

20**BUSINESS ZONE RULES****Activities Tables**

Policies 3.4.1, 6.4.1, 16.4.7

20.1 Subdivision Activities	
Subdivision excluding unit title subdivision	
Subdivision which complies with the standards in rules 20.5 and 20.8 unless specified below	C
Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards in rules 20.5 and 20.8 unless specified below	RD
Subdivision which does not comply with the standards specified in rule 20.5	D
Subdivision which complies with the standards of rule 20.5 but not 20.8	RD
Subdivision in the Wallaceville Structure Plan Area that does not comply with the standards of rule 20.5 and 20.8	D
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit Note: this form of subdivision does not need to comply with the minimum net site area requirements of rule 20.5, but does need to meet the access standards of rule 20.8	C
Subdivision around any existing lawfully established dwelling or commercial unit which does not result in the creation of any new undeveloped site that contains no dwelling or commercial unit, that does not comply with the access standards of rule 20.8	RD
Subdivision of land for utilities, reserves or conservation purposes	C
Subdivision of a site identified in Schedules 26.8 or 27.7	D
Creation of a lot that does not have formed legal access to a formed legal road, unless the proposal is for a paper road or other access to be formed as a condition of subdivision approval in accordance with the Code of Practice for Civil Engineering Works	NC
Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps *(refer to the definition of <i>transmission line</i>)	RD
Updates of existing company lease and cross lease, and all unit title subdivision	
Subdivision which is a unit title subdivision or an alteration to a company lease, unit title or cross lease title to include a building extension or alteration or accessory building on the site (excluding an additional dwelling) that has been lawfully	C

established in terms of the Building Act 2004	
Any subdivision not provided for in this table	D

Key	P	Permitted activity which complies with standards for permitted activities specified in the Plan
	C	Controlled activity which complies with standards for controlled activities specified in the Plan
	RD	Restricted discretionary activity
	D	Discretionary activity
	NC	Non complying activity

20.2	Land Use Activities	Business Commercial	Business Industrial
	All activities other than those identified below are permitted provided they meet the standards specified in the Plan for permitted activities	P	P
	Large format retail activities on land identified in Appendix Business 1	-	P
	Any other retail activity on land identified in Appendix Business 1, unless otherwise provided for below	-	D
	Any retail activity unless otherwise provided for below	P	D
	The following retail activities: <ul style="list-style-type: none"> • The sale and maintenance of heavy machinery; • Garden centres; • Building improvement centres; • Yard oriented retail activities; • The sale of goods manufactured on the site, provided that the retail component is ancillary to the manufacturing activity; • The sale of kit-set buildings and framing. 	P	P
	Retail activity, restaurants, offices, early childhood centres, and residential accommodation (including at ground level) on land identified in Appendix Business 2	P	-
	Retail activity, restaurants, offices, early childhood centres, and residential accommodation above ground level on land identified in the Gateway Precinct of Wallaceville Structure Plan	P	-
	Garden centres and all activities other than retail activity, restaurants, offices, early childhood centres and residential accommodation (including at ground level) on land identified in Appendix Business 2	D	-
	Garden centres and all activities other than retail activity, restaurants, offices, early childhood centres, and residential accommodation above ground level and not otherwise provided for as non-complying in Table 20.2 in the Gateway Precinct of the Wallaceville Structure Plan Area	D	-
	Visitor accommodation	P	NC
	Warehouses	D	P
	Service stations and motor vehicle garages	D	C
	Motor vehicle wrecking	NC	D
	Public car parks	D	D
	Every activity listed as an offensive trade in the third schedule of the Health Act 1956	NC	D

20.2 Land Use Activities	Business Commercial	Business Industrial
The sale and hire of motor vehicles, boats, caravans, motor homes and accessories and motor vehicle spare parts	D	P
Churches	C	P
Establishment of a relocated building from another site	C	C
Residential accommodation at ground floor level	D	D
Residential accommodation for a caretaker, where the caretaker is required to live on the site	P	P
Residential accommodation not otherwise provided for in this table	P	D
Signs	P	P
Signs which do not comply with permitted activity standards	RD	RD
Signs in the heritage covenant in the Gateway Precinct of the Wallaceville Structure Plan Area	RD	-
Buildings which do not comply with permitted or controlled activity standards	RD	RD
In the Wallaceville Structure Plan Area all new buildings or significant exterior alterations to existing buildings not listed as significant heritage feature in Chapter 26	RD	-
In the Wallaceville Structure Plan Area demolition of buildings not listed as a significant heritage feature in Chapter 26	P	-
Any activity other than conservation and passive recreation in the area identified as "Hulls Creek Overlay" within the Business Industrial zone on Eastern Hutt Road as shown in Appendix Business 3	-	NC
Initial landscaping of the front boundary setback required by rule 20.9 within the Business Industrial zone on Eastern Hutt Road	-	C
Residential activity (except for caretaker accommodation) within the Business Industrial zone on Eastern Hutt Road	-	NC
Gang fortifications	Prohibited	
Activities otherwise permitted or controlled which do not comply with the access standards in 20.9	RD	RD
Activities otherwise permitted or controlled, which do not comply with the relevant standards in this Chapter, except where otherwise specified in this table or in the City-wide provisions of the Plan	D	D

20.3 City-wide provisions

Each activity including subdivision in the Business Zone shall comply with the relevant permitted activity standards in the City-wide provisions of the Plan as listed below.

