

RESOURCE MANAGEMENT ACT 1991

RODNEY PROPOSED DISTRICT PLAN 2000

PROPOSED VARIATION NUMBER 125: WARKWORTH TOWN CENTRE RETAIL SERVICE ZONE PROVISIONS.

Explanation

The purpose of the Variation is to amend the objectives, policies, rules and assessment criteria in the Retail Service Zone in Warkworth to ensure the fine grained and small scale character and amenity values of the town centre retail area are retained. The proposed Variation introduces a 'Warkworth Town Centre Policy Area', in which the status of activities is dependent upon building area, and activities with buildings greater than 350m² are discretionary activities, and those with buildings greater than 600m² are non-complying activities. The frontage length of buildings is also the subject of control. Additional criteria directed towards retaining finer grained smaller buildings and narrow frontages are also inserted by the variation to ensure adequate consideration of this issue in resource consents.

The provisions are the consequence of the Warkworth Structure Plan process completed in September 2004, which included the intention to create a vibrant town centre. Under this desired outcome it is stated that "*bulk retail may destroy the character of the town centre...*"

In addition to the above the Structure Plan states that in the future there will be an increased demand for "*...finer grain retail (smaller shops)...*" in the town centre area.

As a result the following amendments are proposed to the Proposed District Plan 2000 to ensure that the provisions relating to the Warkworth town centre will achieve the desired outcome of protecting and enhancing the unique qualities and amenity values of the Warkworth town centre.

**PROPOSED PLAN VARIATION 125 -
WARKWORTH TOWN CENTRE RETAIL SERVICE ZONE PROVISIONS**

1.1 Schedule of Amendments: Chapter 9 - Business

- (a) Amend Rule 9.8.1.1 *Retail Service Zone Objectives* by inserting the following objective, as follows (that part added is underlined):

Objective
9.8.1.1.2

To protect and enhance the special values existing in the Warkworth town centre in particular the unique character that results from the small and fine grained nature of the retail area, it's historic qualities and the location of the town adjacent to the river.

(This objective relates to Issue 9.2.1)

Objective
9.8.1.1.23

See also the Objectives in section 9.3.

- (b) Amend Rule 9.8.1.2 *Retail Service Zone Policies* by inserting the following policy and amending the explanation and reasons as follows (that part added is underlined):

Policy
9.8.1.2.5

Individual business activities which have a gross floor area greater than 200m² and or road frontage lengths greater than 6 metres shall be carefully managed to ensure that they do not adversely impact upon the special character of the Warkworth town centre.

(This policy seeks to achieve Objective 9.8.1.1.1 and 9.8.1.1.2)

Policy
9.8.1.2.56

See also the Policies in section 9.4.

Explanation and Reasons

This explanation and reasons relate to Policies 9.8.1.2.1 to 9.8.1.2.5.

Maintaining and enhancing the amenity values of town centre business areas, requires consideration of the desirability of having intimate spaces and attractive retail frontages needed for a lively pedestrian environment. The extent to which a retail area is accessible and enables ease of pedestrian movement within it, contributes to its amenity values. Features such as verandahs and covered connections between buildings can also contribute to amenity values.

The location, scale and appearance of buildings are

important to providing high amenity values to pedestrian oriented town centres. The relationship between buildings and areas of open space is also important to ensure the areas of open space are attractive to use. Carparking areas need to be well located, designed, signposted and landscaped to add to the amenity value of a business area.

In the Orewa Town Centre Policy Area it is important to ensure that the adverse effects of taller buildings are avoided such as wind and shading effects and effects on the wider landscape.

The historical establishment of the Warkworth town centre has resulted in a fine grained retail area (i.e. generally small boutique shops with narrow frontages) with a human scale that contributes strongly to the unique amenity values and characteristics associated with this area. Whilst it may be appropriate to construct buildings with larger floor areas, it is the length of frontage and floor area of individual business activities that contributes to or impacts upon, these characteristics i.e. narrower frontages and smaller floor areas either as separate buildings or as a business premises within a larger building.

The location and screening of storage and loading areas is also an important element in maintaining amenity values as these can appear untidy and cluttered, particularly waste storage areas.

