage; 4. LFRZ-S4 Minimum pervious surface area; 5. LFRZ-S5 Road boundary setbacks; 6. LFRZ-S6 Internal setbacks; 7. LFRZ-S7 Active street frontages; 8. LFRZ-S14 Firefighting water supply and access; <p>or</p> <p>PER-2 For a residential unit, the footprint and height of the building are the same as that of the existing residential unit that was on the site on 12 February 2024.</p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LFRZ-S1, LFRZ-S2, LFRZ-S3, LFRZ-S4, LFRZ-S5, LFRZ-S6, LFRZ-S7, LFRZ-S11 and/or LFRZ-S14 that are not complied with. <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER-2</p>

Proposed Waitaki District Plan

LFRZ – Large Format Retail Zone

LFRZ-R2 Large format retail activity		
Large Format Retail Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; 1. LFRZ-S8 Landscaping along the road boundary; 2. LFRZ-S9 Landscaping of internal boundaries; 3. LFRZ-S10 Screening and landscaping of parking areas; 4. LFRZ-S11 Outdoor storage; 5. LFRZ-S12 Service areas; 6. LFRZ-S13 Hours of operation	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards LFRZ-S8, LFRZ-S9, LFRZ-S10, LFRZ-S11, LFRZ-S12 and/or LFRZ-S13 that are not complied with.

LFRZ-R3 Residential activity		
Large Format Retail Zone	Activity status: Permitted Where: PER-1 The site was lawfully used for a residential activity on 12 February 2024.	Activity status when compliance is not achieved: Non Complying Where: NC-1 Compliance is not achieved with PER-1

Proposed Waitaki District Plan

LFRZ – Large Format Retail Zone

DISCRETIONARY ACTIVITIES

LFRZ-R4 Any other activity not provided for as a permitted or non-complying activity.		
Large Format Retail Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

LFRZ R5 Commercial activity (excluding large format retail activity)		
Large Format Retail Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LFRZ STANDARDS

LFRZ-S1	Maximum height
<ol style="list-style-type: none"> Any buildings and structures must not exceed a maximum height of 12m as measured from ground level. Clause 1 does not apply to: <ol style="list-style-type: none"> antennas, aerials, or satellite dishes (less than 1m in diameter); lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the streetscape; and any adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including shading and effects on privacy; and compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
LFRZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> No part of any building shall project beyond the height in relation to boundary recession lines from any point 3 metres vertically above ground level along the site boundaries when the site boundary adjoins a residential zone. Clause 1 does not apply to: <ol style="list-style-type: none"> road boundaries; or buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or boundaries abutting an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or lines, wires or support structures for utilities; or flagpoles or antennas, other than dish antennas over 1.0m in diameter; or lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the amenity values of properties in an adjoining residential zone, including shading and privacy.

- height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features, such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
 - h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 1 below for the height in relation to boundary recession lines.

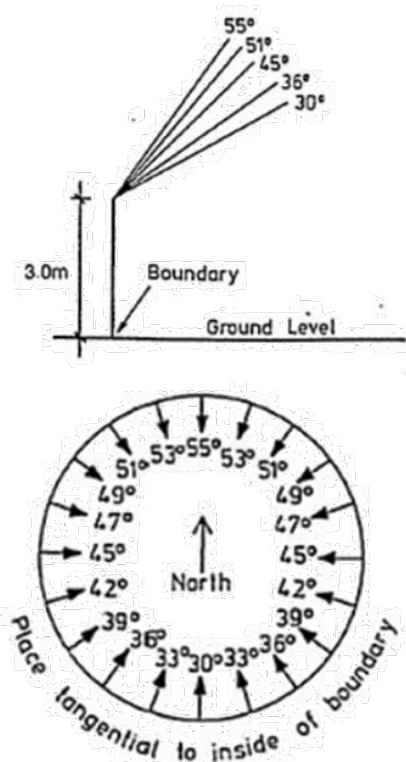


Diagram 1: Recession Lines

LFRZ-S3 Building coverage	
<ol style="list-style-type: none"> 1. The combined total building coverage of all buildings on the site must not exceed 70% of the total site area; and 2. rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. provision of outdoor space for storage, parking and other activities; and 5. the ability of the site to avoid, remedy or mitigate stormwater effects.
LFRZ-S4 Minimum pervious surface area	
<ol style="list-style-type: none"> 1. At least 10% of the site shall be planted in grass, vegetation or landscaped with pervious materials. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the ability for the site to avoid, remedy or mitigate stormwater effects; and 2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no permeable surface area; and 3. any adverse effects on the amenity values of the surrounding environment.
LFRZ-S5 Road boundary setbacks	
<ol style="list-style-type: none"> 1. Any building must be setback a minimum of: <ol style="list-style-type: none"> a) 10m from the road boundary where the road boundary is separating the site from a residential zone b) 2m from the road boundary of all other roads. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. the effect on pedestrian, cyclist and vehicle safety.

LFRZ-S6 Internal boundary setbacks	
<ol style="list-style-type: none"> Any building and structure must not be located within a 4.5m setback from an internal boundary with an adjoining residential zone. rainwater tanks less than 5,000 litres are exempt from any internal boundary setback requirement in Clause 1 above. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the amenity values of properties in an adjoining residential zone.
LFRZ-S7 Active street frontages	
<ol style="list-style-type: none"> At least 20% of the ground floor building frontage along a road boundary must be display windows or transparent glazing. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the amenity, quality and coherence of the streetscape; and any adverse effects on the amenity values of surrounding properties; and consistency with the Town Centre Design Guidelines, Part C – Large Format/Bulk Retail.
LFRZ-S8 Landscaping along the road boundary	
<ol style="list-style-type: none"> A landscaped strip is required with a minimum depth of 1m along the road boundary, excluding accessways; and the landscaping strip must include a minimum of one tree for every 10m of frontage; and trees must not be planted at a distance of more than 25m apart or closer than 5m apart; and at the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age; and the landscaping strip must be of a standard that it does not restrict road or access visibility. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the landscaping; and any adverse effects on the streetscape; and any adverse effects on the amenity values of surrounding properties.

LFRZ-S9 Landscaping of internal boundaries	
<ol style="list-style-type: none"> 1. A landscaped strip is required with a minimum depth of 2m along internal boundaries of an adjoining residential zone; and 2. at the time of planting, all trees must have a minimum height of 1.5m above ground level, or be at least 3 years of age; and 3. must be a species which, at maturity, will screen the buildings from the adjoining site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse visual effects on properties in the adjoining residential zone.
LFRZ-S10 Screening and landscaping of parking areas	
<ol style="list-style-type: none"> 1. Any on-site parking area must be fully screened by a fence or landscaping from any adjoining residential zone. 2. at least 5% of any ground level parking area not contained within a building must be landscaped. 3. where a ground level parking area adjoins the street edge, a landscaping strip must be provided along the street edge, that extends at least 1.5m from the boundary with a road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of an entry point. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Any adverse effects on the streetscape; and 2. any adverse visual effects on properties in the adjoining residential zone; and 3. the parking needs of the activity; and 4. consistency with the Town Centre Design Guidelines, Part C – Large Format/Bulk Retail.
LFRZ-S11 Outdoor storage	
<ol style="list-style-type: none"> 1. Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from any: <ol style="list-style-type: none"> a) public space; and b) adjoining site 2. Clause 1 does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on the streetscape; and 2. any adverse effects on the amenity values of neighbours of adjoining sites (including those opposite, where separated by a road).

Proposed Waitaki District Plan

LFRZ – Large Format Retail Zone

LFRZ-S12	Service areas	
<p>1. Any on-site service area, including rubbish collection areas, must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where it is visible from any:</p> <ul style="list-style-type: none">a) public road;b) other public space; andc) directly adjoining sites zoned residential	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">1. Any adverse effects on the streetscape; and2. the visual amenity of adjoining residential sites; and3. the service needs of the activity; and4. the size and location of the service areas; and5. consistency with the Town Centre Design Guidelines, Part C – Large Format/Bulk Retail.	
LFRZ-S13	Hours of operation	
<p>Any activity (other than a residential activity) on a site adjoining a residential zone, must not operate outside the following hours:</p> <ul style="list-style-type: none">• 7:00am–7:00pm Monday to Saturday; and• 9:00am–5:00pm Sunday and public holidays; <p>except where:</p> <ul style="list-style-type: none">1. the entire activity is located within a building, and2. there are no visitors, customers, or deliveries to the activity outside the above hours.	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">1. the location and operation of the activity, including the effects of noise, lighting and effects from the generation of traffic; and2. any adverse effects on the amenity values of properties in an adjoining residential zone.	
LFRZ-S14	Firefighting water supply and access	
<p>1. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none">1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.	

LIZ

Light Industrial Zone

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WAITAKI DISTRICT PLAN



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Light Industrial Zone

Introduction

The purpose of the Light Industrial Zone is to accommodate industrial activities within Ōamaru that generate a lower level of adverse effects that are compatible with the surrounding zones, including sensitive receiving environments such as the residential zones and the Mixed Use Zone.

The Light Industrial Zone is situated east of State Highway 1, extending along Humber Street from Usk Street to Weaver Street. Additionally, there is a small portion of Light Industrial Zone located west of Maudes Road, extending to the Saleyards Road area.

The Light Industrial Zone is one of three industrial zones provided for in the District Plan, alongside the General Industrial Zone and the Heavy Industrial Zone. These zones collectively cater to various industrial activities across different locations within the district, ensuring that buildings and operations are designed to contain or minimize any potential nuisance effects

The Light Industrial Zone is generally located where there is an interface with a residential or commercial zone. There are also existing residential uses currently within the Light Industrial Zone. The zone provides for these existing residential uses to continue, and bulk and location standards for the zone are designed to result in a suitable level of amenity for residents both within, and neighbouring, the zone. The Light Industrial Zone's proximity to residential zones and the Mixed Use Zone means that potentially high-impact industrial activities are not appropriate.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matter chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule INF(NGN)-R1 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF(NGN)-R2 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

LIZ-O1 Purpose of the Light Industrial Zone

Light industrial activities are enabled where the adverse effects of these activities, within the zone and on adjacent non-industrial zones, results in an acceptable level of amenity.