Chapter	City-wide provisions
8A	General Rules
23	Earthworks
24	Esplanade Reserves and Strips
25	Reserves and Leisure Facilities Contributions
25A	Temporary Events
26	Heritage Features
27	Notable Trees
27A	Urban Tree Groups and Removal or Indigenous Vegetation
28	Southern Hills Overlay Area and Protected Ridgelines
29	Water Bodies
30	Utilities
30A	Renewable Energy Generation
31	Car Parking
32	Noise and Vibration
33	Flooding and Fault Band Hazards
34	Hazardous Substances and Contaminated Land

20.4 Controlled activities – restrictions on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application for a controlled activity is precluded from public notification under section 95A and, subject to section 95B(3), is precluded from limited notification under section 95B(2) of the Act.

Standards for Permitted and Controlled Activities

Note:

The following standards for Permitted and Controlled Activities apply to all properties in the respective Sub-Zone throughout the Business Zone unless otherwise specified in the text of the standard in question.

20.5 Minimum requirements for subdivision

Policies 3.4.1, 6.4.1

Business Sub-Zone	Minimum net site area	Shape factor
Business Commercial	300m ²	7.5m
Business Industrial	500m ²	20m
Exemptions		
These standards shall not apply to any lot for utility, reserve or conservation purposes.		

20.6 Subdivision which complies with the standards in rule 20.5 and 20.8, and subdivision of land for utilities, reserves or conservation purposes

Policies 6.4.3,
6.4.4, 9.4.3,
16.4.3

Council may impose conditions over the following matters:

- Design, appearance and layout of the subdivision.
- Landscaping.
- Provision of and effects on network utilities and/or services.
- Standard, construction and layout of vehicular access.
- Earthworks.
- Provision of esplanade reserves and strips.
- Protection of any special amenity feature.
- Financial contributions.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.

Note: Rule 20.28 covers subdivision within the Electricity Transmission Corridor.

20.7 Subdivision which is a company lease, cross lease or unit title subdivision

Policies 6.4.3, 6.4.4, 9.4.3

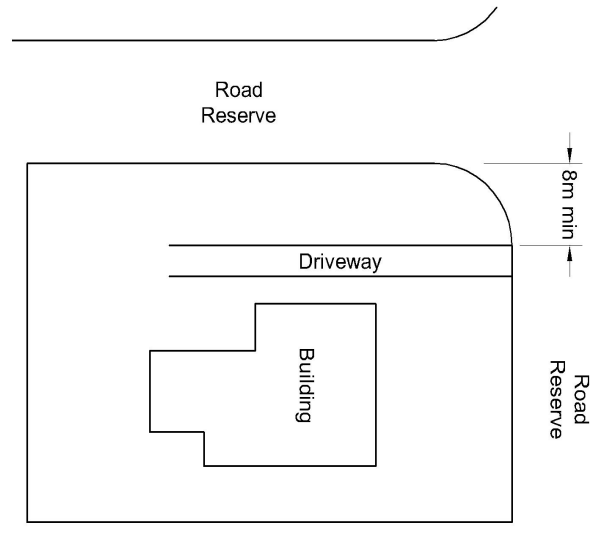
In addition to the matters outlined in rule 20.6, Council may impose conditions over the following matters:

- Allocation of accessory units to principal units and covenant areas to leased areas to ensure compliance with car park provisions and to ensure practical physical access to units.
- Allocation of areas.

20.8 Access standards for subdivision and land use activities

Policies 6.4.1, 6.4.2, 9.4.3

- All accessways and manoeuvring areas shall be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works. Exemption – the requirement for accessways serving sites solely occupied by unstaffed utilities shall be that the accessway shall be surfaced with permanent all weather surfacing for a minimum length of 5m from the edge of the road carriageway seal.
- All sites shall have practical vehicle access to car parking and loading spaces, in accordance with the Code of Practice for Civil Engineering Works. This requirement does not apply to sites solely occupied by unstaffed utilities, provided that vehicles associated with utilities shall not obstruct the footpath or create a traffic hazard on the road.
- Adequate vehicular access shall be made available to the rear of every new building in accordance with the Code of Practice for Civil Engineering Works.
- Vehicular access to a corner lot shall be located no closer than 8m from the street corner. Where a site is located on an intersection of a primary or secondary arterial traffic route (as identified in Chapter 37) the siting of the vehicular access shall be located as far as practicable from the corner of the street. The 8 metre setback shall be measured from where the two front boundaries of the site (refer to the definition of a corner lot) join, or in accordance with the diagram below.



