

5.10 TOWNSHIP ZONE

5.10.1 ZONE PURPOSE

- (1) The Township Zone is applied to those parts of the rural settlements where existing land use activity comprises a mixture of commercial, light industrial (service) and/or residential activities. The purpose of this zone is to allow for the change in use of buildings and land between commercial, residential, community or light industrial activities, without the restrictions inherent in a single purpose zone. Removing unnecessary zoning restrictions provides an incentive for businesses to establish in the smaller settlements, thereby assisting in halting and reversing any population decline.
- (2) Any adverse effects of activities in this zone are controlled by bulk and location requirements and performance standards.

5.10.2 OBJECTIVES AND POLICIES

(1) OBJECTIVE 1

To provide for commercial, community, residential and light industrial activities to support and strengthen the viability of the smaller townships in a manner that avoids, remedies or mitigates adverse environmental effects of those activities.

(a) Policies

Objective 1 will be achieved by implementation of the following policies:

- (i) Provide for a mixture of activities in the zone.
- (ii) Ensure that adverse effects of activities within the zone are avoided, remedied or mitigated on the environments within the zone and adjoining zones.

(b) Reasons

- (i) The range of activities provided for in this zone has the potential to create conflict between them. This is because the effects and the needs of activities, may be incompatible with other activities in the zone.
- (ii) The use of performance standards, and assessment as discretionary activities, are methods to ensure the amenity values of the zone are maintained.
- (iii) The zoning and activity listing provide flexibility to allow activities to change and develop.
- (iv) The zone recognises the wide range of activities located in the townships.

(2) OBJECTIVE 2

To maintain a sufficient "land bank" to provide for new township activities to develop.

(a) Policies

Objective 2 will be achieved by implementation of the following policies:

- (i) Monitor the uptake of land and buildings and the type of activities in the zone.
- (ii) Rezone appropriate parcels of land for township activities when the availability of unoccupied land or buildings within the Township Zone is low.

(b) Reasons

- (i) In order to allow township activities to establish and operate, there needs to be land and/or buildings available. Using other zones (eg residential) for township activities is to be avoided.

5.10.3 ENVIRONMENTAL RESULTS

- (1) To maintain and enhance a resource and an environment that meets the retail, business and community needs of the townships and in doing so enables the townships to also act as community foci for the surrounding areas.
- (2) The flexibility to accommodate a range of retail, business and community activities needs to be provided without detriment to the environment and the amenities of the townships and adjoining zones.

5.10.4 ACTIVITY STATUS

Activities and their *accessory uses*, and *buildings* (unless otherwise stated) are *Permitted*, *Controlled*, *Restricted Discretionary*, *Discretionary*, *Non Complying* or *Prohibited* according to the Activity Status Table below:

5.10.4.1 PERMITTED ACTIVITIES

Those activities listed below are a *Permitted Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.10.5;
- Activity Specific Standards specified in Rule 5.10.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

P1	ANY RETAIL ACTIVITY, BUSINESS ACTIVITY, AND COMMUNITY ACTIVITY
P2	RESIDENTIAL ACTIVITIES
P3	PASSIVE RECREATION (89.9)(63.10) Submissions in relation to walkways, cycleways & jogging tracks only.
P4	PROSPECTING

P5	<i>EXPLORATION INVOLVING NOT MORE THAN 20M³ OF EXCAVATION PER ALLOTMENT IN ANY ONE YEAR</i>
P6	<i>TEMPORARY USES AND BUILDINGS (INCLUDING TEMPORARY MILITARY TRAINING)</i>
P7	<i>DEMOLITION AND REMOVAL OF BUILDINGS</i>

5.10.4.2 CONTROLLED ACTIVITIES

Those activities listed below are a *Controlled Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.10.5;
- Activity Specific Standards specified in Rule 5.10.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

Conditions may be imposed in relation to the matters over which control has been reserved, as specified below.

THERE ARE NO *CONTROLLED ACTIVITIES*

5.10.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

Those activities listed below are a *Restricted Discretionary Activity* subject to compliance with the:

- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

The matters over which the *Council* has restricted its discretion are specified for each *restricted discretionary activity* listed below.

RD1	<p><i>ANY PERMITTED ACTIVITY OR CONTROLLED ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.10.5 FOR A PERMITTED OR CONTROLLED ACTIVITY AND DOES NOT EXCEED THE ZONE DEVELOPMENT STANDARDS IN RULE 5.10.5 FOR A RESTRICTED DISCRETIONARY ACTIVITY</i></p> <p>Matters over which the Council has restricted its discretion are:</p> <p>The <i>Council</i> will restrict the exercise of its discretion to the ability of the activity or <i>development</i> to achieve the particular environmental result of the <i>Zone Development Standards</i> in Rule 5.10.5 for which compliance is not met and the following relevant assessment criteria:</p> <p>(1) <i>Height and Daylighting</i></p> <p>(a) The extent that topographical and <i>site</i> conditions (including easements) restrict</p>
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the area or shape of the *site* that is suitable and available for building.

- (b) The desirability of maintaining consistency in design and appearance with existing *buildings* on the *site*.
- (c) The need to preserve existing trees, vegetation or important physical characteristics of the *site*.
- (d) Whether the boundary to which the standard relates is a common boundary with an area of permanent open space, the use of which will not be detrimentally affected by any increased shading or loss of visual *amenity*.
- (e) Whether the *property* adjoining the *site* is sufficiently higher and therefore the adjoining *property* will not be detrimentally affected.
- (f) Where the standard(s) is penetrated by a dormer window, gable or similar roof feature, whether that will have a minor effect on the *amenities* of the neighbouring *site*.
- (g) The extent to which it is necessary to minimise the physical disturbance to the landscape and the landforms.
- (h) The degree to which matters such as shading, loss of daylight, *amenity value* and privacy of adjoining *properties* is affected.
- (i) The extent to which the *building* visually intrudes on any significant ridgeline or skyline or significant landscape and what measures are proposed to reduce the visual effects of that intrusion.
- (j) Whether the *building* will detract from any view or vista, which contributes to the aesthetic coherence of a locality, and if it does, what measures can and will be taken to reduce the detraction to an acceptable level or remove it completely.