LIZ-O2 Character and qualities of the Light Industrial Zone

The Light Industrial Zone accommodates activities and development of a size, nature, scale and anticipated built form that:

1. has higher overall amenity values than other industrial zones; and
2. does not generate objectionable odour, dust or noise; and
3. is easily accessible by vehicles from major transport routes; and
4. accommodates parking demand on-site; and
5. contains buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent residential and rural zones; and
6. has landscaped frontages.

LIZ-O3 Commercial activities in the Light Industrial Zone

Commercial activities do not occur within the Light Industrial Zone in order to maintain and enhance the function, integrity, convenience and viability of retailing in the Town Centre and Local Centre Zones.

LIZ-O4 Infrastructure

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

LIZ-P1	Nature and intensity of industrial development
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Provide for light industrial activities that can operate in close proximity to, and provide a buffer for, more sensitive zones due to their hours of operation and nature and limited effects of activities including noise, signs, odour, and traffic.

LIZ-P2	Other activities
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Allow other activities to establish and operate where they are compatible with, and complementary to the purpose and character of the Light Industrial Zone, and are ancillary to the main industrial activity on site.

LIZ-P3	Site Development within the Light Industrial Zone
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Maintain amenity values within the Zone by controlling the bulk and location of buildings and by requiring landscaping along the road frontage.

LIZ-P4	Amenity of adjacent zones
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Maintain amenity values of adjacent residential and rural zones by:

- | |
|---|
| <ol style="list-style-type: none">1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy effects; and2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and3. restricting the hours of operation of activities. |
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LIZ-P5	Servicing
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Ensure all development is appropriately serviced including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes.
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LIZ-P6	Potentially high impact industrial activities
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Avoid potentially high impact industrial activities from establishing in the Light Industrial Zone.

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

Rules

PERMITTED ACTIVITIES

LIZ-R1 Building activity		
Light Industrial Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant; <ol style="list-style-type: none"> 1. LIZ-S1 Maximum height; 2. LIZ-S2 Height in relation to boundary; 3. LIZ-S3 Building coverage; 4. LIZ-S4 Minimum pervious surface area; 5. LIZ-S5 Road and rail boundary setbacks; 6. LIZ-S6 Internal boundary setbacks; 7. LIZ-S11 Firefighting water supply and access; and 8. LIZ-S12 Location of ancillary offices and ancillary retail activity. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LIZ-S1, LIZ-S2, LIZ-S3, LIZ-S4, LIZ-S5, LIZ-S6, LIZ-S11 and/or LIZ-S12 that are not complied with.
	PER-2 For a residential unit, the footprint and height of the building are the same as that of the existing residential unit that was on the site on XXXX 2024.	Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-2
LIZ-R2 Industrial activity		
Light Industrial Zone	Activity status: Permitted Where: PER-1 The activity does not involve potentially high-impact industrial activities; and PER-2 All of the following standards are complied with where relevant;	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-2 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards LIZ-S4, LIZ-S7, LIZ-S8, LIZ-S9, and/or LIZ-S10 that are not complied with.

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

	<ol style="list-style-type: none"> 1. LIZ-S4 Minimum pervious surface area; 2. LIZ-S7 Outdoor storage screening 3. LIZ-S8 Landscaping of the road boundary; 4. LIZ-S9 Landscaping of the internal boundary; and 5. LIZ-S10 Hours of operation 	<p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p> <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>
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LIZ-R3	Ancillary retail or office activity on the same site as the industrial activity	
Light Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The activity, including associated buildings and structures, is located 4.5m from any residential or rural zone; and</p> <p>PER-2 The activity is not and does not include residential activity; and</p> <p>PER-3 The ancillary activity occupies no more than 15% of the gross floor area of the industrial building; and</p> <p>PER-4 The activity, including associated buildings and structures, complies with the following standards where relevant;</p> <ol style="list-style-type: none"> 1. LIZ-S1 Maximum height; 2. LIZ-S2 Height in relation to boundary; 3. LIZ-S3 Building coverage; 4. LIZ-S5 Road and rail boundary setbacks; 5. LIZ-S6 Internal boundary setbacks; 6. LIZ-S7 Outdoor storage screening; 7. LIZ-S10 Hours of operation; and 8. LIZ-S12 Location of ancillary offices and ancillary retail activity. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. hours of operation; and 2. the effects of noise and vibration; and 3. light spill; and 4. landscaping; and 5. privacy for adjoining residential activities. <p>Where: RDIS-2 Compliance is not achieved with PER-3</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent of the necessity to locate the ancillary activity with the industrial activity; and 2. the extent to which the ancillary activity may impact the function and/or viability of the Commercial or Mixed-Use Zones; and 3. the extent to which the ancillary activity adversely impacts on the roading network and road safety. <p>Where: RDIS-3 Compliance is not achieved with PER-4</p>

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion listed in any of the standards LIZ-S1, LIZ-S2, LIZ-S3, LIZ-S5, LIZ-S6, LIZ-S7, LIZ-S10 and/or LIZ-S12 that are not complied with. <p><i>Note: Any application made under RDIS-3 is precluded from being publicly notified.</i></p> <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-2</p>
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LIZ-R4 Community Corrections activity		
Light Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant;</p> <ol style="list-style-type: none"> LIZ-S4 Minimum pervious surface area; LIZ-S7 Outdoor storage screening; LIZ-S8 Landscaping of the road boundary; LIZ-S9 Landscaping of the internal boundary; and LIZ-S10 Hours of operation. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion listed in any of the standards LIZ-S4, LIZ-S7, LIZ-S8, LIZ-S9 and/or LIZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-3 is precluded from being publicly notified.</i></p>

LIZ-R5 Residential activity		
Light Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 The site was lawfully used for a residential activity on XXXX 2024.</p>	<p>Activity status when compliance is not achieved: Non Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

RESTRICTED DISCRETIONARY ACTIVITIES

LIZ-R6 Emergency service facility		
Light Industrial Zone	Activity status: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and 3. the effect on amenity values of nearby residential properties and public places, including outlook, privacy, shading and sense of enclosure; and 4. on-site amenity values; and 5. hours of operation; and 6. noise, disturbance and loss of privacy of neighbours; and 7. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking and neighbours; and 8. the extent of pervious surfaces and landscaping; and 9. whether the activity can be better located in a nearby centre; and 10. the extent of infrastructure requirements. 	Activity status when compliance is not achieved: Not Applicable

DISCRETIONARY ACTIVITIES

LIZ-R7 Any other activity not provided for as a permitted, restricted discretionary or non-complying activity.		
Light Industrial Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

NON-COMPLYING ACTIVITIES

LIZ-R8	Commercial activity, excluding those provided for by LIZ-R3	
Light Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LIZ-R9	Service activity	
Light Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LIZ-R10	Sensitive activity, excluding those provided for by LIZ-R5	
Light Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

LIZ STANDARDS

LIZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed 10m in height measured from ground level; and 2. Clause 1 does not apply to <ol style="list-style-type: none"> a) antennas, aerials, satellite dishes (less than 1m in diameter); b) lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically; and c) hose drying towers, provided these do not exceed the height limit by more than 3m. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites containing residential or other sensitive activities, including shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
LIZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3 metres vertically above ground level along the site boundaries when the site boundary adjoins a residential zone, or any site with existing residential use. 2. This standard does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or e) flagpoles or antennas, other than dish antennas over 1.0m in diameter; or f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining residential or rural zone, including shading and privacy.

- height in relation to boundary by more than 3m as measured vertically; or
- g) hose drying towers provided the tower is not an enclosed structure; or
- h) architectural features, such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- i) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 1 below for the height in relation to boundary recession lines.

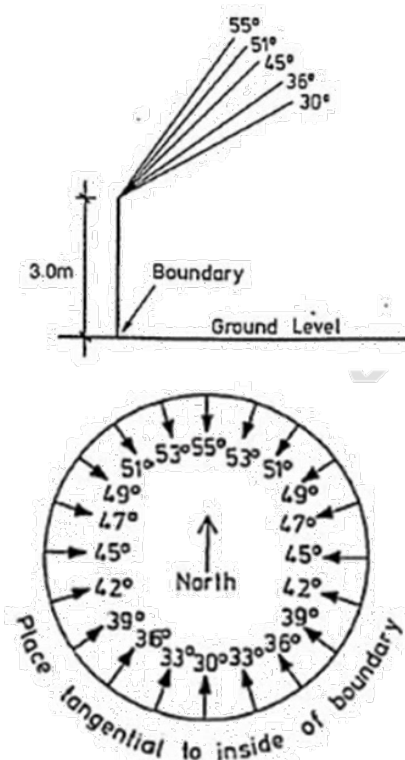


Diagram 1: Recession Lines

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

LIZ-S3	Building coverage
<ol style="list-style-type: none"> 1. The combined total building coverage of all buildings on the site must not exceed 70% of the total site area; and 2. rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. provision of outdoor space for storage, parking and other activities; and 5. the ability of the site to avoid, remedy or mitigate stormwater effects.
LIZ-S4	Minimum pervious surface area
<ol style="list-style-type: none"> 1. At least 15% of the site shall be planted in grass, vegetation or landscaped with pervious materials. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the ability for the site to avoid, remedy or mitigate stormwater effects; and 2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no pervious surface area; and 3. any adverse effects on the amenity values of the surrounding environment.
LIZ-S5	Road and rail boundary setbacks
<ol style="list-style-type: none"> 1. Any building must be setback a minimum of: <ol style="list-style-type: none"> a) 10m from the road boundary of a state highway; b) 5m from the road boundary where the road boundary is separating the site from a residential zone; c) 2m from the road boundary of all other roads; d) 4.5m from a rail corridor boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining properties; and 4. the safe and efficient operation of the rail network.