- Where a corner lot is located at an intersection of a national, primary or secondary arterial traffic route, as identified in Chapter 37, no building, fence or other structure is to be erected and no vegetation allowed to grow so as to obstruct a traffic sight line.
- At the intersection of a road or rail level crossing, no building, fence or other obstructions which block sight lines for trains shall be erected, placed or grown in the hatched area marked in Diagram A in Chapter 38.
- Subdivision and land use activities with direct access to a State Highway shall comply with the access and visibility standards set out in Diagrams B to E in Chapter 38.

20.9

Setbacks from boundaries

Policies 6.4.3,
6.4.4

The setback distance for buildings from boundaries shall be not less than:

	Business Commercial Sub-zone	Business Industrial Sub-zone
Front boundary	8m	8m
Side and rear boundaries except where adjoining a Residential or Open Space Zone	0m	0m
Side and rear boundaries adjoining a Residential or Open Space Zone	3m	5.5m
Front boundary on land identified in Appendix Business 2	4m	-

Front boundary setback on land identified in Appendix Business 2 for residential accommodation at ground floor level	6m	-
Side boundaries on land identified in Appendix Business 2	0m	-
Minimum building setback from the power pylon and electricity transmission lines on land identified in Appendix Business 2	12m	-
Rear boundaries on land identified in Appendix Business 2 except where the rear boundary adjoins a Reserve in which case an exemption from the rear boundary setback applies.	3m	-
Exemptions:		
<ul style="list-style-type: none"> • Service station canopies are exempt from the front boundary setback requirement. 		
<ul style="list-style-type: none"> • Pole signs are exempt from the front boundary setback requirement. 		
<ul style="list-style-type: none"> • Properties within the CBD are exempt from all boundary setback requirements, except where sites adjoin a Residential or Open Space Zone, then the setback requirements shall apply along the adjoining boundary. 		
<ul style="list-style-type: none"> • Within the Business Industrial zone located on Eastern Hutt Road, buildings shall be set back from the front boundary with Eastern Hutt Road by 6m, and this setback area shall be landscaped prior to the construction of any buildings. <p>Note: the setback area may also be developed for flood protection purposes if necessary.</p>		

20.10 Building height

Policy 6.4.4

The maximum height of any building in the following areas shall not exceed:

Business Commercial (except CBD)	8m
CBD (except for northern side of Main Street)	40m
CBD (northern side of Main Street only)	20m
Business Industrial	12m
Business Industrial zone located on Eastern Hutt Road	15m

Exemption:

Chimneys, smoke stacks and similar structures in the Business Industrial Sub-zone shall not exceed 30m in height.

20.11 Sunlight access

*Policies 4.4.4,
6.4.3, 6.4.4*

All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height control planes defined in rule 18.16 along the adjoining boundary or the boundary or boundaries separated by a road.

For sites within the CBD, all buildings shall comply with the height control planes defined in rule 18.16 along all boundaries adjoining a Residential or Open Space Zone, or along all boundaries which face and are within 25 metres of a site within the Residential or Open Space Zone.

20.11A Site coverage on land identified in Appendix Business 2

The maximum coverage by buildings on the net area of a site shall not exceed 20% for land identified in Appendix Business 2.

20.12 Loading provisions

*Policies 6.4.2,
6.4.3*

The number of loading spaces needed for any building in the Business Zone shall be as follows:

Floor area	Loading spaces required
Between 100m ² and 1000 m ²	1 space
Between 1001m ² and 2000m ²	2 spaces
More than 2000m ²	2 spaces or 4 spaces if the building is used as a retail store
Notes	
<ul style="list-style-type: none"> • Every loading space requires a manoeuvring space for ingress and egress. The extent of the manoeuvring space is to be in accordance with the Code of Practice for Civil Engineering Works. 	
<ul style="list-style-type: none"> • Loading areas must be kept clear and must be available at all times for vehicles used in association with the building during which time the building is being used for the activity to which the car parking and loading spaces relate. 	
<ul style="list-style-type: none"> • Direct access to each loading space may be allowed from any vested service lane. 	

<ul style="list-style-type: none"> • All loading spaces are required to be formed and surfaced in accordance with the Code of Practice for Civil Engineering Works.
<ul style="list-style-type: none"> • Loading spaces required do not apply to the floor area of residential activities located in the Gateway Precinct of the Wallaceville Structure Plan Area

20.13 Water supply, stormwater and wastewater

Policies 9.4.3, 13.4.1

All activities shall comply with the water supply, stormwater and wastewater standards in the Code of Practice for Civil Engineering Works.

20.14 Artificial light

Policies 6.4.3, 15.4.1

- Light emissions from a site which adjoins a Residential or Open Space Zone shall not exceed a measurement of 8 lux (lumens per m²) measured in both the horizontal and vertical planes, 1.5m above the ground at the site boundary.
- Light emissions from a site shall not spill directly onto roads.
- Light emissions will be measured by an instrument that meets NZSS CP22 (1962) requirements and amendments.