(2) Yards

- (a) The extent that topographical and *site* conditions restrict the area or shape of the *site* that is available and suitable for building.
- (b) The degree to which the functioning of the *site* and or the activity can be improved.
- (c) Whether there is a need to preserve existing trees, vegetation or important physical characteristics of the *site*.
- (d) The extent to which the provision of daylight and sunlight into the neighbouring *properties* and the visual and aural privacy of neighbouring *sites* will be affected.
- (e) The extent to which the safe and efficient functioning of the street or *road* will be significantly compromised.
- (f) Whether the detrimental effects of building in the *yard* can be reduced or avoided.
- (g) Whether the *yard* functions (including separation, *landscaping* and service provision) will be provided on the *site* by other means, or are they unnecessary.

<p>(3)</p> <p>(a)</p> <p>(b)</p> <p>(c)</p> <p>(d)</p> <p>(4)</p> <p>(a)</p> <p>(b)</p> <p>(5)</p> <p>(a)</p> <p>(b)</p> <p>(c)</p>	<p>Site coverage</p> <p>The ability of the existing stormwater and/or sewerage systems or on-site disposal methods to cope with additional stormwater and/or disposal of septic tank effluents.</p> <p>Whether there are known stormwater/sewerage effluent disposal problems in the area.</p> <p>The degree to which negative effects in terms of changing the character or visual <i>amenity</i> of the area can be mitigated or removed through the use of such techniques as <i>landscaping</i>, building design, exterior finish, set back from boundaries or reduced <i>height</i>.</p> <p>The extent to which open space within the <i>site</i> and/or in the near vicinity can reduce the impact of the <i>building(s)</i> in terms of character or visual <i>amenity</i>.</p> <p>Outdoor service area</p> <p>The extent to which the functions of the <i>outdoor service area</i> can be adequately provided by other means (eg. storage area provided within a garage or other <i>accessory building</i>).</p> <p>Whether there are other communal service facilities provided which are readily accessible to and useable by the activity on the <i>site</i>.</p> <p>Privacy and separation</p> <p>Whether the purpose of the separation, privacy and screening standards can be met to the same or similar level by some other method.</p> <p>Whether there are existing <i>developments</i> on the same or adjoining <i>allotments</i> such that it would make compliance with the standards impracticable.</p> <p>Where the existing situation fails to meet these standards, whether the proposed <i>development</i> will increase the degree to which the residential <i>amenities</i> are already detrimentally affected.</p>
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5.10.4.4 DISCRETIONARY ACTIVITIES

Those activities listed below are a *Discretionary Activity* and shall be assessed against the relevant criteria in Rule 5.10.7.

Note: The Conservation and Heritage provisions in Section 6.0 and the Specific and District Wide provisions in Section 7.0 also apply and may alter the *Discretionary Activity* status for the activities specified below or require additional resource consents.

<p>D1</p>	<p>ANY RESTRICTED DISCRETIONARY ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.10.5 FOR A RESTRICTED DISCRETIONARY ACTIVITY</p>
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5.10.4.5 NON COMPLYING ACTIVITIES

Those activities listed below are a *Non Complying Activity*.

NC1	ANY ACTIVITY NOT PROVIDED AS A <i>PERMITTED, RESTRICTED DISCRETIONARY, DISCRETIONARY OR PROHIBITED ACTIVITY</i> (93.77)(191.77) Submission in relation to Mining & Mining Operations
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5.10.4.6 PROHIBITED ACTIVITIES

Those activities listed below are a *Prohibited Activity*.

P1	SURFACE MINING AND MINING OPERATIONS
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5.10.5 ZONE DEVELOPMENT STANDARDS

- (1) The following relevant *Zone Development Standards* shall be met by all *Permitted* and *Controlled Activities* unless otherwise stated.
- (2) For *Controlled Activities*, where *Council* has reserved control over specified matters in Rule 5.10.4.2, and for *Restricted Discretionary Activities* in Rule 5.10.4.3, where *Council* has restricted its discretion to specific matters, more restrictive *Development Standards* than those specified in the table below, may be imposed as *conditions* of consent.
- (3) The following relevant *Zone Development Standards* shall be used as a guide in assessing any *Discretionary* and *Non Complying Activities*.

For Temporary Uses and Buildings (covered by clause (b) of the definition), submission requests that the following standards do not apply. (168.86)

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Maximum Height	8.0 metres	10.0 metres	To ensure that the <i>height</i> of <i>buildings</i> is compatible with the activities permitted in the <i>zone</i> as well as the landscape, <i>amenity</i> and character of both the <i>zone</i> that the <i>building</i> is located in and any adjoining <i>zone</i> .
Daylight Control	No <i>building</i> shall project above 2.0 metres in <i>height</i> at any <i>site</i> boundary and not project above a 45° plane into the <i>site</i> up to the maximum <i>height</i> .	No Restriction	To ensure no <i>building</i> unreasonably overshadows any neighbouring <i>property</i> , thereby restricting daylight and ventilation between <i>buildings</i> .
Minimum Yards	Front Yard: 4.5 metres	Front Yard: 4.5 metres for residential activities, otherwise	To allow flexibility in <i>site</i> layout while still maintaining the <i>amenities</i>

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	(181.57) Objection in relation to SHWYs only	nil. (181.57) Objection in relation to SHWYs only	of the <i>site</i> and adjoining <i>sites</i> . A greater <i>yard</i> for <i>buildings</i> where people are likely to gather or activities of a noisy nature are to be undertaken is appropriate to assist with mitigating <i>amenity</i> effects on adjoining sensitive land uses. To provide an open streetscape that allows for planting and ensures the traffic function of the <i>road</i> is not compromised.
	Other yards: 1.5 metres for residential activities, otherwise 3.0 metres.	Other yards: Nil	
Site Coverage	50%	75%	To provide a balance between flexibility for on site <i>development</i> and maintaining sufficient area for off street parking appropriate to the character and on street capacity of the township. In areas not served by reticulated stormwater and sewerage disposal systems, an adequate area for on-site stormwater and effluent disposal is maintained to avoid adverse effects on adjacent <i>properties</i> and the <i>environment</i> .
Density for dwellings/house hold units only	525m ² minimum <i>Net Site Area</i> per <i>dwelling</i> .	525m ² minimum <i>Net Site Area</i> per <i>dwelling</i>	To enable an intensity of <i>development</i> that is appropriate to the character of the township and to maintain a certain level of <i>amenity</i> for <i>residential activities</i> within the <i>zone</i> .
Outdoor Living Area	Minimum Area: 60m ² plus 10m ² for each additional bedroom over 2. Minimum Dimension: Can contain an 8.0 metre diameter circle.	Minimum Area: 60m ² plus 10m ² for each additional bedroom over 2. Minimum Dimension: Can contain an 8.0 metre diameter circle.	To provide an area of useable, accessible open space for recreation and leisure.
Outdoor Service Area	Minimum Area: 20m ²	None	To provide a separate area suitable for general storage, clothes drying and rubbish bin