LIZ-S6	Internal boundary setbacks
<ol style="list-style-type: none"> Any building or structure must not be located within a 4.5m setback from an internal boundary with an adjoining residential or rural zoned site, or any site with existing residential use; and rainwater tanks less than 5,000 litres are exempt from Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the amenity values of properties in an adjoining residential or rural zone.
LIZ-S7	Outdoor storage screening
<ol style="list-style-type: none"> Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from any: <ol style="list-style-type: none"> public space; and adjoining site Clause 1 does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining sites (including those opposite, where separated by a road).
LIZ-S8	Landscaping of the road boundary
<ol style="list-style-type: none"> A continuous landscaped strip is required with a minimum depth of 2m along the full road boundary, excluding accessways; and the landscaping strip must include a minimum of one tree for every 10m of frontage; and trees must not be planted at a distance of more than 25m apart or closer than 5m; and at the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age; and the landscaping strip must be of a standard that it does not restrict road or access visibility; and the landscaping strip must be permanently maintained and if any plants die or become 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the landscaping; and any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining sites.

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

<p>diseased, the plant must be replaced immediately.</p> <p>7. at maturity, the landscaping strip will not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading.</p>	
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LIZ-S9 Landscaping of the internal boundary	
<p>1. A landscaped strip is required with a minimum depth of 2m along internal boundaries of an adjoining residential zone; and</p> <p>2. at the time of planting, all trees must have a minimum height of 1.5m above ground level, or be at least 3 years of age; and</p> <p>3. must be species which, at maturity, will screen the buildings from the adjoining site; and</p> <p>4. the landscaping strip must be of a standard that it does not restrict visibility of vehicle crossings or traffic signs; and</p> <p>5. the landscaping strip does not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where topography already causes shading; and</p> <p>6. the landscaping strip must be permanently maintained, and if any plants die or become diseased, the plant must be replaced immediately.</p>	<p>Matters of discretion are restricted to:</p> <p>1. any adverse visual effects on properties in the adjoining residential zone..</p>

LIZ-S10 Hours of operation	
<p>2. Any activity (other than a residential activity) on a site adjoining a residential zone, must not operate outside the following hours:</p> <p>a) 7:00am–7:00pm Monday to Saturday; and</p> <p>b) 9:00am–5:00pm Sunday and public holidays;</p> <p>except where:</p> <p>a) the entire activity is located within a building, and</p>	<p>Matters of discretion are restricted to:</p> <p>1. the location and operation of the activity, including the effects of noise, lighting and effects from the generation of traffic; and</p> <p>2. any adverse effects on the amenity values of properties in an adjoining residential zone.</p>

Proposed Waitaki District Plan

LIZ – Light Industrial Zone

b) there are no visitors, customers, or deliveries to the activity outside the above hours.	
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LIZ-S11 Firefighting water supply and access	
1. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

LIZ-S12 Location of ancillary offices and ancillary retail activity	
1. Ancillary offices and retail activity shall be located at the front of buildings facing the street (except on rear sites).	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the extent to which locating ancillary offices or ancillary retail activity where they do not face the street results in adverse effects on amenity and visual streetscape values, especially where the frontage is to a state highway that has a gateway function to the town; and 2. the extent to which the frontage is opposite residential zones and the effects of not locating offices or showrooms that face the street on the amenity values and outlook of those zone; and 3. the extent to which there are any site-specific or functional requirements that make locating ancillary offices and showrooms facing the street impractical.

GIZ

General Industrial Zone

PROPOSED
WAITAKI DISTRICT PLAN



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General Industrial Zone

Introduction

The General Industrial Zone begins north of Weaver Street and stretches up the coast to the northern end of Ōamaru and is also located at the south-west corner of Tiverton Street (State Highway 85) and Burraness Street, Palmerston. The General Industrial Zone is applied to areas of the District that primarily contain a range of industrial activities. The Zone also recognises and provides for a range of ancillary and other activities that are generally compatible with, and not sensitive to, the adverse effects generated by industrial activities.

Industrial activities typically result in a lower level of amenity than other businesses and can generate adverse effects beyond their sites. Additional bulk, location and design requirements therefore apply to sites that have an interface with residential or open space and recreation zones. These zones may be sensitive to adjoining industrial activities.

Some industrial activities, by their nature or scale, are potentially noisy or have potential to emit odour, are high heavy traffic generators, and can be visually obtrusive. These are defined as potentially high-impact industrial activities. Potentially high-impact industries are only allowed when the activity is located in a manner that maintains the amenity values and where buildings and operations are designed so as to contain or minimise nuisance effects.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matter chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.

Rule INF(NGN)-R1 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF(NGN)-R2 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

GIZ-O1 Purpose of the General Industrial Zone

The General Industrial Zone accommodates a range of industrial activities and other compatible activities that:

1. support the well-being and prosperity of the Waitaki District; and
2. do not compromise the strategic role and function of the Ōamaru Town Centre or other Commercial and Mixed Use Zones.

GIZ-O2 Character and qualities of the General Industrial Zone

The General Industrial Zone is characterised by the following qualities and built form aspects:

1. contains utilitarian buildings on large sites, with large yard spaces; and
2. is easily accessible by vehicles from major transport routes and centres; and
3. retains a baseline level of streetscape amenity; and
4. contains buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent Residential, Open Space and Sport and Active Recreation Zones; and
5. has landscaped frontages along specified roads.

GIZ-O3 Protection of the General Industrial Zones

Industrial activities located in the General Industrial Zone are not compromised by the establishment of activities, including commercial activities and sensitive activities, that are potentially sensitive to odour, dust, noise, traffic or visual effects.

GIZ-O4 Commercial activities in the General Industrial Zone

In order to maintain and enhance the function, integrity, convenience and viability of retailing in the Town Centre and Local Centre Zones, commercial activities do not occur within the General Industrial Zone.

GIZ-O5 Infrastructure

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

GIZ-P1 Nature and intensity of industrial development

Recognise that some industrial activities may generate adverse effects, including relatively high levels of noise, odour, heavy traffic and large-scale industrial buildings that necessitate separation from sensitive activities.

GIZ-P2 Other activities

Allow other activities to establish and operate where they are compatible with, and complementary to the purpose and character of the General Industrial Zone, and are ancillary to the main industrial activity on site.

GIZ-P3 Site development within the General Industrial Zone

Maintain amenity values within the Zone by controlling the bulk and location of buildings and by requiring landscaping along the road frontage.

GIZ-P4 Amenity of adjoining zones

Maintain amenity values of adjoining Residential Zones or Open Space and Sport and Active Recreation Zones, by:

1. controlling the bulk and location of buildings to minimise visual dominance, adverse shading and loss of privacy effects;
2. requiring landscaping or screening to screen or soften the visual impact of the buildings; and
3. restricting the hours of operation of activities.

GIZ-P5 Potentially high-impact industrial activities

Only allow potentially high-impact industrial activities to establish in the General Industrial Zone where:

1. the activity is located in a manner that will maintain amenity values for neighbouring industrial properties in the Zone; and
2. any buildings or facilities, and the on-site operation of the activity, is designed in a way that contains or minimises nuisance effects; and
3. the activity is sufficiently separated from sensitive activities located in adjacent zones.

GIZ-P6 Activities inappropriate for the General Industrial Zone

Avoid the establishment of commercial activities and sensitive activities, including residential activities, that are incompatible with the purpose, character and qualities associated with the General Industrial Zone, unless:

1. there is an operational need for the activity to occur in the General Industrial Zone; and

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GIZ – General Industrial Zone

2. the activity does not undermine the vitality and viability of the Commercial and Mixed Use Zones; and
3. the activity is not provided for in another zone; and
4. the activity would not result in reverse sensitivity.

GIZ-P7

Servicing

Ensure all development is appropriately serviced including wastewater, stormwater and water supply with sufficient capacity for firefighting purposes.

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GIZ – General Industrial Zone

Rules

PERMITTED ACTIVITIES

GIZ-R1 Building activity		
General Industrial Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. GIZ-S1 Maximum height; 2. GIZ-S2 Height in relation to boundary; 3. GIZ-S3 Building coverage; 4. GIZ-S4 Minimum pervious surface areas; 5. GIZ-S5 Road and rail boundary setbacks; 6. GIZ-S6 Internal boundary setbacks; 7. GIZ-S11 Firefighting water supply and access; and 8. GIZ-S12 Location of ancillary offices and ancillary retail. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards GIZ-S1, GIZ-S2, GIZ-S3, GIZ-S4, GIZ-S5, GIZ-S6, GIZ-S11 and/or GIZ-S12 that are not complied with.
GIZ-R2 Industrial activity, excluding ancillary activities		
General Industrial Zone	Activity status: Permitted Where: PER-1 Any industrial activity does not involve potentially high-impact industrial activities; and PER-2 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. GIS-S4 Minimum pervious surface area; 2. GIZ-S7 Outdoor storage screening; 3. GIZ-S8 Landscaping of the road boundary; 4. GIZ-S9 Landscaping of the internal boundary; and 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-2 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards GIZ-S4, GIZ-S7, GIZ-S8, GIZ-S9 and/or GIZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p> Activity status when compliance is not achieved: Discretionary Where:

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	5. GIZ-S10 Hours of operation.	DIS-1 Compliance is not achieved with PER-1
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GIZ-R3 Ancillary office and retail activities on the same site as the industrial activity		
General Industrial Zone	Activity status: Permitted Where: PER-1 The activity, including associated buildings and structures, is located 4.5m from any Residential Zone; and PER-2 The activity is not and does not include residential activity; and PER-3 The ancillary activity occupies no more than 15% of the gross floor area of the industrial building; and PER-4 The activity, including associated buildings and structures, complies with the following standards where relevant: <ol style="list-style-type: none"> 1. GIZ-S1 Maximum height; 2. GIZ-S2 Height in relation to boundary; 3. GIZ-S3 Building coverage; 4. GIZ-S5 Road and rail boundary setbacks; 5. GIZ-S6 Internal boundary setbacks; 6. GIZ-S7 Outdoor storage screening; 7. GIZ-S10 Hours of operation; and 8. GIZ-S12 Location of ancillary offices and ancillary retail activity. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. hours of operation; and 2. the effects of noise and vibration; and 3. light spill; and 4. landscaping; and 5. privacy for adjoining residential activities. Where: RDIS-2 Compliance is not achieved with PER-3 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the extent of the necessity to locate the ancillary activity with the industrial activity; and 2. the extent to which the ancillary activity may impact the function and/or viability of the Commercial or Mixed-Use Zones; and 3. the extent to which the ancillary activity adversely impacts on the roading network and road safety. Where: RDIS-3 Compliance is not achieved with PER-4 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of standards GIZ-S1, GIZ-S2, GIZ-S3, GIZ-S5, GIZ-S6, GIZ-S7, GIZ-S10 and/or GIZ-S12 that are not complied with. <p><i>Note: Any application made under RDIS-3 is precluded from being publicly notified.</i></p>

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		<p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-2</p>
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GIZ-R4 Emergency Service Facilities		
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. GIS-S4 Minimum pervious surface area; 2. GIZ-S7 Outdoor storage screening; 3. GIZ-S8 Landscaping of the road boundary; 4. GIZ-S9 Landscaping of the internal boundary; and 5. GIZ-S10 Hours of operation. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards GIZ-S4, GIZ-S7, GIZ-S8, GIZ-S9 and/or GIZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

GIZ-R5 Community Corrections activity		
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. GIS-S4 Minimum pervious surface area; 2. GIZ-S7 Outdoor storage screening; 3. GIZ-S8 Landscaping of the road boundary; 4. GIZ-S9 Landscaping of the internal boundary; and 5. GIZ-S10 Hours of operation. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of standards GIZ-S4, GIZ-S7, GIZ-S8, GIZ-S9 and/or GIZ-S10 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

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DISCRETIONARY ACTIVITIES

GIZ-R6	Any other activity not provided for as a permitted, restricted discretionary or non-complying activity.	
General Industrial Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

GIZ-R7	Commercial activities	
General Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

GIZ-R8	Sensitive activities	
General Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

GIZ STANDARDS

GIZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed 12m in height measured from ground level; and 2. Clause 1 does not apply to <ol style="list-style-type: none"> a) antennas, aerials, satellite dishes (less than 1m in diameter); b) lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically; and c) hose drying towers, provided these do not exceed the height limit by more than 3m. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites containing residential or other sensitive activities, including shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
GIZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3 metres vertically above ground level along the site boundaries when the site boundary adjoins an Open Space, Sport and Active Recreation or a Residential Zone. 2. This standard does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or e) flagpoles or antennas, other than dish antennas over 1.0m in diameter; or f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation Zone; including shading and privacy.

- g) hose drying towers provided the tower is not an enclosed structure; or
- h) architectural features, such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- i) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 1 below for the height in relation to boundary recession lines.

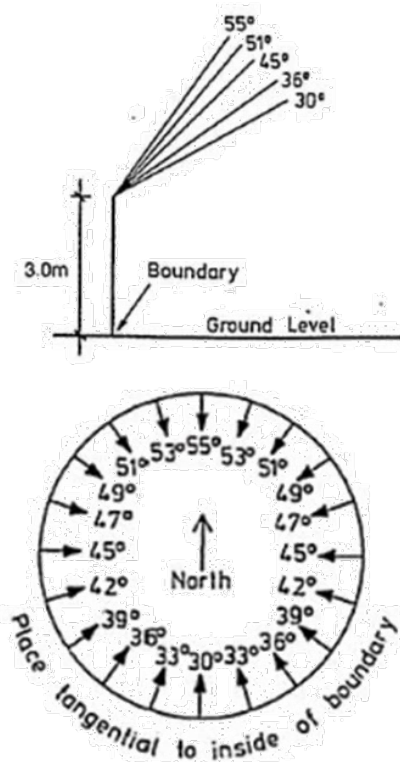


Diagram 1: Height in relation to Boundary Recession Lines

GIZ-S3

Building coverage

1. The combined total building coverage of all buildings on the site must not exceed 75% of the total site area; and

Matters of discretion are restricted to:

1. the location, design and appearance of the building; and

Proposed Waitaki District Plan

GIZ – General Industrial Zone

2. rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1.	2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. provision of outdoor space for storage, parking and other activities; and 5. the ability of the site to avoid, remedy or mitigate stormwater effects.
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GIZ-S4 Minimum pervious surface area	
1. At least 10% of the site shall be planted in grass, vegetation or landscaped with pervious materials.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the ability of the site to avoid, remedy or mitigate stormwater effects; and 2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no pervious surface area; and 3. any adverse effects on the amenity values of the surrounding environment.

GIZ-S5 Road and rail boundary setbacks	
<ol style="list-style-type: none"> 1. Any building or structure must be setback a minimum of: <ol style="list-style-type: none"> a) 10m from the road boundary of a state highway; b) 5m from the road boundary where the road boundary is separating the site from Residential, Rural or Open Space zones; c) 2m from the road boundary of all other roads; d) 4.5m from a rail corridor boundary. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining properties; and 4. the safe and efficient operation of the rail network.

GIZ-S6 Internal boundary setbacks	
<ol style="list-style-type: none"> 1. Any building or structure must not be located within a 4.5m setback from an internal boundary with an adjoining site zoned Residential, Open Space or Sport and Active Recreation; and 2. rainwater tanks less than 5,000 litres are exempt from Clause 1. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation Zone.

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GIZ – General Industrial Zone

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GIZ-S7 Outdoor storage screening	
<ol style="list-style-type: none"> Any outdoor storage of goods must be limited to goods ancillary to the activity on the site and must be fully screened by a fence, landscaping or building, or a combination of these, so it is not visible from any: <ol style="list-style-type: none"> public space; and adjoining site Clause 1 does not apply to motor vehicles ancillary to the activity on the site or the display of goods for sale. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining sites (including those opposite, where separated by a road).

GIZ-S8 Landscaping of the road boundary	
<ol style="list-style-type: none"> A continuous landscaped strip is required with a minimum depth of 1m along the full road boundary, excluding accessways; and the landscaping strip must include a minimum of one tree for every 10m of frontage; and trees must not be planted at a distance of more than 25m apart or closer than 5m; and at the time of planting, all trees must have a minimum height of 1.5m or be at least 3 years of age; and the landscaping strip must be of a standard that it does not restrict road or access visibility; and the landscaping strip must be permanently maintained and if any plants die or become diseased, the plant must be replaced immediately; and at maturity, the landscaping strip will not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the landscaping; and any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining sites.

GIZ-S9	Landscaping of the internal boundary
<ol style="list-style-type: none"> 1. A landscaped strip is required with a minimum depth of 2m along internal boundaries of an adjoining Residential, Open Space or Sport and Active Recreation Zone; and 2. at the time of planting, all trees must have a minimum height of 1.5m above ground level, or be at least 3 years of age; and 3. must be species which, at maturity, will screen the buildings from the adjoining site; and 4. the landscaping strip must be permanently maintained, and if any plants die or become diseased, the plant must be replaced immediately; and 5. at maturity, the landscaping strip will not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse visual effects on properties in the adjoining Residential, Open Space or Sport and Active Recreation Zone.
GIZ-S10	Hours of operation
<ol style="list-style-type: none"> 1. Any activity (other than a residential activity) on a site adjoining an Open Space, Sport and Active Recreation or Residential Zone, must not operate outside the following hours: <ol style="list-style-type: none"> a) 7:00am–10:00pm Monday to Saturday; and b) 9:00am–5:00pm Sunday and public holidays; except where: <ol style="list-style-type: none"> a) the entire activity is located within a building, and b) there are no visitors, customers, or deliveries to the activity outside the above hours; or c) located within any of the legal descriptions contained in GIZ-APP1 – Legal descriptions of land to which GIZ-S8 applies. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location and operation of the activity, including the effects of noise, lighting and effects from the generation of traffic; and 2. any adverse effects on the amenity values of properties in an adjoining Residential, Open Space or Sport and Active Recreation Zone.