20.14A Ventilation

Within the Wallaceville Structure Plan Area, habitable rooms must have a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

For the purposes of this standard a habitable room means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, watercloset, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods.

20.15 Dust

Policies 6.4.3, 15.4.1, 15.4.2

Activities shall not create a dust nuisance. A dust nuisance may occur if:

- There is visible evidence of suspended solids in the air beyond the site boundary.

- There is visible evidence of suspended solids, traceable from a dust source, settling on the ground, building or structure on a neighbouring property or on water.

20.16

Screening

*Policies 6.4.3,
15.4.1*

Sites adjoining a Residential or Open Space Zone shall be fenced on the common boundary by a solid 2m high fence.

Exemption:

The land identified in Appendix Business 2 and in the Gateway Precinct of the Wallaceville Structure Plan Area is exempt from the screening specified above, but outdoor storage areas on land identified in Appendix Business 2 shall be screened as follows:

- Outdoor storage areas shall be screened by a close-boarded fence, a solid wall or dense planting of vegetation. The screening shall be no less than 1.8m in height.

20.17

Landscaping

*Policies 6.4.2,
6.4.3, 6.4.4*

- If a building is required to be set back from the road boundary, the set back area between the road boundary and the building shall be landscaped unless it is used for access or car parking purposes. If car parking or accessways are provided between the road boundary and the building, a landscape strip with a minimum width of 0.6m shall be provided within the site along the road boundary.
- Where a site adjoins a non-Business Zone (excluding road boundaries) or is within 25m of a Residential or Open Space Zone, a landscape buffer with a minimum width of 0.6m shall be provided within the site between the zone boundary and the buildings.

Exemption:

The land identified in Appendix Business 2 and in the Gateway Precinct of the Wallaceville Structure Plan Area is exempt from the landscaping specified in the second bullet point above except that it shall apply to the common rear boundary of the land identified in Appendix 2 and Lots 8 to 11 DP 399832 of the Cosgrove Rise subdivision.

20.17A

Fencing

Within the Wallaceville Structure Plan Area a 2m high close boarded fence shall be erected along the boundaries of a site where it adjoins a site designated as MAFI. The fence shall be constructed of materials having superficial mass of not less than 10kg per square metre and shall be constructed prior to occupation of dwellings on the site.

20.18

*Policies 6.4.2,
6.4.4*

Requirements for buildings on sites adjoining Main Street

- All buildings on sites adjoining Main Street shall provide continuous building frontage onto the boundary with Main Street.
- All yards, outdoor storage, outdoor retail areas, or other unbuilt areas on a site shall not be located adjoining the boundary with Main Street.
- All buildings fronting Main Street shall ensure that at least 50% of the ground floor frontage is glazed.
- For sites fronting onto Main Street, all vehicle access or egress shall be via alternative streets or service lanes or other accesses which do not connect on to Main Street.

20.19

Main Street verandahs

*Policies 6.4.2,
6.4.4*

Buildings fronting Main Street shall provide verandahs for pedestrian cover, meeting the following standards:

- The lowest part of a verandah, not including signage, shall be at least 2.9m above the footpath.
- The verandah shall extend for the full length of the frontage of the site.
- The verandah shall cover the full width of the footpath less 500mm.
- Any new or refurbished verandah shall provide in its design for a visual continuity between any existing adjoining verandah(s) and the proposed verandah.

20.20 Car parking areas

*Policies 6.4.2,
6.4.3*

Any car parking provided on a site shall be primarily for the purposes of meeting the car parking demand generated by the use of that site.

20.21 Hours of operation for activities adjoining the Residential Zone

Policy 6.4.3

Any activity which is open to the public (including licenced premises, places of assembly, shops, restaurants and takeaway food outlets) and adjoins a site which is zoned Residential, shall not be open to the public outside the hours of 7am - 11pm Sunday to Thursday (inclusive) and until 1am the following day on Friday, Saturday, Christmas Eve and New Year's Eve.

20.22 Initial landscaping of the front yard setback of the Business Industrial zone located on Eastern Hutt Road required under rule 20.9

Policy 6.4.5

Council may impose conditions over the following matters:

- Design, appearance and layout of the landscaping, and its ongoing management and maintenance.
- The extent to which the landscaping will screen buildings and structures viewed from Eastern Hutt Road.
- The extent to which the landscaping can contribute to the provision of an ecological corridor between the eastern and western Hutt hills.
- Effects on flood protection works.

20.23 Service stations and motor vehicle garages

*Policies 6.4.3,
6.4.4*

Council may impose conditions on:

- Traffic generation, car parking, access arrangements and on-site vehicle movements.
- Bulk, location, design and appearance of buildings.
- Hours of operation.
- Landscaping and screening.
- Health and safety issues.
- Noise.
- Lighting.
- Signage.
- Provision of and effects on utilities and/or services.
- Financial contributions.