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p>Minimum Dimension: 3.0 metres</p>		<p>storage, in order that areas for outdoor living, parking or access do not get used for this purpose, thereby detracting from the function and <i>amenity</i> of the zone.</p>
<p>Privacy and Separation</p>	<p>(a) For <i>buildings</i> on the same <i>allotment</i>.</p> <p>(i) No part of a <i>dwelling/household unit</i> and any other <i>building</i> shall protrude through a plane rising at an angle of 45° commencing at an elevation of 2 metres at a line midway between the <i>dwelling/household unit</i> and the other <i>building</i>.</p> <p>(ii) No wall of a <i>dwelling/household unit</i> shall be sited closer than 3.0 m to the wall of another <i>building</i> (including another <i>dwelling/household unit</i>), unless it is accessory to the <i>dwelling/household unit</i>.</p> <p>(iii) Where the <i>buildings</i> are attached by adjoining or common walls, the above separation setbacks are not required between those <i>buildings</i>.</p> <p>(b) All <i>dwellings/household units</i> on the same <i>allotment</i> shall be arranged so that:</p> <p>(i) a sight line drawn from any point on the main glazing of the living room in one <i>dwelling</i> does not penetrate the main glazing of the living room of any other <i>dwelling/household unit</i> unless:</p> <p>(1) such glazing is at</p>	<p>None</p>	<p>To protect existing and future residential <i>amenities</i>, particularly where two storey living and multi <i>dwelling development</i> has the potential to detrimentally affect environmental qualities such as privacy, quietness and space.</p>

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p>least 6m apart; or</p> <p>(2) the angle between the two planes of that glazing is > 120°</p> <p>(3) where the living rooms of both <i>dwelling/household units</i> are at ground floor level screening is provided in the form of close boarded or similar fences, or planting of not less than 1.8 metres in <i>height</i>.</p> <p>(ii) No windows of all <i>habitable rooms</i> (apart from the main glazing of the living room) in one <i>dwelling/household unit</i> shall face towards the window of any <i>habitable room</i> in any other <i>dwelling/household unit</i> unless:</p> <p>(1) the separation is at least 6 metres; or</p> <p>(2) the window sill is at least 1.7 metres above either finished ground or upper floor level; or</p> <p>(3) the angle between the two planes of the glazing is > 120° ; or</p> <p>(4) where the <i>habitable rooms</i> are at ground floor level screening is provided in the form of close boarded or similar fences, or planting of not less than 1.8 metres in <i>height</i>.</p> <p>(c) A balcony or window of a <i>habitable room</i> of a <i>dwelling/household unit</i> at above ground floor level shall be setback at least 6 metres from any boundary (excluding the <i>road</i> boundary or adjoining <i>internal access</i> or <i>access</i></p>		

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p><i>strip</i> of 3 metres width or more) unless:</p> <p>(i) windows are at an angle of 60° or greater to the boundary; or</p> <p>(ii) the window sill is at least 1.7 metres above finished upper floor level; or</p> <p>(iii) opaque or obscure glazing is provided; or</p> <p>(1) the side of the balcony facing the adjoining boundary is enclosed with non see through materials.</p>		

5.10.6 ACTIVITY SPECIFIC STANDARDS

- (1) There are no Activity Specific Standards for this zone.

5.10.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

When assessing any application for a *Discretionary Activity*, Council shall have regard to the relevant *development standards*, activity specific standards, environmental results and assessment criteria for *permitted*, *controlled* and *restricted discretionary activities* in Rules 5.10.4 to 5.10.6, and the relevant General and Activity Specific assessment criteria below, and any other matters it considers appropriate.

5.10.7.1 GENERAL ASSESSMENT CRITERIA

- (1) Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any public *road*. Pertinent matters for consideration in this regard are:
- (a) the carrying capacity, standard and status in the roading hierarchy of the route concerned;
 - (b) the ability of the *site* to accommodate the necessary parking and on-site *manoeuvring areas*; (181.21)
 - (c) the means by which any likely traffic hazard can be avoided or mitigated;
 - (d) the access, parking and loading standards for *permitted activities* that shall be used as a guideline in assessing applications for *discretionary activities*;

- (e) the comments of New Zealand Transport Agency on the possible adverse effects on the safe and efficient operation of the *State Highway* network. (181.45)
- (2) The degree to which the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading which are not in the interests of the District or locality.
- (3) Whether *buildings* are sufficiently set back from the boundaries of neighbouring *properties* to avoid causing a nuisance to neighbouring *holdings* by way of overshadowing, obstruction of views, noise, glare and loss of privacy.
- (4) The degree to which the location of *buildings* is such as to retain clear visibility along *roads* and to provide space for vehicle access and loading on the *site* clear of the *road*.
- (5) Whether any *signs* proposed detract from the *amenities* of the area.
- (6) The extent to which the activity is self-contained, with regard to stormwater drainage, effluent disposal and water supply within the boundaries of the *site* on which the activity is located (except where reticulated services are provided).
- (7) The extent to which wastes, spoil, sawdust, effluent etc is to be disposed of so as to avoid, remedy or mitigate nuisance for surrounding residents, damage to property, and pollution of the *environment*.
- (8) Whether the nature of the activity has the potential to create nuisance and health and safety effects, such as noise, vibration and dust which cannot effectively or practically be controlled by mitigation measures.
- (9) Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.
- (10) Whether the activity and any *building* and *structures* are of a scale and intensity which is in keeping with the character, *amenity* and ambience values of the existing township *environment*.