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GIZ-S11 Firefighting water supply and access	
<p>1. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNA PAS 4509:2008.</p>	<p>Matters of discretion are restricted to:</p> <p>1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>
GIZ-S12 Location of ancillary offices and ancillary retail activity	
<p>1. Ancillary offices and retail activity shall be located at the front of buildings facing the street (except on rear sites).</p>	<p>Matters of discretion are restricted to:</p> <p>1. the extent to which locating ancillary offices or ancillary retail activity where they do not face the street results in adverse effects on amenity and visual streetscape values, especially where the frontage is to a state highway that has a gateway function to the town; and</p> <p>2. the extent to which the frontage is opposite residential zones and the effects of not locating offices or showrooms that face the street on the amenity values and outlook of those zone; and</p> <p>3. the extent to which there are any site-specific or functional requirements that make locating ancillary offices and showrooms facing the street impractical.</p>

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GIZ – General Industrial Zone

GIZ-APP1

GIZ-APP1: Legal description of land to which GIZ-S8 applies an exemption

- a) Part Section 3: Block I: Ōamaru SD
- b) Part Lot 21 DP 2382
- c) Part Lot 14 DP 2382
- d) Part Section 1: Block I: Ōamaru SD
- e) Lot 1 DP 5455
- f) Lot 2 DP 5455
- g) Part Lot 3 DP 5455
- h) Part Lot 15 Ded 60
- i) Section 1 SO 323146
- j) Part Lot 21 Ded 60
- k) Lot 1 Ded 186
- l) Lot 2 Ded 186
- m) Lot 3 Ded 186
- n) Part Lot 4 Ded 186
- o) Lot 5 Ded 186
- p) Lot 1 DP 7909
- q) Lot 2 DP 7909
- r) Lot 2 DP 5886
- s) Lot 9 Ded 186

HIZ

Heavy Industrial Zone

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Heavy Industrial Zone

Introduction

The Heavy Industrial Zone is currently occupied by two meat processing plants: the large plant at Pukeuri and a small one at the eastern end of Redcastle Road, both in otherwise rural areas. Both sites are located away from residential areas and have the ability to accommodate other industrial activities. This includes the potential for other industrial activities that, by their nature, are potentially noisy, or have the potential to emit odour, are high heavy traffic generators, and can be visually obtrusive.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matter chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule INF(NGN)-R1 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF(NGN)-R2 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

HIZ-O1 Purpose of the Heavy Industrial Zone

The Heavy Industrial Zone accommodates industrial activities, including potentially high-impact industrial activities that contribute to the well-being and prosperity of the Waitaki District.

HIZ-O2 Character and qualities of the Heavy Industrial Zone

The Heavy Industrial Zone is characterised by the following qualities and built form aspects:

1. contains utilitarian buildings on large sites, with large yard spaces; and
2. retains a baseline level of streetscape amenity; and
3. has landscaped frontages; and
4. contains buildings and outdoor storage areas that are designed and located to maintain the amenity values of adjacent zones; and
5. they are located in areas that are well separated from residential areas; and
6. they are easily accessible by vehicles from major transport routes and centres.

HIZ-O3 Protection of the Heavy Industrial Zones

Industrial activities located in the Heavy Industrial Zone are not compromised by the establishment of activities, including commercial activities and sensitive activities, that are potentially sensitive to odour, dust, noise, traffic or visual effects.

HIZ-O4 Limited commercial activities in the Heavy Industrial Zone

Commercial activities within the Heavy Industrial Zone are limited to the retailing of processed meat to maintain and enhance the function, integrity, convenience and viability of retailing in the Town Centre and Local Centre Zones.

HIZ-O5 Infrastructure servicing

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

HIZ-P1 Nature and intensity of industrial activities

Recognise that industrial activities, particularly those that are noxious, or generate objectionable odour, dust, or noise, may establish in the Heavy Industrial Zone, where they can avoid, remedy and mitigate adverse effects on adjacent properties.

HIZ-P2 Site development within the Heavy Industrial Zone

Require all sites and associated buildings to:

1. have sufficient building setbacks from a road boundary, with intervening landscaping, to maintain the amenity values of adjoining zones; and
2. provide adequate screening and building setbacks from a road boundary to avoid, remedy or mitigate adverse effects on any sensitive activity located in a rural zone.

HIZ-P3 Commercial activities in the Heavy Industrial Zone

Avoid commercial activities in the Heavy Industrial Zone that are incompatible with the role, function, character and amenity values associated with the Heavy Industrial Zone, other than the sale of goods associated with meat processing plants, provided the goods have been processed on the site.

HIZ-P4 Activities inappropriate for Heavy Industrial Zone

Avoid sensitive activities, including residential activities, that are incompatible with the role, function, character and amenity values associated with the Heavy Industrial Zone.

HIZ-P5 Servicing

Ensure all development is appropriately serviced, including wastewater, stormwater, and water supply, with sufficient capacity for firefighting purposes.

Proposed Waitaki District Plan

HIZ – Heavy Industrial Zone

Rules

PERMITTED ACTIVITIES

HIZ-R1 Building activity		
Heavy Industrial Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. HIZ-S1 Maximum height; 2. HIZ-S2 Building coverage; 3. HIZ-S3 Minimum pervious surface area; 4. HIZ-S4 Road and rail boundary setbacks; 5. HIZ-S5 Internal boundary setbacks; and 6. HIZ-S8 Firefighting water supply and access. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards HIZ-S1, HIZ-S2, HIZ-S3, HIZ-S4, HIZ-S5 and/or HIZ-S8 that are not complied with.
HIZ-R2 Industrial activity		
Heavy Industrial Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. HIZ-S3 Minimum pervious surface area; 2. HIZ-S6 Landscaping of the road boundary; and 3. HIZ-S7 Landscaping of the internal boundary. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards HIZ-S3, HIZ-S6, and/or HIZ-S7 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p>

Proposed Waitaki District Plan

HIZ – Heavy Industrial Zone

HIZ-R3 Ancillary meat products retail activity		
Heavy Industrial Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 Any retail activity is limited to the sale of a meat product that has been processed on the same site within the zone; and</p> <p>PER-2 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> 1. HIZ-S6 Landscaping of the road boundary; and 2. HIZ-S7 Landscaping of the internal boundary 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER-2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards HIZ-S6, and/or HIZ-S7 that are not complied with. <p><i>Note: Any application made under RDIS-1 is precluded from being publicly notified.</i></p> <p>Activity status when compliance is not achieved: Non-Complying</p> <p>Where: NC-1 Compliance is not achieved with PER-1</p>

DISCRETIONARY ACTIVITIES

HIZ-R4 Any other activity not provided for as a permitted, restricted discretionary or non-complying activity.		
Heavy Industrial Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

HIZ-R5 Sensitive activities		
Heavy Industrial Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

HIZ – Heavy Industrial Zone

HIZ STANDARDS

HIZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed 20m in height as measured from ground level. 1. Clause 1 does not apply to <ol style="list-style-type: none"> a) antennas, aerials, satellite dishes (less than 1m in diameter); b) lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically; 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites containing residential or other sensitive activities, including shading and effects on privacy; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area.
HIZ-S2	Building coverage
<ol style="list-style-type: none"> 1. The combined total building coverage of all buildings on the site must not exceed 75% of the total site area; and 2. rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity values of adjoining sites; and 4. provision of outdoor space for storage, parking and other activities; and 5. the ability of the site to avoid, remedy or mitigate stormwater effects.
HIZ-S3	Minimum pervious surface area
<p>At least 10% of the site shall be planted in grass, vegetation or landscaped with pervious materials.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the ability of the site to avoid, remedy or mitigate stormwater effects ; and 2. the extent to which existing grass, vegetation or landscaping provided on site, can mitigate the adverse effects resulting from reduced, alternative or no permeable surface area; and 3. any adverse effects on the amenity values of the surrounding environment.

HIZ-S4	Road and rail boundary setbacks
<ol style="list-style-type: none"> Any building or structure must be setback a minimum of: <ol style="list-style-type: none"> 20m from the road boundary. 4.5m from a rail corridor boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building; and any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining properties; and the safe and efficient operation of the rail network.
HIZ-S5	Internal boundary setbacks
<ol style="list-style-type: none"> All buildings and structures must be setback a minimum of 20m from the internal boundary where the building or structure exceeds 10m in height; or all buildings and structures must be setback a minimum of 10m from the internal boundary where the building or structure is less than 10m in height. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the building or the landscaping; and any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining properties.
HIZ-S6	Landscaping of the road boundary
<ol style="list-style-type: none"> A continuous landscaped strip is required with a minimum depth of 5m along the full road boundary, excluding accessways; and the landscaping strip must include a minimum of one evergreen tree for every 10m of frontage; and trees must not be planted a distance of more than 25m apart or closer than 5m; and at the time of planting, all trees must have a minimum height of 1.5m above ground level or be at least 3 years of age; and the landscaping strip must be of a standard that it does not restrict road or access visibility; and the landscaping strip does not shade any formed public road between 10:00am and 2:00pm on the shortest day of the year, except where the topography already causes shading; and 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the location, design and appearance of the landscaping; and any adverse effects on the streetscape; and any adverse effects on the amenity values of adjoining properties.

Proposed Waitaki District Plan

HIZ – Heavy Industrial Zone

7. the landscaping strip must be permanently maintained and if any plants die or become diseased, the plant must be replaced immediately; and
8. the landscaping shall achieve a continuous screen of 1.8m in height and 5m in depth within 5 years.

HIZ-S7 Landscaping of the internal boundary

1. A landscaped strip is required with a minimum depth of 2m, along any internal boundary; and
2. the landscaping strip must include a minimum of one evergreen tree for every 10m of frontage; and
3. trees must not be planted a distance of more than 25m apart or closer than 5m; and
4. at the time of planting, all trees must have a minimum height of 1.5m above ground level or be at least 3 years of age, and be capable of reaching a height of at least 5m at maturity; and
5. the landscaping strip must be permanently maintained and if any plants die or become diseased, the plant must be replaced immediately; and
6. the landscaping shall achieve a continuous screen of 1.8m in height and 2m in depth within 5 years.

Matters of discretion are restricted to:

1. the location, design and appearance of the landscaping; and
2. any adverse effects on the amenity values of neighbouring properties.

HIZ-S8 Firefighting water supply and access

All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PA 4509:2008.

Matters of discretion are restricted to:

1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

OSZ

Open Space Zone

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WAITAKI DISTRICT PLAN



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Open Space Zone

Introduction

The purpose of the Open Space Zone is to provide open space for a range of passive and active recreational activities, along with limited associated facilities and structures.

This zone applies to both public and private open spaces that may contain high natural environment and historical and cultural heritage values. The District's open spaces include a variety of public parks and the Waitaki lakes where people can enjoy activities such as walking and cycling, swimming, fishing, picnicking, boating and customary activities, like gathering mahika kai. Some open spaces are located in urban areas and others are located in rural areas, or near waterbodies and the coast.

The Open Space Zone is characterised as being generally more open with less built features. It often contains areas of value to the community because of its high natural, ecological, landscape and historical heritage.