20.24 Churches

*Policies 6.4.3,
6.4.4*

Council may impose conditions on:

- Avoiding, remedying or mitigating adverse effects on the business function of the area.
- Location and nature of activities within the site.
- Traffic generation, car parking, access arrangements and on-site vehicle movements.
- Bulk, location, design and appearance of buildings.
- Hours of operation.
- Landscaping and screening.
- Noise.
- Lighting.
- Signage.
- Provision of and effects on utilities and/or services.
- Financial contributions.

20.24A Relocated Buildings

Policy 6.4.4

Council may impose conditions on:

- a) Reinstatement works to the condition and appearance of the building relating to:
 - Works to the exterior fabric of the building to repair, replace or renovate damaged, defective or substandard elements;
 - Painting and/or cleaning of the exterior fabric of the building if necessary;
 - Cladding or other means of enclosing open subfloor areas below the building;
 - * Alterations required to ensure that the reinstated exterior of any relocated building is not likely to detract from the amenity values of the surrounding area.
- b) The timeframe for the work to be completed;
- c) Landscaping, screening and boundary treatment;
- d) Execution of a performance bond to provide security for exterior reinstatement works required as a condition of resource consent.
- e) Provision of and effects on utilities and/or services.
- f) Standard, construction and layout of vehicular access.

Notes in respect of d):

- A bond is not mandatory. It will only be required when Council considers it necessary in view of the scale and/or nature of exterior reinstatement works required. The requirement for a bond and its value will be determined in the context of the building assessment report submitted at resource consent stage.
- The bond shall be executed at the time application is made for a building consent, and security shall be in the form of either money or a guarantee by an institution approved by Council as guarantor.
- The bond shall be cancelled upon completion of exterior reinstatement works required in the conditions of the resource consent. The verification method for completion of these works shall be the issuing of a full or interim Code Compliance Certificate as defined in the Building Act. In the event that conditions relating to exterior reinstatement works are not complied with, the bond may be used in whole or in part to complete the works.

20.25 Temporary signs

*Policies 15.4.5,
16.4.4*

Temporary signs, in all zones, must meet all of the following conditions:

- The sign face shall be no greater than 3m² in area visible from any one direction.
- The sign shall relate to a temporary or one-off activity.

- The maximum period for any temporary sign shall be 2 months, except for signs required to be erected for health and safety reasons, where the maximum period shall be 6 months.
- Any temporary sign shall be removed within 48 hours of the ceasing of the activity to which the sign relates.
- Real estate signs involved in the advertising and sale of properties must relate to the property on which they are erected.
- Any sign shall be located so that it does not obstruct any official traffic sign.
- Any sign must not be flashing, animated or continuously differ in form or detail.
- Any sign directed at the State Highway where the speed limit is 70km/hr or greater shall comply with the following:
 - Have a minimum letter height of 160mm; and,
 - Contain no more than six words and symbols and no more than 40 characters; and,
 - Be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 metres.

20.26 Signs within roads

*Policies 15.4.5,
16.4.4*

Road, traffic and advertising signs within roads, in all zones, must be approved by the road controlling authority.

20.27 All other signs

*Policies 15.4.5,
16.4.4*

Note: The land identified in Appendix Business 2 is exempt from the following signs standards. The signs standards that apply to the property at land identified in Appendix Business 2 are contained in rule 20.27A.

- There is no limit on the number of signs attached to buildings, provided that:
 - They do not encroach into any required setback.
 - They do not protrude beyond the roof line of the building to an extent greater than 10% of the face area of the sign.
 - The total face area of signage on the site does not exceed 1m² per metre of street frontage up to a maximum of 35m² visible from any one direction.
- One freestanding sign per site, provided that no part of the sign shall be more than 9m above ground level and the total face area visible from any one direction shall be no greater than 7.5m².

- Additional signs on a site where they are for the purposes of directing traffic, provided that:
 - The maximum vertical dimension of the sign face shall not exceed 1m.
 - The total face area of the sign visible in any one direction does not exceed 0.5m².
 - Content of directional signs is restricted to directional arrows and “entry” or “exit” or equivalent terminology.
- Sandwich board signs, provided that:
 - No part of the sign shall be more than 1m above ground level.
 - The width of the sign is no greater than 0.6m.
 - The location of the sign does not affect pedestrian or traffic safety.
- Any sign (except sandwich boards) shall be situated on the site to which the sign relates.
- Any sign which is located within 50m of, and visible from, a Residential Zone must not be flashing, animated or continuously differ in form or detail.
- Any sign shall be removed when the activity to which it relates has ceased.
- Any sign shall be located so that it does not obstruct any official traffic sign.
- Any sign must not be flashing, animated or continuously differ in form or detail.
- Any sign directed at the State Highway where the speed limit is 70km/hr or greater shall comply with the following:
 - Have a minimum letter height of 160mm; and,
 - Contain no more than six words and symbols and no more than 40 characters; and,
 - Be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 metres.
- Within the Business Industrial zone on Eastern Hutt Road, no signs shall be permitted within 6m of Eastern Hutt Road or on the façade of any building facing Eastern Hutt Road, except that one freestanding sign shall be permitted, which shall be located at the road entrance to the Business Industrial zone, provided that no part of the sign shall be more than 9m above ground level and the total face area visible from any one direction shall be no greater than 20m².