5.11 TOWN CENTRE ZONE

5.11.1 ZONE PURPOSE

- (1) For the most part, town centre activities have developed within clear functional areas separate from, but alongside other urban activities such as residential and industrial. These areas have formed over time through both market forces and public controls (zoning). It can be expected that the vast majority of businesses will continue to locate in these areas. This plan seeks to maintain that clear separation in order that the specific requirements and effects of town centre activities can be maintained and managed, but more importantly to provide a clear defined central heart to the principal towns.
- (2) The Town Centre Zone provides for a broad range of business activities whether these be retail, administration or light industry. This provides for a degree of flexibility (by removing arbitrary zoning boundaries) for the business community to react to changes occurring both in the New Zealand and global markets. The amenities within and at the edge of the town centres need to be recognised in the standards for managing the effects of business activities. Accordingly some bottom line standards are required to address potential adverse effects such as traffic, and amenity (for pedestrians and adjoining residential activities).
- (3) The pedestrian core environments of the Paeroa and Waihi town centres have a historic streetscape that communicates the town's histories. It is important that these areas do not lose their character through inconsistent and poor development design. The controlled activity status has been used for these parts of the Town Centre Zone to ensure new development, alterations and additions to the street facades are sympathetic to the streetscape.
- (4) The State Highway currently bisects the Paeroa, Waihi and Ngatea town centres. Although the State Highway should not detract from the focal points of social, economic and cultural activities in these main towns, it is important the efficient operation of the State Highway and the visual amenity of the gateway route through the towns are maintained. The controlled activity status enables the design and appearance of buildings and site layout, and the design of vehicular access to minimise conflicts with traffic flows and pedestrian movement, to be addressed.
- (5) The Town Centre Zone has been provided in the following locations:
 - (a) **Ngatea** – Both sides of State Highway 2 from River Road to Darlington Street. No significant extension to the town centre area is planned or considered necessary at this time. The zoning recognises the long established business area of the town and due to the variety of building setbacks from the state highway street frontage the development standards recognise that enhancement of pedestrian amenities with verandah cover is not feasible.
 - (b) **Paeroa** – the established town centre area is on both sides of State Highway 2 extending from Victoria Street to Marshall Street, with a pedestrian shopping core between Arney and William Streets. The Town Centre Zone has been extended to add depth and encompass the mixture of established commercial and industrial businesses adjacent to the central area at the northern and southern ends, and to the west to increase flexibility for redevelopment and changes in business opportunities by removing arbitrary zoning distinctions.

- (c) **Waihi** – the established town centre is on both sides of Seddon Street extending from Devon Street to Gilmour Street, with a pedestrian shopping core between State Highway 2 and Mueller Street. The existing town centre has substantial depth on the southern side of Seddon Street and to balance this, the Town Centre Zone has been extended on the northern side of Seddon Street, to encompass the industrial area in the Martha Street vicinity, and to include the former and new Mitre 10 sites at the western end.

5.11.2 OBJECTIVES AND POLICIES

(1) OBJECTIVE 1

To ensure the development of business, retail and community activities and associated transport networks do not create a detriment to the amenities of adjoining areas or lead to wasteful use of resources (especially land and infrastructure).

(a) Policies

Objective 1 will be achieved by implementation of the following policies:

- (i) Consolidate business, retail and community facilities and activities within the areas presently used for and recognised as the "town centre".
- (ii) Allow for development of extensions to the town centres in areas which add "depth" to the town centre.
- (iii) Restrict the level of retailing and home occupation activities in the industrial and residential areas respectively.
- (iv) Activities sited, designed and operated to avoid, remedy or mitigate adverse amenity effects on adjacent residential and reserve areas, and on the efficient operation of main traffic routes.

(b) Reasons

- (i) Commercial areas have specific requirements that need to be provided for, such as access, parking, servicing and direct association with compatible activities.
- (ii) The viability of town centres can be undermined by allowing town centre activities to locate in other areas.
- (iii) The nature and scale of business activities can have an adverse impact on adjacent sensitive zones, and on the efficient and safe operation of the transport network.

(2) OBJECTIVE 2

To provide for a safe, convenient, pleasant and environmentally friendly environment for business, shopping and community activities.

(a) Policies

Objective 2 will be achieved by implementation of the following policies:

- (i) Segregate, wherever possible, pedestrian and vehicular traffic.
- (ii) Require the provision of verandahs over defined pedestrian areas, to protect pedestrians from the effects of the elements.
- (iii) Adopt parking and traffic management controls and practices that seek to avoid congestion and parking problems and enhance pedestrian safety and amenity.
- (iv) Ensure the maintenance of sunlight and daylight into adjoining residential properties, **and** into areas of public open space (footpaths, reserves).
- (v) Ensure that a continuity of display window frontage is maintained in the main pedestrian areas.
- (vi) Ensure activities located on main traffic routes and/or that attract large numbers of vehicles are located and designed such that potential adverse effects on traffic movement, efficiency and safety and adverse effects on pedestrians are avoided, remedied or mitigated.

(b) Reasons

- (i) Vehicular traffic can have a detrimental effect on the amenities of town centre areas, particularly for pedestrians. However, most of the activities rely on the pedestrians being able to move around the centre in a pleasant atmosphere.
- (ii) Vehicles cannot and should not be excluded from the town centres, as ready access contributes to the economic viability of town centres.
- (iii) Other factors such as protection from the weather and provision of attractive public spaces contribute to the amenity of town centres.
- (iv) There are many actions outside the District Plan which will contribute to the economic viability of the town centres.

(3) OBJECTIVE 3

To enable a range of business activities, without generating adverse effects on the function of the town centres as community focal points.

(a) Policies

Objective 3 will be achieved by implementation of the following policies:

- (i) Large format retail activities to be located outside of the defined pedestrian areas.
- (ii) Activities which have the potential to cause objectionable or noxious effects shall be excluded from the Town Centre Zone.

(b) Reasons

- (i) Recognises Council's policy direction of continuing to provide for business activities without distinguishing between the traditional activity types of commercial and industrial and focus on managing the effects.

(4) OBJECTIVE 4

To maintain and enhance the historical style and scale of buildings which contribute to the attractive character of the town centres of Paeroa and Waihi.

(a) Policies

Objective 4 will be achieved by implementation of the following policies:

- (i) Ensure new development, alterations and additions to the street façade in the pedestrian areas of the Paeroa and Waihi town centres are sympathetic to the character of the streetscape.

(b) Reasons

- (i) To ensure building development responds to existing valued built features to help create vibrant pedestrian town centres with high amenity value.