Land zoned under the Open Space Zone may be subject to reserve management plans prepared under the Reserves Act 1977, and are managed by either Waitaki District Council, or the Department of Conservation. Reserve management plans determine what type of land uses are appropriate for public open spaces that are classified as reserves. Reserve management plans and the District Plan are complimentary in protecting and managing the use of reserve land.

Some areas of the Open Space Zone fall within the Ōamaru Harbour Precinct. Additional objectives, policies and rules contained in the Ōamaru Harbour Precinct chapter also apply to areas of Open Space Zone within the Precinct.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.

Rule INF-R21 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF-R22 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

OSZ-O1 Purpose of the Open Space Zone

The Open Space Zone supports a range of recreational activities within the Waitaki District, with limited associated facilities and structures.

OSZ-O2 Character and amenity values of the Open Space Zone

Protect the predominant character and amenity values of open space to ensure:

1. the role, function, predominant character and amenity is not compromised by incompatible activities and/or built form; and
2. the character of open space with high natural, ecological, landscape and historical and cultural heritage values are maintained and where possible enhanced; and
3. the efficient use of open space to ensure that the scale and number of buildings is limited to supporting passive and active recreational activities.

OSZ-O3 Infrastructure servicing

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

OSZ-P1 Enabling activities and use in the Open Space Zone

Enable activities, buildings and structures which are compatible with the role, function and character of the Open Space Zone.

OSZ-P2 Maintaining character and amenity values

Maintain the character and amenity values of the Open Space Zone by enabling use and development that:

1. avoids, remedies or mitigates any adverse effects on indigenous biodiversity, ecological, landscape and/ or historical and cultural heritage values; and
2. provides for areas of openness; and
3. provides a bulk, height, scale, form and location that is compatible with the character and function of the open space; and
4. integrates new buildings and structures within the existing built environment; and
5. minimises hard surfacing.

Proposed Waitaki District Plan

OSZ – Open Space Zone

OSZ-P3 Ancillary commercial activities

Enable commercial activities at the Ōamaru Public Gardens where these are ancillary to a recreational activity.

OSZ-P4 Inappropriate subdivision, use and development

Avoid subdivision, use and development that is not compatible with the role, function and character of the Open Space Zone.

OSZ-P5 Servicing

Ensure all development is appropriately serviced, including wastewater, stormwater, and water supply, with sufficient capacity for firefighting purposes.

Proposed for DPR

Proposed Waitaki District Plan

OSZ – Open Space Zone

Rules

PERMITTED ACTIVITIES

OSZ-R1 Building activity		
Open Space Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 All of the following standards are complied with where relevant:</p> <ol style="list-style-type: none"> OSZ-S1 Maximum height; OSZ-S2 Height in relation to boundary; OSZ-S3 Building coverage; OSZ-S4 Maximum gross floor area; OSZ-S5 Minimum setbacks; OSZ-S7 Firefighting water supply and access. 	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER 1</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion listed in any of the standards OSZ-S1, OSZ-S2, OSZ-S3, OSZ-S4, OSZ-S5 and/or OSZ-S7 that are not complied with.
OSZ-R2 Recreational activity		
Open Space Zone	<p>Activity status: Permitted</p>	<p>Activity status when compliance is not achieved: Not Applicable</p>
OSZ-R3 Ancillary commercial activities		
Open Space Zone	<p>Activity status: Permitted</p> <p>Where: PER-1 When at the Ōamaru Public Gardens; and</p> <p>PER-2 The ancillary commercial activity, complies with OSZ-S6.</p> <p><i>Note: This rule does not apply to activities and events provided for in the Temporary Activities chapter.</i></p>	<p>Activity status when compliance is not achieved: Restricted Discretionary</p> <p>Where: RDIS-1 Compliance is not achieved with PER 2</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion listed in OSZ-S6. <p>Activity status when compliance is not achieved: Discretionary</p> <p>Where: DIS-1 Compliance is not achieved with PER 1</p>

Proposed Waitaki District Plan

OSZ – Open Space Zone

OSZ-R4 Conservation activities		
Open Space Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
OSZ-R5 Customary activities		
Open Space Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
OSZ-R6 Community facility		
Open Space Zone	Activity status: Permitted Where: PER-1 Any ancillary commercial activities are limited to 50m ² of retail space, including a café; and PER-2 Any ancillary commercial activity complies with OSZ-S6 Hours of operation.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-2 Matters of discretion are restricted to: 1. the matters of discretion listed in SARZ-S6. Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-1
OSZ-R7 Parks management activity		
Open Space Zone	Activity status: Permitted Where: PER-1 For any associated earthworks all of the following standards are complied with where relevant: 1. EW-S1 Threshold areas (m ²); 2. EW-S2 Maximum cut depth and fill height; 3. EW-S3 Earthworks on sloping sites;	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER 1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards EW-S1, EW-S2, EW-S3, and/or EW-S4 that are not complied with.

Proposed Waitaki District Plan

OSZ – Open Space Zone

	4. EW-S4 Earthworks within 20 metres of a waterbody or wetland.	<i>Note: Any application made under this rule is precluded from being publicly notified.</i>
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OSZ-R8	Parks facilities	
Open Space Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

OSZ-R9	Parks furniture	
Open Space Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

OSZ-R10	Educational facility when ancillary to Recreational or Conservation activities	
Open Space Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

DISCRETIONARY ACTIVITIES

OSZ-R11	Residential activity	
Open Space Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

OSZ-R12	Commercial activity	
Open Space Zone	Activity status: Discretionary <i>Note: This does not apply to commercial activities that are part of temporary activities and events, as provided for by OSZ-R3 and any provisions in the TEMP Chapter.</i>	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

OSZ – Open Space Zone

OSZ-R13 Visitor accommodation		
Open Space Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

OSZ-R14 Emergency service facilities		
Open Space Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

OSZ-R15 Any other activity not provided for as a permitted, discretionary or non-complying activity		
Open Space Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

OSZ-R16 Industrial activity		
Open Space Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

OSZ STANDARDS

OSZ-S1	Maximum height
<ol style="list-style-type: none"> Any buildings and structures must not exceed a maximum height of 5m as measured from ground level except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off/Approach Surface gradient for aircraft using the Ōmārama Airfield, as shown on the planning maps. Clause 1 does not apply to: <ol style="list-style-type: none"> antennas, aerials, satellite dishes (less than 1m in diameter); lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the effect on the streetscape and the open space character of the zone; and the design and siting of buildings and structures; and screening, planting and landscaping; and effects on amenity values of adjoining residential properties, including privacy and shading.
OSZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins a Residential Zone. Clause 1 does not apply to: <ol style="list-style-type: none"> road boundaries; or buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or lines, wires or support structures for utilities; or flagpoles or antennas, other than dish antennas over 1m in diameter; or lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the effect on the streetscape and the open space character of the zone; and the design and siting of buildings and structures; and screening, planting and landscaping; and effects on amenity values of adjoining residential properties, including privacy and shading.

- these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or
- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

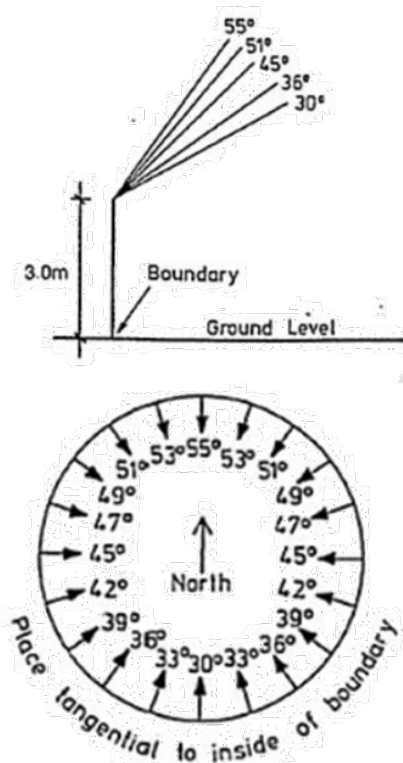


Diagram 6: Height in Relation to Boundary Recession Lines

OSZ-S3

Building coverage

1. The combined total building coverage of all buildings on the site must not exceed 15% of the total site area.

Matters of discretion are restricted to:

1. the effect on the streetscape and the open space character of the zone; and

Proposed Waitaki District Plan

OSZ – Open Space Zone

2. Playground equipment and rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1 above.	2. the design and siting of building; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining residential properties, including privacy and shading.
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OSZ-S4 Scale of buildings and structures	
<ol style="list-style-type: none"> 1. An individual building and/or structure on a site must not exceed a maximum gross floor area (GFA) of 100m² or 150m² of total GFA for the site, whichever is the greater. 2. Clause 1 does not apply to playground equipment. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effect on the streetscape and the open space character of the zone; and 2. the design and siting of buildings; and 3. screening, planting and landscaping; and 4. shading and privacy impacts on adjoining sites; and 5. the extent to which the breach of the gross floor area is necessary due to natural or physical restraints of the sites; and 6. the contribution to recreational values.

OSZ-S5 Minimum setbacks	
<ol style="list-style-type: none"> 1. Any building or structure must be setback a minimum of: <ol style="list-style-type: none"> a) From a road boundary: the building or structures must comply with the road boundary setback standard for the adjoining zone. Where the OSZ has differing adjoining zones, the greater setback of the two shall be required. b) 5m from an internal boundary that adjoins a Residential, General Rural, Rural Lifestyle or Settlement zone, except for playground equipment which shall be setback 1.5m. c) 4.5m from a rail corridor boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effect on the streetscape and the open space character of the zone; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. effects on amenity values of adjoining residential properties, including privacy and shading; and 5. the safe and efficient operation of the rail network.