20.27A

Signs on land identified in Appendix Business 2

- One Sandwich board sign, provided that:
 - No part of the sign shall be more than 1m above ground level.
 - The width of the sign is no greater than 0.6m.
 - The location of the sign does not affect pedestrian or traffic safety.

- Sign board(s) attached to buildings provided that the total area of signboards does not exceed 7.5m².
- One free standing sign per site, provided no part of the sign shall be more than 9m above ground level and the total face area visible from any one direction shall be no greater than 7.5m².
- Any sign must not be flashing, animated or continuously differ in form or detail.
- Additional signs on a site where they are for the purposes of directing traffic, provided that:
 - The maximum vertical dimension of the sign face shall not exceed 1m.
 - The total face area of the sign visible in any one direction does not exceed 0.5m².
 - Content of directional signs is restricted to directional arrows and 'entry' or 'exit' or equivalent terminology.

Restricted Discretionary Activities

20.28

Subdivision which creates building platforms within 20m of high voltage (110kV or greater) electricity transmission lines as shown on the Planning Maps

*Policies 16.4.1,
16.4.7*

In addition to the matters listed in rule 20.6, Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision design manages potential conflicts with existing lines by locating roads and reserves under the route of the line.
- The extent to which maintenance and inspections of transmission lines are affected including access.
- The extent to which potential adverse effects including risk or injury, property damage and visual impact are mitigated through the location of building platforms and landscaping.
- The outcome of any consultation with the affected utility operator.
- Separation distances between trees and conductors and the location and mature size of trees planted near the transmission lines.
- Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34:2001).
- Measures necessary to avoid, remedy or mitigate the potential adverse effects of earthworks, dust generation and construction activities, including provision of appropriate separation distances, managing the risks to structural integrity, and safety risks associated with the use of mobile machinery.

Restriction on notification

Subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, a resource consent application under this rule will be precluded from public notification under section 95A, and limited notification will be served on Transpower New Zealand Limited as the only affected party under section 95B.

20.28A

Subdivision in the Wallaceville Structure Plan Area

Standards and terms for Subdivision in the Wallaceville Structure Plan Area

- Compliance with the minimum requirements for subdivision of rule 20.5
- Compliance with the access standards of rule 20.8

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the subdivision is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville)
- Design, appearance and layout of the subdivision
- Landscaping that complements existing species.
- Standard, construction and layout of roads (including intersections) and vehicular access.
- Provision of and effects on utilities and/or services
- Earthworks and land stability.
- Provision of reserves
- Protection of any special amenity feature.
- Provision of pedestrian and cycleway connections
- The alignment of proposed subdivision boundaries with Precinct boundaries as identified in the Wallaceville Structure Plan
- Financial contributions.

Restriction on notification

In respect of rule 20.28A, and subject to sections 95A(2)(b), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 18.28B will be decided without the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan will be decided without the need for limited notification under section 95B.

Note:

Failure to comply with this rule will require resource consent as a Discretionary Activity

20.29 Subdivision and land use activities which do not comply with the access standards in 20.8

Policy 16.4.6

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the activity will adversely affect traffic and pedestrian safety.
- The extent to which the activity will adversely affect the efficient functioning of the roading network.

For subdivision, Council's discretion is also restricted to the matters listed in rule 20.6.

20.30 Buildings which do not comply with the standards for permitted and controlled activities.

Policies 6.4.2, 6.4.3, 6.4.4

Council will restrict its discretion to, and may impose conditions on:

- Height, boundary setbacks and sunlight access.
- Provision of and effects on utilities and/or services.
- Landscaping and screening.
- Standard, construction and layout of vehicular access.
- Car parking.
- Effects on adjoining residential properties.
- Effects on the amenity of the surrounding area.
- Requirements for buildings on sites adjoining Main Street.
- Financial contributions.

20.30A

New buildings and significant exterior alteration to existing non-heritage listed buildings in the Gateway Precinct of the Wallaceville Structure Plan Area that comply with the standards for permitted and controlled activities

Council will restrict its discretion to, and may impose conditions on:

- The extent to which the development is consistent with the Wallaceville Structure Plan (Chapter 39: Wallaceville)
- Height, proportion, materials, boundary setbacks and sunlight access
- Effects on significant heritage features included in Schedule 26.8
- Provision of and effects on utilities and/or services.
- Landscaping and screening.
- Standard, construction and layout of roads (including intersections) and vehicular access.
- Car parking.
- Effects on adjoining properties.
- Provision for retail buildings to have an active street frontage
- Financial contributions.

Restriction on notification

In respect of rule 20.30A, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.30A will be decided without the need for public notification under section 95A and any-application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.