5.11.3 ENVIRONMENTAL RESULTS

- (1) To maintain and enhance a resource and an environment that has had substantial finance and resources invested into it.
- (2) To create an environment that promotes business activity and user enjoyment, particularly for pedestrians.
- (3) The reduction in resource use, particularly of non-renewable resources, contributed to through promoting a compact commercial area, reducing traffic conflict and ensuring optimum use is made of existing services and infrastructure.
- (4) Maintain and enhance the visual street appeal and overall pleasantness of the pedestrian areas of Paeroa and Waihi for shoppers and visitors.
- (5) To preserve and enhance the historic character of the Paeroa and Waihi town centre core areas.
- (6) Potential adverse impacts on adjacent sensitive zones and the transport network are minimised.

5.11.4 ACTIVITY STATUS

Activities and their *accessory uses*, and *buildings* (unless otherwise stated) are *Permitted*, *Controlled*, *Restricted Discretionary*, *Discretionary*, *Non Complying* or *Prohibited* according to the Activity Status Table below:

5.11.4.1 PERMITTED ACTIVITIES

Those activities listed below are a *Permitted Activity* unless otherwise specified and subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.11.5;
- Activity Specific Standards specified in Rule 5.11.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

P1	ANY ADMINISTRATIVE ACTIVITY, BUSINESS ACTIVITY, COMMUNITY ACTIVITY AND RETAIL ACTIVITY, EXCEPT WHERE SPECIFICALLY LISTED AS A CONTROLLED ACTIVITY, RESTRICTED DISCRETIONARY ACTIVITY, DISCRETIONARY, NON COMPLYING OR PROHIBITED ACTIVITY
P2	RESIDENTIAL ACTIVITIES LOCATED ABOVE GROUND FLOOR LEVEL (INCLUDING A PEDESTRIAN ENTRY LOBBY) (168.68)
P3	PROSPECTING
P4	EXPLORATION INVOLVING NOT MORE THAN 20M ³ OF EXCAVATION PER ALLOTMENT IN ANY ONE YEAR
P5	TEMPORARY USES AND BUILDINGS (INCLUDING TEMPORARY MILITARY TRAINING)
P6	DEMOLITION AND REMOVAL OF BUILDINGS

5.11.4.2 CONTROLLED ACTIVITIES

Those activities listed below are a *Controlled Activity* unless otherwise specified and subject to compliance with the:

- Zone Development Standards specified in Rule 5.11.5;
- Activity Specific Standards specified in Rule 5.11.6;
- Conservation and Heritage provisions in Section 6.0
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

Conditions may be imposed in relation to the matters over which control has been reserved, as specified below.

C1	THE ERECTION OF NEW BUILDINGS, ADDITIONS TO OR ALTERATION OF BUILDING FACADES (INCLUDING VERANDAHS) WHERE FRONTING A PEDESTRIAN FRONTAGE STREET IDENTIFIED ON THE PLANNING MAPS FOR PAEROA AND WAIHI FOR PERMITTED ACTIVITIES P1 AND P2 (in relation to SHWYs only)
C2	PERMITTED ACTIVITIES P1 and P2 ON A SITE WHICH HAS FRONTAGE AND/OR ACCESS TO A STATE HIGHWAY OR (181.183) ARTERIAL ROAD, REFER PLANNING MAPS L1 TO L3
C3	PARKING LOTS AND PARKING BUILDINGS WHERE THE SITE DOES NOT ADJOIN A PEDESTRIAN FRONTAGE STREET IDENTIFIED ON THE PLANNING MAPS (in relation to SHWYs only) (181.268)
<p>Matters over which the Council has reserved control for C1, C2 and C3 are:</p> <p>(1) Design and appearance of buildings</p> <p>(a) For sites (outside the pedestrian frontage areas) fronting and/or having access to a State Highway or Arterial Road:</p> <p>(i) The extent to which the buildings are designed to present an attractive facade to the street, and include such features as the main public entrance, advertising and window display. In particular, features such as the service or loading entrance, extractor and air conditioning units</p>	

should be located on side or rear walls.

(b) For sites fronting a pedestrian frontage street in Paeroa and Waihi

- (i)** To what extent the design and appearance of the *building* will maintain and/or enhance the heritage streetscape character.
- (ii)** Whether the proposed new *development* is designed to be compatible in style or character, form, scale, detail, pattern of openings and materials to *buildings* in the streetscape.
- (iii)** Whether the additions and alterations to the street frontage retain the style, form, and details of the existing *building*.
- (iv)** Whether the additions or alteration reinstates details that have been covered over or that were previously removed.

The Waihi and Paeroa Heritage Building Design Guidelines in 5.11.8 Appendix A and 5.11.9 Appendix B at the end of Section 5.11 are to be referred to for assistance on building features and details that will contribute to maintaining the scale and form of the heritage streetscape character.

(2) Site layout

(a) For sites (outside the pedestrian frontage areas) fronting and/or having access to a State Highway or Arterial Road;

- (i)** to what extent have *buildings* and outdoor activities been set back from front boundaries to allow room on the front of the *property* for *landscaping*, access and parking areas, and also to ensure that *buildings* do not visually dominate the streetscape as viewed from the *road*;
- (ii)** whether parking and loading areas have been located to be readily visible to drivers and conveniently accessible in order to minimise disruption to traffic flows on the street, or disrupt the activities on *site*;
- (iii)** whether storage yards and servicing areas are sited away from the street or screened from the street to minimise visual impact.

(3) Location and design of vehicle access

(a) For sites (outside the pedestrian frontage areas) fronting and/or having access to a State Highway or Arterial Road;

- (i)** whether access to and from *sites* has been located and designed to minimise any detrimental effects on the safety and efficiency of the street system;
- (ii)** whether the access points are located so as to be readily visible to drivers thereby enabling safe slowing and acceleration distances.

5.11.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

Those activities listed below are a *Restricted Discretionary Activity* subject to compliance with the:

- Conservation and Heritage provisions in Section 6.0;

- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

The matters over which the *Council* has restricted its discretion are specified for each *restricted discretionary activity* listed below.