OSZ-S6 Hours of operation	
<ol style="list-style-type: none"> 1. The hours of operation of any commercial activity must not operate outside the following hours: 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any impact on the character and qualities of the surrounding area; and

Proposed Waitaki District Plan

OSZ – Open Space Zone

<ul style="list-style-type: none"> a) 7:00am to 10:00pm Sunday to Thursday; and b) 7:00am to 11:30pm Friday and Saturday. 	<ul style="list-style-type: none"> 2. any impact on the character and qualities of the zone; and 3. any benefits, such as the continued operation of existing facilities, and financial or social benefits.
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OSZ-S7 Firefighting water supply and access	
<ul style="list-style-type: none"> 1. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PA 4509:2008. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

SARZ

Sport and Active Recreation Zone

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki
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TE KAUNIHERA Ā ROHE O WAITAKI

Sport and Active Recreation Zone

Introduction

The Sport and Active Recreation Zone applies to open space areas that provide for a range of indoor and outdoor sports and recreation activities, along with associated facilities and structures.

Sport and recreation areas encompass a range of sport and recreation activities, including organised sport and recreation for local, district-wide and regional communities in parks, sports grounds and multi-sport facilities. These areas will normally have associated buildings, such as club rooms, changing sheds or toilet facilities.

Sports and active recreation areas are predominately characterized by large open space areas with associated buildings and structures that vary in size depending on the scale of the sport and recreational activity that occurs there. The level of development anticipated in this zone is expected to be higher than other open space zones and can generate noise, light and traffic effects in surrounding neighbourhoods.

Much of the land zoned Sport and Active Recreation Zone is subject to reserve management plans prepared under the Reserves Act 1977. While reserve management plans determine what types of land uses are appropriate for public open spaces that are classified as reserves, the Resource Management Act is responsible for managing the effects on the environment of activities taking place on those reserves. Reserve management plans and the District Plan are complementary in protecting and managing the use of reserves.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matters chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following:

Rule NATC-R1 in the Natural Character chapter - applies to structures within a riparian margin.

Rule INF-R21 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF-R22 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

Objectives

SARZ-O1 Purpose of the Sport and Active Recreation Zone

The Sport and Active Recreation Zone supports a range of indoor and outdoor sport and recreational activities with associated facilities and structures that support local, regional and national sports and recreation events.

SARZ-O2 Character and amenity values of the Sport and Active Recreation Zone

Protect the predominant character and amenity values of the Sport and Active Recreation Zone to ensure:

1. the character and amenity is not compromised by incompatible activities and/or built form; and
2. the character and amenity of areas of open space are maintained, and where possible enhanced, to support sports and active recreation activities; and
3. the efficient use of open space with the scale and number of buildings is limited to supporting sport and active recreational activities.

SARZ-O3 Infrastructure servicing

Public health and safety is maintained through the appropriate provision of infrastructure.

Policies

SARZ-P1 Enabling activities and use in the Sport and Active Recreation Zone

Enable activities and uses which are compatible with the role, function and character of the Sport and Active Recreation Zone.

SARZ-P2 Maintaining character and amenity values

Maintain the character and amenity values of the Sport and Active Recreation Zone by enabling use and development that:

1. ensures a predominance of openness; and
2. provides a bulk, height, scale, form and location that is compatible with its character and amenity; and
3. ensures visual separation between new buildings and structures and adjoining development; and
4. ensures noise, signage, hours of operation and lighting effects are avoided, remedied or mitigated to minimise the impact on adjoining residential activities; and
5. appropriately addresses traffic generation, vehicle access and parking demand on or in the vicinity of the site; and

6. minimises hard surfacing and, where possible, retains or provides visually prominent trees, bush or landscaping; and
7. integrates new buildings and structures within the existing built environment.

SARZ-P3 Commercial activities

Enable commercial activities that are ancillary to and support the ongoing operation of sport and recreation activities and/or community activities, but do not:

1. undermine the purpose, character and qualities of the zone; and
2. generate significant adverse effects on adjoining sites; and
3. undermine the purpose of the District's commercial zones.

SARZ-P4 Inappropriate subdivision, use and development

Avoid subdivision, use and development that is not compatible with the role, function and character of the Sport and Active Recreation Zone.

SARZ-P5 Servicing

Ensure all development is appropriately serviced, including wastewater, stormwater, and water supply, with sufficient capacity for firefighting purposes.

Proposed Waitaki District Plan

SARZ – Sport and Active Recreation Zone

Rules

PERMITTED ACTIVITIES

SARZ-R1 Building activity		
Sport and Active Recreation Zone	Activity status: Permitted Where: PER-1 All of the following standards are complied with where relevant: <ol style="list-style-type: none"> 1. SARZ-S1 Maximum height; 2. SARZ-S2 Height in relation to boundary; 3. SARZ-S3 Building coverage; 4. SARZ-S4 Maximum gross floor area; 5. SARZ-S5 Minimum setbacks; 6. SARZ-S7 Firefighting water supply and access. 	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance not achieved with PER-1 Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion listed in any of the standards SARZ-S1, SARZ-S2, SARZ-S3, SARZ-S4, SARZ-S5 and/or SARZ-S7 that are not complied with.
SARZ-R2 Recreational activity		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R3 Conservation activities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable
SARZ-R4 Customary activities		
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

SARZ – Sport and Active Recreation Zone

SARZ-R5 Community facility		
Sport and Active Recreation Zone	Activity status: Permitted Where: PER-1 Any ancillary commercial activities are limited to: 1. 50m ² of retail space, including a café; and 2. a gym, spa, sauna, physio, coaches, offices; at any indoor sport and events centre; and PER-2 Any ancillary commercial activity complies with SARZ-S6 Hours of operation.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-2 Matters of discretion are restricted to: 1. the matters of discretion listed in SARZ-S6. Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-1
	<p><i>Note:</i> This rule does not apply to activities and events provided for in the Temporary Activities chapter.</p>	

SARZ-R6 Parks management activity		
Sport and Active Recreation Zone	Activity status: Permitted Where: PER-1 For any associated earthworks all of the following standards are complied with where relevant: 1. EW-S1 Threshold areas (m ²); 2. EW-S2 Maximum cut depth and fill height; 3. EW-S3 Earthworks on sloping sites; 4. EW-S4 Earthworks within 20 metres of a waterbody or wetland.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-1 Matters of discretion are restricted to: 1. the matters of discretion listed in any of the standards EW-S1, EW-S2, EW-S3, and/or EW-S4 that are not complied with. Notification: Any application made under this rule is precluded from being publicly notified.

SARZ-R7 Parks furniture		
Sport and Active	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

SARZ – Sport and Active Recreation Zone

Recreation Zone		
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SARZ-R8	Parks facilities	
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

SARZ-R9	Educational facility when ancillary to Recreational or Conservation activities	
Sport and Active Recreation Zone	Activity status: Permitted	Activity status when compliance is not achieved: Not Applicable

SARZ-R10	Commercial activity when ancillary to Recreational activity	
Sport and Active Recreation Zone	Activity status: Permitted Where: PER-1 The commercial activity is limited to: 1. The sale of refreshments and souvenirs; or 2. The sale of tickets and merchandise; and PER-2 The ancillary commercial activity complies with SARZ-S6 Hours of operation.	Activity status when compliance is not achieved: Restricted Discretionary Where: RDIS-1 Compliance is not achieved with PER-2 Matters of discretion are restricted to: 1. the matters of discretion listed in SARZ-S6. Activity status when compliance is not achieved: Discretionary Where: DIS-1 Compliance is not achieved with PER-1
Note: This does not apply to activities and events provided for in the Temporary Activities chapter.		

RESTRICTED DISCRETIONARY ACTIVITIES

SARZ-R11 Emergency service facilities		
Sport and Active Recreation Zone	Activity status: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. building design, siting and external appearance; and 2. the extent to which topography, site orientation and planting have been integrated into the site layout and design; and 3. the effect on amenity values of adjoining residential properties and public places, including outlook, privacy, shading and sense of enclosure; and 4. on-site amenity values; and 5. hours of operation; and 6. noise, disturbance and loss of privacy; and 7. the extent to which the activity may adversely impact on traffic generation, road safety, parking and access; safety, efficiency and impacts to on-street parking; and 8. the extent of impervious surfaces and landscaping; and 9. whether the activity can be better located in a nearby centre; and 10. the extent of infrastructure requirements. <p><i>Note: <u>Section 88 Information Requirements for Applications:</u></i> Pursuant to s88 of the RMA, any application must be supported by a design statement undertaken by a suitably qualified person in addition to the standard information requirements.</p>	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

SARZ – Sport and Active Recreation Zone

DISCRETIONARY ACTIVITIES

SARZ-R12 Residential activity		
Sport and Active Recreation Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

SARZ-R13 Visitor accommodation		
Sport and Active Recreation Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

SARZ-R14 Any other activity not provided for as a permitted, restricted discretionary activity or non-complying activity		
Sport and Active Recreation Zone	Activity status: Discretionary	Activity status when compliance is not achieved: Not Applicable

NON-COMPLYING ACTIVITIES

SARZ-R15 Potentially high-impact industrial activities		
Sport and Active Recreation Zone	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

Proposed Waitaki District Plan

SARZ – Sport and Active Recreation Zone

SARZ STANDARDS

SARZ-S1	Maximum height
<ol style="list-style-type: none"> 1. All buildings and structures must not exceed a maximum height of 10m measured from ground level; and 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) antennas, aerials, satellite dishes (less than 1m in diameter); b) lightning rods, chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effect on the streetscape and the character of the zone; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. the effects on amenity values of adjoining residential properties, including privacy and shading.
SARZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. No part of any building shall project beyond the height in relation to boundary recession lines from any point 3m vertically above ground level along the site boundaries when the site boundary adjoins a Residential zone. 2. Clause 1 does not apply to: <ol style="list-style-type: none"> a) road boundaries; or b) buildings on adjoining sites that have a common wall along an internal boundary for the length of that common wall; or c) boundaries adjoining an access lot or right of way, in which case the furthest boundary of the access lot or right of way may be used; or d) lines, wires or support structures for utilities; or e) flagpoles or antennas, other than dish antennas over 1m in diameter; or f) lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts, provided these do not exceed the height in relation to boundary by more than 3m as measured vertically; or g) architectural features such as steeples, towers and finials, provided these do not exceed the height in relation to 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the effect on the streetscape and the zone; and 2. the design and siting of buildings and structures; and 3. screening, planting and landscaping; and 4. the effects on amenity values of adjoining residential properties including privacy and shading.

boundary by more than 3m as measured vertically; or

- h) a gable end, dormer or roof where that proportion beyond the height in relation to boundary is no greater than 1.5m² in area and no greater than 1m in height.