Note:

Failure to comply with this rule will require resource consent as a Discretionary Activity

20.31 Signs which do not comply with the standards for permitted activities

Policies 15.4.5,
16.4.4

Council will restrict its discretion to:

- Whether the sign is in scale with the associated activities or building development and compatible with the visual character of the area in which it is situated.
- Whether signs are obtrusively visible from any residential area or public space.
- Whether signs will have adverse effects on traffic or pedestrian safety.
- Whether signs detract from the appearance of the building to which they are attached.
- Whether signs will result in additional clutter.

Council may impose conditions on:

- The area of signs.
- The number of signs.
- The colour and materials used.
- The location of signs.
- Sign content.
- Illumination, lighting, reflectorisation and animation.

20.31A Signs in the heritage covenant area within the Gateway Precinct of the Wallaceville Structure Plan Area

Council will restrict its discretion to, and many impose conditions on:

- Sign design, location and placement
- Area, height and number of signs proposed and already located in the covenant area
- Illumination
- Fixing and methods of fixing
- The extent to which any sign including supporting structure detracts from any significant heritage feature in Schedule 26.8

Exemptions:

- Signs within roads are subject to compliance with Standard 20.26
- Temporary signs are subject to compliance with Standard 20.25

Restriction on notification

In respect of rule 20.30B, and subject to sections 95A(2)(b), 95A(2)(c), 95A(4) and 95C of the Act, an application which meets the standards and terms of rule 20.30A will be decided without

the need for public notification under section 95A and any application that is consistent with the Wallaceville Structure Plan without the need for limited notification under Section 95B and for new buildings within the heritage covenant area limited notification will only be served on Heritage New Zealand (unless affected party approval is provided) under section 95B of the Act.

Matters for Consideration

20.32 Matters that may be relevant in the consideration of any resource consent, other than for a restricted discretionary activity, may include the following:

Subdivision

- The requirements of section 106 of the Act.
- Whether the proposed allotments are capable of accommodating a range of activities in compliance with zone standards.
- Whether the subdivision compromises future subdivision potential of the land.
- The cumulative effect on existing infrastructure as a result of the proposed subdivision.
- The extent of compliance with Council's Code of Practice for Civil Engineering Works.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, regionally significant network utilities (excluding the National Grid), located on or in proximity to the site.
- The outcome of consultation with the owner or operator of regionally significant network utilities (excluding the National Grid) located on or in proximity to the site.
Note: Rule 20.28 covers subdivision within the Electricity Transmission Corridor.
- The design and layout of the subdivision where any lot may affect the safe and effective operation and maintenance of, and access to, consented or existing renewable energy generation activities located on or in proximity to the site.
- The outcome of consultation with the owner or operator of consented or existing renewable energy generation activities located on or in proximity to the site.
- Account must be taken of the future development potential of adjoining or adjacent land.
- Account must be taken of any potential reverse sensitivity effects on regionally significant network utilities (excluding the National Grid).

Access

- Accessibility for public transport, cyclists and pedestrians.
- Compliance with the Code of Practice for Civil Engineering Works.
- Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
- Whether the activities proposed will not generate a demand for servicing facilities.
- Whether suitable alternative provision for servicing can be made.
- Whether the nature of adjacent roads is such that the entry, exit and manoeuvring of vehicles can be conducted safely.

