



CHAPTER 10

COMMUNITY AND CULTURAL ZONE

Te Kawa Whakaruruhau

10 Community and Cultural Zone

Refer to Chapters 11 to 20 for additional rules that may apply to this zone / these zones.

10.1 OBJECTIVES AND POLICIES

Objective Cultural1 *Tangata whenua are able to provide for their cultural, economic and social well-being, and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is maintained or enhanced.*

Policy 1 To enable the undertaking of a variety of place of assembly activities, and a limited range of commercial, retail and educational activities, in the Community and Cultural Zone.

Objective Cultural2 *The adverse effects of subdivision, use and development of the Community and Cultural Zone are avoided, remedied or mitigated.*

Policy 1 To manage adverse traffic, noise, visual and economic effects on the environment outside the Community and Cultural Zone

Policy 2 To ensure that on-site development is provided in a safe and efficient manner, particularly;

- a. the separation of parking, loading, manoeuvring and pedestrian access; and
- b. to provide for low-impact stormwater management on-site in rural areas, including low-impact methods in parking areas

10.2 Rules

The following standards and terms apply to Permitted, Controlled, and Restricted Discretionary activities and will be used as a guide for Discretionary and Non-Complying activities.

Non-compliance with any rule will make the activity Discretionary unless otherwise stated in the rule.

Refer to Chapters 11 to 20 for additional rules that may apply to this zone.

10.2.1 Height

10.2.1.1 Up to 10% (or 100m², whichever is larger) of the GFA of **buildings** and structures on a site may exceed 12m, but no part of any **building** shall exceed 14m.

10.2.1.2 Non-compliance with Rule 10.2.1.1 shall be a Restricted Discretionary activity (see criteria in 10.4.1).

10.2.2 Distance to Boundaries (Yards)

10.2.2.1 No **building**, exclusive of **artificial crop protection structures**, shall be located within 15m of the site boundary, provided that;

- a. buildings or structures may be constructed within the side and rear yard, up to the boundary, if the written consent of any affected, adjoining neighbour is obtained and that written consent has been lodged with the Council;
- b. the eaves of any building may project up to 600mm over any yard;

- c. where a planning map indicates proposed road widening or land to be used for other roading purposes, yards shall be measured from the position of the new boundary of the site as if the road widening or other roading work had been undertaken, and legal transfer of the affected land to a roading authority had occurred; and
- d. signs and sign structures may be located within the yard.

10.2.2.2 Non-compliance with Rule 10.2.2.1 shall be a Restricted Discretionary activity (see criteria in 10.4.2).

10.2.3 Screening of Activities and Storage

10.2.3.1 Any outdoor storage or rubbish collection or storage area visible from neighbouring sites or from any residential, reserve or rural zone or public road or foreshore area, shall be screened from public view by planting, mounding or other natural features.

10.2.3.2 Visual screening provided in accordance with this rule shall be maintained at all times.

10.2.3.3 Non-compliance with the rules in 10.2.3 shall be a Restricted Discretionary activity (see criteria in 10.4.3.1).

10.2.4 Retail and Commercial

10.2.4.1 Retail activities shall not exceed 75m² GFA.

10.2.4.2 Commercial services other than runanga offices shall be ancillary to the main place of assembly activity and shall be limited to 25% GFA.

10.2.4.3 Non-compliance with the rules in 10.2.4 shall be a Non-Complying activity.

10.2.5 Places of Assembly

10.2.5.1 The place of assembly activity shall not exceed 600 people per site.

10.2.5.2 Non-compliance with Rule 10.2.5.1 shall be a Controlled activity (see criteria in 10.3.1).

10.3 ASSESSMENT CRITERIA FOR CONTROLLED ACTIVITIES

10.3.1 Places of Assembly For More Than 600 People Per Site (see Rules in 10.2.5)

10.3.1.1 Council shall exercise its control over:

- a. on-site stormwater management;
- b. traffic effects (including but not limited to access, on-site vehicle manoeuvring areas, the provision of bus bays, drop off zones, measures to separate pedestrians, buses, cyclists and vehicles, traffic volumes and traffic mix, parking and loading, pedestrian and cyclist safety, construction traffic, and the practicality of combining access ways serving more than one site or lot); and
- c. landscaping.

10.4 ASSESSMENT CRITERIA FOR RESTRICTED DISCRETIONARY

ACTIVITIES

10.4.1 Height (see Rules in 10.2.1)

10.4.1.1 Council shall restrict its discretion to;

- a. amenity of sites and contiguous public areas (including road reserves) in terms of;
 - i. shadowing;
 - ii. physical domination;
 - iii. privacy of adjacent habitable dwellings;
 - iv. lighting;
 - v. visual character and variety through variation in building form and building materials (including but not limited to building facades and roof forms);
 - vi. landscaping; and
 - vii. screening.

10.4.2 Distance to Boundaries (see Rules in 10.2.2)

10.4.2.1 Council shall restrict its discretion to;

- a. amenity of sites and public areas nearby (including but not limited to transport corridors) in terms of;
 - i. the matters listed in 10.4.1.1;
 - ii. noise; and
 - iii. traffic safety on and off the site, including but not limited to safe access to, and egress from, the site.

10.4.3 Screening of Activities and Storage (see Rules in 10.2.3)

10.4.3.1 Council shall restrict its discretion to;

- a. amenity of sites and contiguous public areas (including road reserves) in terms of:
 - i. visual impact;
 - ii. landscaping;
 - iii. noise;
 - iv. odour and dust; and
 - v. containment to avoid wind dispersal of stored goods and rubbish.

10.5 ASSESSMENT CRITERIA FOR DISCRETIONARY AND NON-COMPLYING ACTIVITIES

See Section 3.7

10.6 OTHER METHODS

10.6.1.1 The Council will:

- a. Consult with landowners and other interested parties to identify land that could be zoned Community and Cultural Zone.