<p>RD1</p>	<p>ANY <i>PERMITTED ACTIVITY</i> OR <i>CONTROLLED ACTIVITY</i> THAT DOES NOT MEET THE <i>ZONE DEVELOPMENT STANDARDS</i> IN RULE 5.11.5 FOR A <i>PERMITTED</i> OR <i>CONTROLLED ACTIVITY</i> AND DOES NOT EXCEED THE <i>ZONE DEVELOPMENT STANDARDS</i> IN RULE 5.11.5 FOR A <i>RESTRICTED DISCRETIONARY ACTIVITY</i></p> <p>Matters over which the <i>Council</i> has restricted its discretion are:</p> <p>The <i>Council</i> will restrict the exercise of its discretion to the ability of the activity or <i>development</i> to achieve the particular environmental result of the <i>Zone Development Standards</i> in Rule 5.11.5 for which compliance is not met, and the relevant assessment criteria below.</p> <p>(1) <i>Height and Daylighting</i></p> <p style="margin-left: 20px;">(a) The extent that topographical and <i>site</i> conditions (including easements) restrict the area or shape of the <i>site</i> that is suitable and available for building.</p> <p style="margin-left: 20px;">(b) The desirability of maintaining consistency in design and appearance with existing <i>buildings</i> on the <i>site</i>.</p> <p style="margin-left: 20px;">(c) The need to preserve existing trees, vegetation or important physical characteristics of the <i>site</i>.</p> <p style="margin-left: 20px;">(d) Whether the boundary to which the standard relates is a common boundary with an area of permanent open space, the use of which will not be detrimentally affected by any increased shading or loss of visual <i>amenity</i>.</p> <p style="margin-left: 20px;">(e) Whether the <i>property</i> adjoining the <i>site</i> is sufficiently higher and therefore the adjoining <i>property</i> will not be detrimentally affected.</p> <p style="margin-left: 20px;">(f) Where the standard(s) is penetrated by a dormer window, gable or similar roof feature, whether that will have a minor effect on the <i>amenities</i> of the neighbouring <i>site</i>.</p> <p style="margin-left: 20px;">(g) The extent to which it is necessary to minimise the physical disturbance to the landscape and the landforms.</p> <p style="margin-left: 20px;">(h) The degree to which matters such as shading, loss of daylight, <i>amenity value</i> and privacy of adjoining <i>properties</i> is affected.</p> <p style="margin-left: 20px;">(i) The extent to which the <i>building</i> visually intrudes on any significant ridgeline or skyline or significant landscape and what measures are proposed to reduce the visual effects of that intrusion.</p> <p style="margin-left: 20px;">(j) Whether the <i>building</i> will detract from any view or vista, which contributes to the aesthetic coherence of a locality, and if it does, what measures can and will be taken to reduce the detraction to an acceptable level or remove it completely.</p> <p>(2) <i>Yards</i></p> <p style="margin-left: 20px;">(a) The extent that topographical and <i>site</i> conditions restrict the area or shape of the <i>site</i> that is available and suitable for building.</p>
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- (b) The degree to which the functioning of the *site* and or the activity can be improved.
 - (c) Whether there is a need to preserve existing trees, vegetation or important physical characteristics of the *site*.
 - (d) The extent to which the provision of daylight and sunlight into the neighbouring *properties* and the visual and aural privacy of neighbouring *sites* will be affected.
 - (e) The extent to which the safe and efficient functioning of the street or *road* will be significantly compromised.
 - (f) Whether the detrimental effects of building in the *yard* can be reduced or avoided.
 - (g) Whether the *yard* functions (including separation, *landscaping* and service provision) will be provided on the *site* by other means, or are they unnecessary.
- (3) **Outdoor Living Area**
- (a) Whether the outdoor space (either above or at ground floor level) provides a reasonable useable private space.
 - (b) Whether the design of the *building* provides an adequate useable internal living area which has access to sunlight and natural ventilation.
 - (c) Whether the requirement for an *outdoor living area* can be appropriately compensated by reasonable proximity to a public open space area suitable for *passive recreational* use.
- (4) **Pedestrian frontage Streets in Paeroa and Waihi**
- (a) Whether the design of the *building* and layout of the activity does or does not incorporate special features which compensate or contribute to maintaining the pedestrian frontage streetscape ambience.
 - (b) The extent to which the design ensures the area is open to the public, so that pedestrians or shoppers would feel safe.
 - (c) Whether pedestrians or shoppers will be unnecessarily exposed to the weather as a result of the *building* design and layout.
- (5) **Verandahs**
- (a) Whether the pedestrian amenity of shelter can be provided in another way to the same or similar level that the standard seeks to achieve.
 - (b) Whether there are factors such as the nature of the activity, the location of the *site* and the nature of surrounding activities, which mean that the volume of pedestrian traffic is so low that verandahs are not required.
 - (c) Whether the facade of the existing *building* has architectural and/or historical features worthy of protection which will be covered or destroyed by the addition of the verandah, and there is no other practical way to provide the pedestrian shelter.
 - (d) Whether or not there are verandahs on adjoining *buildings* or *sites* and it is

	unlikely that any verandahs will be built on these <i>sites</i> .
	(e) Whether non-compliance with the standards, would enable a verandah to be constructed which would achieve a better harmony in design and character with an existing <i>building</i> which has architectural merit or historical significance.
(6)	Screening
	(a) The extent to which existing landscape features and/or <i>buildings</i> provide alternative suitable screening.
	(b) Whether a lower <i>height</i> of screening will still achieve the environmental outcome sought by the standard.
	(c) Whether compliance with the standard will have an adverse effect on vehicle or pedestrian safety.
(7)	Hours of use
	(a) The extent to which the siting and orientation of the <i>building</i> and/or activity provides a sufficient buffer to adjoining residential <i>properties</i> and/or the orientation of the <i>residential building</i> and <i>activities</i> on the adjoining <i>property</i> are such that adverse effects will not detract from residential <i>amenity</i> values.

5.11.4.4 DISCRETIONARY ACTIVITIES

Those activities listed below are a *Discretionary Activity* and shall be assessed against the relevant criteria in Rule 5.11.7.

Note: The Conservation and Heritage provisions in Section 6.0 and the Specific and District Wide provisions in Section 7.0 also apply and may alter the *Discretionary Activity* status for the activities specified below or require additional resource consents.