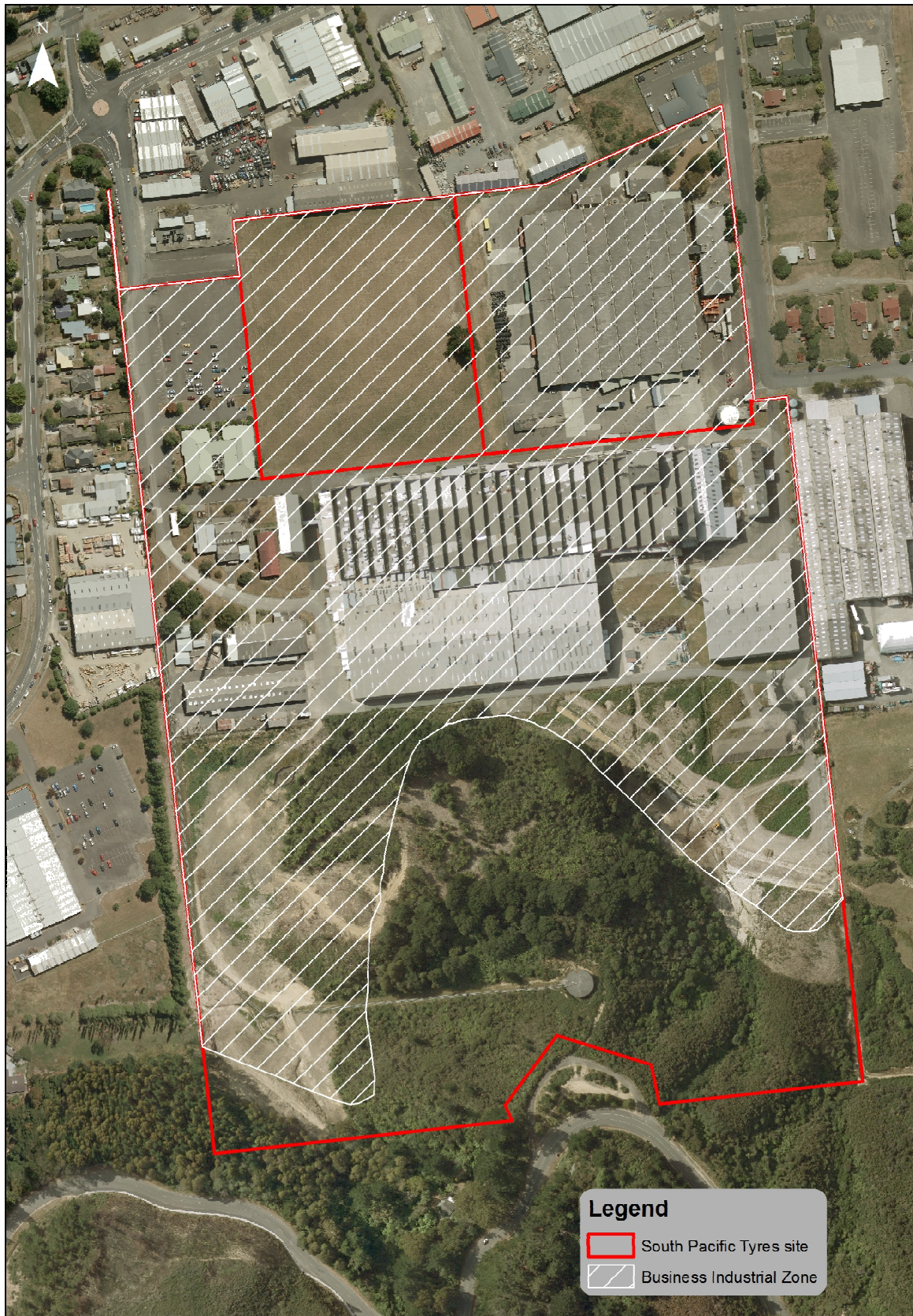
Site layout
<ul style="list-style-type: none"> • The arrangement of buildings, car parks and vehicle movements on site. • The nature and extent of landscaping and screening. • Whether the topography of the site has been taken into account. • Whether a better standard of development can be achieved by varying the design.
Bulk and location of buildings
<ul style="list-style-type: none"> • Whether the buildings will cause a loss of privacy, interfere with sunlight access or create shadows on dwellings on adjoining Residentially zoned sites. • Whether the building design, appearance and scale will detrimentally affect the character of the surrounding area.
Traffic generation
<ul style="list-style-type: none"> • Whether activities which generate significant traffic flows have the necessary access, do not adversely impact upon the street environment, and maintain public safety.
Signs
<ul style="list-style-type: none"> • Whether the sign is in scale with the associated activities or building development and compatible with the visual character of the area in which it is situated. • Whether signs are obtrusively visible from any residential area or public space. • Whether signs will have adverse effects on traffic or pedestrian safety. • Whether signs detract from the appearance of the building to which they are attached. • Whether signs will result in additional clutter.
Non-business activities
<ul style="list-style-type: none"> • Whether the buildings, structures or other works are of an appropriate scale having regard to the local amenity. • The extent to which the amenities and the quality of the business environment can be maintained and enhanced.
Nuisance
<ul style="list-style-type: none"> • The potential impacts of noise, dust, glare, vibration, fumes, smoke, other discharges or pollutants or the excavation or deposition of earth.
Infrastructure
<ul style="list-style-type: none"> • The existing capacity of the infrastructure.
Cumulative effects
<ul style="list-style-type: none"> • Whether cumulative effects such as pollution, risks to public safety and nuisances have been assessed.
Retail activities
<ul style="list-style-type: none"> • The effects of retail activities on the vitality and economic viability of the Central Business District, and neighbourhood centres. • Whether the nature and scale of retail activities compliments activities occurring on surrounding sites.

Subdivision and/or Development in the Gateway Precinct of the Wallaceville Structure Plan Area

- The extent to which the subdivision and/or development is consistent with the Wallaceville Structure Plan
- The nature of the activity to be carried out within the building and its likely generated effects.
- The extent to which the area of the site and the proposed activities thereon are in keeping with the scale and form of the existing built environment and activities in the surrounding area
- The extent to which the protection and/or sustainable use of existing listed heritage buildings will be achieved
- The extent to which adjacent properties will be adversely affected in terms of visual obtrusiveness, overshadowing, and loss of access to sunlight and daylight.
- The extent of the building area and the scale of the building and the extent to which they are compatible with both the built and natural environments in the vicinity.

Appendix Business 1

Former South Pacific Tyres site.



Appendix Business 2

Riverstone Terraces site.



Appendix Business 3

Eastern Hutt Road site.