Note: See Diagram 6 below for the height in relation to boundary recession lines.

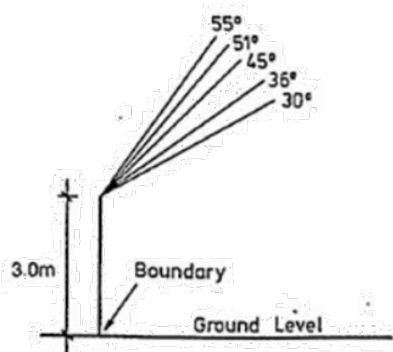


Diagram 6: Height in Relation to Boundary Recession Lines

SARZ-S3

Building coverage

1. The combined total building coverage of all buildings on the site must not exceed 30% of the total site area; and
2. Playground equipment and rainwater tanks less than 5,000 litres are exempt from any building coverage calculation made under Clause 1 above.

Matters of discretion are restricted to:

1. the effect on the streetscape and the open space character of the zone; and
2. the design and siting of the building; and
3. screening, planting and landscaping; and
4. the effects on amenity values of adjoining residential properties, including privacy and shading; and

Proposed Waitaki District Plan

SARZ – Sport and Active Recreation Zone

	5. the ability of the site to avoid, remedy or mitigate stormwater effects.
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SARZ-S4	Maximum gross floor area
1. All individual buildings and/or structures, including any external additions or alterations, must not exceed a maximum gross floor area of 200m ² .	Matters of discretion restricted to: <ol style="list-style-type: none"> the effect on the streetscape and the open space character of the zone; and the design and siting of buildings; and screening, planting and landscaping; and shading and privacy impacts on adjoining sites; and the extent to which the breach of the gross floor area is necessary due to natural or physical restraints of the sites. the extent to which the building contributes to recreation.

SARZ-S5	Minimum setbacks
<ol style="list-style-type: none"> Any building or structure must be setback a minimum of: <ol style="list-style-type: none"> 10m from a road boundary. 5m from an internal boundary that adjoins a Residential, General Rural, Rural Lifestyle or Rural Settlement zone, except for playground equipment which shall be setback 1.5m. 4.5m from a rail corridor boundary. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> the effect on the streetscape and the open space character of the zone; and the design and siting of buildings and structures; and screening, planting and landscaping; and the effects on amenity values of adjoining residential properties, including privacy and shading; and the safe and efficient operation of the rail network.

SARZ-S6	Hours of operation
<ol style="list-style-type: none"> The hours of operation of any commercial activity must not operate outside the following hours: <ol style="list-style-type: none"> 7:00am to 10:00pm Sunday to Thursday and; 7:00am to 11:30pm Friday and Saturday. 	Matters of discretion restricted to: <ol style="list-style-type: none"> any impact on the character and qualities of the surrounding area; and any impact on the character and qualities of the zone; and any benefits, such as the continued operation of existing facilities, and financial or social benefits.

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SARZ-S7	Firefighting water supply and access
<p>1. All new buildings must comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PA 4509:2008.</p>	<p>Matters of discretion are restricted to:</p> <p>1. The extent to which the site is appropriately serviced including wastewater, stormwater, and water supply, including a firefighting water supply and access to that supply in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.</p>

PREC2

Ōamaru Harbour Precinct

PROPOSED
WAITAKI DISTRICT PLAN



Waitaki
DISTRICT COUNCIL
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Ōamaru Harbour Precinct

Introduction

The Ōamaru Harbour Precinct adjoins the Ōamaru Historic Area and stretches from the northern slopes of Cape Wanbrow, along the waterfront, north towards the Ōamaru creek outlet and west to Tyne Street. Harbour and Tyne Streets, known locally as the 'historic precinct' or the 'Victorian precinct' are not included in the Ōamaru Harbour Precinct. Instead, they sit within the Ōamaru Historic Area. The Ōamaru Harbour Precinct sits across two zones; the Mixed Use Zone and the Open Space Zone.

The Ōamaru Harbour Precinct has strong links to the Ōamaru Historic Area and Town Centre Zone and is an area used for a wide variety of activities such as commercial, recreational, industrial, marine-related and community activities. The area is an increasingly popular visitor destination and host to many community events. It is also an important area for a range of marine wildlife, including the Otago Shag, penguins and seals. The Ōamaru Penguin Colony is located within the Precinct.

The Precinct contains a number of historic structures, such as the harbour breakwater (Macandrew Wharf), Holmes Wharf, Sumpter Wharf, Normanby Wharf and the red sheds. The waterfront area and wharves are included within the Heritage New Zealand Ōamaru Harbour Historic Area (Heritage New Zealand list number 7536), with the breakwater also listed as a Category I Heritage Item. A historic rail corridor connects the Ōamaru Historic Area to the Harbour Precinct and runs from Harbourside Station to the quarry siding located next to the Ōamaru Blue Penguin Colony.

Continued revitalisation of this area is an important component of Ōamaru's economic growth and resilience. Revitalisation of the area is subject to a range of challenges, such as sea-level rise, inundation, erosion hazards, contaminated land, protection of marine wildlife and maintaining community, heritage and amenity values.

The purpose of the Ōamaru Harbour Precinct is to ensure development and resulting uses reflect and complement the harbour as a special place of character within Ōamaru. Land use activities are managed to maintain heritage, cultural, environmental and amenity values. Connectivity to the town centre and along the waterfront are also important considerations.

The Ōamaru Harbour Precinct is further divided into two sub-precincts. This is to recognise and cater for a different range of activities anticipated within each sub-precinct.

Sub-precinct A includes the area of land between Tyne Street, Waterfront Road, Wansbeck Street and the railway line, it also includes the rowing club and adjoining buildings along Esplanade Road. It is a gateway area to the town centre and main entrance point to the waterfront. The Town Centre Design Guidelines aim to encourage well designed buildings that reflect the harbour character of the area and its relationship to the Ōamaru Historic Area. Provision is made for a wide range of activities, with a focus on community uses and allowing for a mix of commercial, light industrial and residential activities.

Sub-precinct B extends from Cape Wanbrow, along the waterfront, to Ōamaru Creek. This area includes the wharves, woolstores, red sheds and the Ōamaru Blue Penguin Colony. Limited new development is anticipated in this area, with the focus being on marine-related activities and providing improved public access and improved community facilities and recreational opportunities.

User Notes:

For some activities, a resource consent may be required by rules in more than one chapter in the District Plan. Plan users are encouraged to check all District-Wide Matter chapters, as well as the relevant zone chapter.

For new buildings or structures, other relevant rules may include (but not limited to) the following;

Rule INF(NGN)-R1 in the Infrastructure chapter - applies to buildings and structures within the National Grid Yard.

Rule INF(NGN)-R2 in the Infrastructure chapter - applies to buildings and structures within the Electricity Distribution Yard.

Please refer to the General Approach chapter for more information on the steps plan users should take to determine what rules apply to any activity and to determine the consent status of an activity.

The provisions contained in this section apply within the defined Ōamaru Harbour Precinct and in addition to the Mixed Use Zone and Open Space Zone provisions.

Objectives –PREC2

PREC2-O1 Purpose of the Ōamaru Harbour Precinct

The Ōamaru Harbour Precinct is a public waterfront area that functions as a working port and provides for activities that maintain and enhance the heritage, cultural, environmental and amenity values of the area.

PREC2-O2 Character and qualities of the Ōamaru Harbour Precinct

The Ōamaru Harbour Precinct is an attractive public waterfront area that has a distinctive character, including quality buildings, open spaces, recreational opportunities, marine wildlife, community and cultural facilities and events.

Policies –PREC2

PREC2-P1 Use and development

Provide for a range of activities and development in the Harbour Precinct while ensuring:

1. the efficient operation of the area as a working port and area for marine related activities is maintained; and
2. any new development is consistent with the Town Centre Design Guidelines; and
3. public access to and along the waterfront is maintained and enhanced; and
4. pedestrian and cyclist connections to the Ōamaru Historic Area is strengthened; and
5. recreational and community use of the area is maintained and enhanced, including its use for temporary markets and events; and
6. the ecological values of the waterfront are maintained; and
7. any risk from natural hazards is taken into account; and
8. the heritage values and history of the area are taken into account.

PREC2-P2 Residential activities

Avoid residential activities in 'Sub-precinct B' where these are incompatible with the role, function, character and amenity values of the area as a working port and location for marine-related activities.

Proposed Waitaki District Plan

PREC2 – Ōamaru Harbour Precinct

Rules

RESTRICTED DISCRETIONARY ACTIVITIES –PREC2

PREC2-R1 Building Activity		
Ōamaru Harbour Precinct:	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity of adjoining sites; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area, including any heritage values of surrounding buildings; and 5. consistency with the Town Centre Design Guidelines. <p>1.</p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

NON-COMPLYING ACTIVITIES –PREC2

PREC2-R2 Large format retail activities		
Ōamaru Harbour Precinct	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable
PREC2-R3 Residential activity		
Ōamaru Harbour Sub-Precinct B	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

4 MEETING CLOSE