D1	ANY PERMITTED OR CONTROLLED ACTIVITY THAT DOES NOT MEET THE ZONE DEVELOPMENT STANDARDS IN RULE 5.11.5 FOR A RESTRICTED DISCRETIONARY ACTIVITY
D2	SERVICE STATION
D3	TRANSPORT DEPOTS (TAXI, BUS)
D4	CAR, CARAVAN AND BOAT SALES/SERVICE/REPAIRS AND VALET
D5	FARM MACHINERY SALES AND REPAIR
D6	TRADE DEPOTS (PLUMBING, ELECTRICAL, CABINET MAKING, BUILDING ETC) NOT ASSOCIATED WITH A RETAIL ACTIVITY
D7	UNDERGROUND MINING
D8	EXPLORATION NOT OTHERWISE PROVIDED FOR AS A PERMITTED ACTIVITY (93.81)(191.81)

5.11.4.5 NON COMPLYING ACTIVITIES

Those activities listed below are a *Non Complying Activity*

NC1	ANY ACTIVITY NOT PROVIDED AS A <i>PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY, DISCRETIONARY OR PROHIBITED ACTIVITY</i> Submission in relation to Mining & Mining Operations
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5.11.4.6 PROHIBITED ACTIVITIES

Those activities listed below are a *Prohibited Activity*.

PR1	<i>SURFACE MINING</i>
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5.11.5 ZONE DEVELOPMENT STANDARDS

- (1) The following relevant *Zone Development Standards* shall be met by all *Permitted* and *Controlled Activities* unless otherwise stated.
- (2) For *Controlled Activities*, where *Council* has reserved control over specified matters in Rule 5.11.4.2, and for *Restricted Discretionary Activities* in Rule 5.11.4.3, where *Council* has restricted its discretion to specific matters, more restrictive *Development Standards* than those specified in the table below may be imposed as *conditions* of consent.
- (3) The following relevant *Zone Development Standards* shall be used as a guide in assessing any *Discretionary* and *Non Complying Activities*.

For Temporary Uses and Buildings (covered by clause (b) of the definition), submission requests that the following standards do not apply. (168.87)

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Maximum <i>Height</i>	10.0 metres	12.0 metres	To ensure that the <i>height of buildings</i> is compatible with the activities permitted in the <i>zone</i> as well as the landscape, <i>amenity</i> and character of both the <i>zone</i> that the <i>building</i> is located in and any adjoining <i>zone</i> .
<i>Daylight Control</i>	No <i>building</i> shall project above 2.0 metres at any Residential or Reserve Zone boundaries and not project above a 45° plane into the <i>site</i> up to the maximum <i>height</i>	No Restriction	To ensure no <i>building</i> unreasonably overshadows any neighbouring residential <i>property</i> , or reserve thereby restricting daylight and ventilation between <i>buildings</i> or <i>outdoor living area</i> or recreation open space.

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Minimum Yards	<p>Front Yard: Nil (181.58)Objection in relation to SHWYs only</p>	<p>Front Yard: Nil (181.58) Objection in relation to SHWYs only</p>	<p>To allow flexibility in <i>site</i> layout and reinforce and enclose <i>development</i> to create a dominant central core and enhanced <i>environment</i> for pedestrians.</p>
	<p><i>Other Yards:</i> Nil except where adjoining a Residential or Reserve Zone the <i>yard</i> shall be 3.0 metres.</p>	<p><i>Other yards:</i> Nil</p>	
Net Floor Area	Each <i>household unit</i> shall have a minimum net <i>floor area</i> of 70m ² .	Each <i>household unit</i> shall have a minimum net <i>floor area</i> of 70m ² .	The minimum <i>net floor area</i> will ensure a reasonable <i>amenity</i> standard for the occupants of each <i>household unit</i> .
Gross Floor Area	For any <i>retail activity</i> the gross leasable area of the individual <i>building</i> tenancy or ownership it occupies where fronting onto a Pedestrian Frontage Street shall not exceed 400m ² .	For any <i>retail activity</i> the gross leasable area of the individual <i>building</i> tenancy or ownership it occupies where fronting onto a Pedestrian Frontage Street shall not exceed 400m ² .	To prevent large format retailing dominating the pedestrian areas of the Town Centres and detracting from the pedestrian ambience of these areas.
Outdoor Living Area	Each <i>household unit</i> shall provide an above ground floor level area of open space such as a balcony, deck, roof garden or terrace which shall: (a) be a minimum area of 6m ² and a minimum dimension of 2 metres.	Nil	An <i>outdoor living area</i> that will provide a reasonable useable outdoor space and level of <i>amenity</i> for the occupants of the <i>household unit</i> .
Pedestrian Frontage	On a <i>site</i> which adjoins a Pedestrian Frontage Street identified on the Planning Maps: (a) the activity shall be undertaken in a <i>building</i> that: (168.71) (i) is not set back from the <i>road</i> frontage at ground floor level and that extends across the full	On a <i>site</i> which adjoins a Pedestrian Frontage Street identified on the Planning Maps: (a) the activity shall be undertaken in a <i>building</i> that: (168.71) (i) has up to 70% of the facade adjoining the street frontage and any <i>building</i> setback shall not	Maintain pedestrian ambience through open and interesting building facades, contributing to the community foci of the town centre.

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p>width of the <i>site</i>;</p> <p>(ii) has at least 75% of the facade of the ground floor wall facing the street comprising clear glass and be capable of being used for the display of goods and services to passing pedestrians.</p> <p>(iii) has no vehicle access from the pedestrian frontage street</p>	<p>be more than 5 metres;</p> <p>(ii) has at least 50% of the facade of the ground floor wall facing the street comprising clear glass and be capable of being used for the display of goods and services to passing pedestrians.</p> <p>(iii) has no vehicle access from the pedestrian frontage street</p>	
Verandahs	<p>Every <i>building</i> which fronts a Pedestrian Frontage Street shall provide continuity of pedestrian shelter along the entire length of the <i>property frontage</i>.</p> <p>The verandah shall have a minimum depth of 3 metres except it shall not overhang a carriageway.</p> <p>Where the distance from face of kerb to the face of the <i>building</i> is less than 3.5 metres the verandah shall terminate 0.5 metres behind face of kerb.</p> <p>The underside of verandahs shall be no less than 2.7 metres nor more than 3.6 metres above the average finished level of the footway and so related to its neighbour to provide continuity of height and cover.</p>	Alternative verandah design or none.	<p>Maintain the <i>amenity</i> of the <i>zone</i> by protecting pedestrians from adverse climatic elements and ensure verandahs are designed and constructed so they are not a hazard to the public.</p> <p>Verandahs are similar in profile along the streetscape to provide continuous pedestrian cover and maintain the street visual appeal.</p>

Development Standard	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
	<p>Verandah posts are permitted provided that:</p> <p>(a) They shall not be used for structural support of the verandah where the verandah posts are located on any part of a street; and</p> <p>(b) No verandah post is to be located within 0.5 metres of the kerb face.</p>		
Screening	<p>(a) Any storage or service areas (including mechanical, electrical and utility equipment, refuse and recycling activities) not enclosed within a <i>building</i>, shall be fully enclosed or screened from public view from a street, reserve (168.72) by solid walls/fences not less than 1.8 metres in <i>height</i>.</p> <p>(b) On <i>sites</i> which adjoin a Residential Zone or an adjoining <i>site</i> used principally for a <i>residential activity</i> (existing prior to the date at which this district plan became operative), a solid wall/fence with a minimum <i>height</i> of 1.8 metres shall be erected to screen adjoining residential <i>properties</i> except for that part where a <i>building</i> abuts the boundary.</p>	Nil	To maintain the visual <i>amenities</i> of adjacent residential activities and streetscape.
Hours of Use	6.00 am to 11.00 pm on all days where the activity is located within 50 metres of a Residential Zone boundary.	No restriction	To maintain the <i>amenity</i> values (particularly aural) of adjacent <i>residential activities</i> .

5.11.6 ACTIVITY SPECIFIC STANDARDS

- (1) There are no Activity Specific Standards for this *zone*.

5.11.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

When assessing any application for a *Discretionary Activity*, Council shall have regard to the relevant *development standards*, activity specific standards, environmental results and assessment criteria for *permitted*, *controlled* and *restricted discretionary activities* in Rules 5.11.4 to 5.11.6 and the relevant General and Activity Specific assessment criteria below, and any other matters it considers appropriate.

5.11.7.1 GENERAL ASSESSMENT CRITERIA

- (1) Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any public *road*. Pertinent matters for consideration in this regard are:
- (a) the carrying capacity, standard and status in the roading hierarchy of the route concerned;
 - (b) the ability of the *site* to accommodate the necessary parking and on-site *manoeuvring areas*; (181.22)
 - (c) the means by which any likely traffic hazard can be avoided or mitigated;
 - (d) the access, parking and loading standards for *permitted activities* that shall be used as a guideline in assessing applications for *discretionary activities*;
 - (e) the comments of New Zealand Transport Agency on the possible adverse effects on the safe and efficient operation of the *State Highway network*. (181.46)
- (2) The degree to which the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading which are not in the interests of the District or locality.
- (3) Whether *buildings* are sufficiently set back from the boundaries of neighbouring residential *properties/reserves* to avoid causing a nuisance to neighbouring residential *properties/reserves* by way of overshadowing, obstruction of views, noise, glare and loss of *privacy*.
- (4) The degree to which the location of *buildings* is such as to retain clear visibility along *roads* and to provide space for vehicle access and loading on the *site* clear of the *road*.
- (5) Whether any *signs* proposed detract from the *amenities* of the area.
- (6) Whether the nature of the activity has the potential to create nuisance and health and safety effects, such as noise, vibration and dust which cannot effectively or practically be controlled by mitigation measures.
- (7) The extent to which exterior storage areas are located or suitably screened from neighbouring *properties* and any public *road* to avoid, remedy or mitigate any detriment to *amenity*.

- (8) Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.
- (9) Whether the activity and any *buildings* and *structures* are of a scale and intensity which are in keeping with the character and *amenity* values of the existing town centre *environment*.
- (10) Whether the location of the activity and the access arrangements will create a “dead” space in the building frontage, thereby interrupting pedestrian movement beyond this point.
- (11) Whether the *building* is designed to enhance pedestrian shopping *amenities* by maintaining continuity of display window frontage and pedestrian shelter along identified Pedestrian Frontage Streets.
- (12) Is carparking located so as to be readily visible to motorists, in order that the parking facilities are easy to find and use and in a manner that does not significantly detract from the pedestrian *amenity* of the street.
- (13) Whether the volume and type of traffic generated by the activity are such that the pedestrian shopping *amenities* of the area are detrimentally affected.

5.11.7.2 SERVICE STATION

- (1) The form and location of the activity, *buildings* and *structures* relative to neighbouring *buildings* and streetscape.
- (2) The extent to which the location of the buildings and forecourt enables pedestrian linkages within the Town Centre Zone.
- (3) The location and design of *signage*, storage arrangements and visible building services such as air conditioning and utility access points.
- (4) The extent to which continuous blank wall surfaces are avoided, in order that the external appearance of every *building* contributes to an interesting visual *environment*.
- (5) The extent to which the proposal is likely to have an adverse effect on the *amenity* of any nearby Residential Zone.
- (6) The extent to which it is possible to effectively screen the proposal from the adjacent activities by means of *landscaping* and/or fencing.
- (7) The extent to which it is possible to design, install or otherwise manage exterior lighting and noise effects so as to avoid nuisance to any nearby Residential Zone *properties*.
- (8) Whether the stormwater disposal system is designed so as to collect and channel potentially contaminated stormwater to an interceptor system.
- (9) Whether the proposal is designed to meet the *hazardous substances* standards. Underground tanks should be so designed and installed in such a manner as to comply with the Code of Practice for Petroleum Storage.

5.11.7.3 TRANSPORT DEPOTS

- (1) The form and location of the activity, *buildings* and *structures* relative to neighbouring *buildings* and streetscape.
- (2) The extent to which the location of the *buildings* enables pedestrian linkages within the Town Centre Zone.
- (3) The location and design of *signage*, storage arrangements and visible building services such as air conditioning and utility access points.
- (4) The extent to which continuous blank wall surfaces are avoided, in order that the external appearance of every *building* contributes to an interesting visual *environment*.
- (5) The extent to which the proposal is likely to have an adverse effect on the *amenity* of any nearby Residential Zone.
- (6) The extent to which it is possible to effectively screen the proposal from the adjacent activities by means of *landscaping* and/or fencing.
- (7) The extent to which it is possible to design, install or otherwise manage exterior lighting and noise effects so as to avoid nuisance to any nearby Residential Zone *properties*.
- (8) Whether the stormwater disposal system is designed so as to collect and channel potentially contaminated stormwater to an interceptor system.
- (9) Whether the proposal is designed to meet the *hazardous substances* standards.

5.11.7.4 UNDERGROUND MINING AND EXPLORATION

- (1) Whether public safety is adequately provided for and adverse effects of vibration in the ground can be adequately mitigated.
- (2) Whether acceptable plans for the rehabilitation of all disturbed areas have been provided including implementation programmes.