To maintain amenity values, particularly the pedestrian values of much of the Zone it is also important to control activities such as yard type activities which do not retain built frontage.

Activities which have the potential to have adverse effects on the amenity values or the environmental quality of the Zone, such as effects on noise or air quality, also need to be managed, for example, industrial activities.

- (c) Amend Rule 9.8.1.3 *Retail Service Zone Description* as follows (that part added is underlined):

9.8.1.3

Retail Service Zone Description

This Zone applies to areas where shops, offices and associated commercial services are primary activities including the main town centre business areas. The range of activities possible in this Zone is wide, to facilitate pedestrian access to a range of services which people may require without the need to use a motor vehicle between shops and services. The wide range also allows activities to change

over time with changing market demands.

Within the Zone specific Pedestrian Town Centre Areas have been identified in Orewa, Silverdale, Helensville, Warkworth and Wellsford, to which specific Rules apply relating to building frontages, to ensure that a pedestrian friendly environment is maintained.

A special policy area is also identified in the Orewa Town Centre where taller buildings are allowed subject to obtaining a resource consent. The more lenient maximum height applies within the portion of Orewa which is capable of accommodating taller development without detracting from this area's pedestrian scale or causing excessive adverse visual and landscape effects.

A special Town Centre Policy Area has been developed for the Warkworth retail service zone to ensure that the special character and amenity values of the town centre area are protected and enhanced through restricting the floor area and frontage length of individual business activities.

In the case of Warkworth, buildings are Restricted Discretionary Activities to enable an assessment of their impact and contribution to the unique character of the central part of the town.

The Zone comprises areas of local shops and smaller centres which serve the needs of local residents. It also includes the larger retail cores of the main centres of Orewa, Whangaparaoa, Warkworth, Wellsford, Helensville and Kumeu-Huapai.

(d) Amend Rule 9.9.2 *Activity Table* as follows (that part added is underlined):

ACTIVITY	BUSINESS ZONES		
	Retail Service	Mixed	Industrial
COMMERCIAL SERVICES <u>except the Warkworth Town Centre Policy Area.</u>	P	P	P

ACTIVITY	BUSINESS ZONES		
	Retail Service	Mixed	Industrial
DRIVE-THROUGH ACTIVITIES except on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE except the <u>Warkworth Town Centre Policy Area</u> .	RD	P	P
DRIVE-THROUGH ACTIVITIES on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE except the <u>Warkworth Town Centre Policy Area</u> .	RD	RD	RD
OFFICES which are not ancillary to a Permitted, Restricted Discretionary or Discretionary Activity except the <u>Warkworth Town Centre Policy Area</u> .	P	P	D
RESTAURANTS (excluding DRIVE-THROUGH ACTIVITIES) except on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE except the <u>Warkworth Town Centre Policy Area</u> .	P	P	D
RESTAURANTS (excluding DRIVE-THROUGH ACTIVITIES) on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE except the <u>Warkworth Town Centre Policy Area</u> .	RD	RD	D

ACTIVITY	BUSINESS ZONES		
	Retail Service	Mixed	Industrial
SHOPS with a GROSS FLOOR AREA of 600m ² or less except SHOPS for the sale of Builders', Tradesmen's, Engineers', Farmers' and Handymen's Supplies, or Motor Vehicle and Machinery Parts and Tools or SHOPS with OUTDOOR DISPLAY or storage areas in the Retail Service Zone except the Warkworth Town Centre Policy Area.	P	P	NC
SHOPS with a GROSS FLOOR AREA greater than 600m ² except SHOPS for the sale of Builders', Tradesmen's, Engineers', Farmers' and Handymen's Supplies, or Motor Vehicle and Machinery Parts and Tools or SHOPS with OUTDOOR DISPLAY or storage areas in the Retail Service Zone except the Warkworth Town Centre Policy Area.	P	RD	NC
SHOPS for the sale of Builders', Tradesmen's, Engineers', Farmers' and Handymen's Supplies, or Motor Vehicle and Machinery Parts and Tools except SHOPS with OUTDOOR DISPLAY or storage areas in the Retail Service Zone except the Warkworth Town Centre Policy Area.	P	P	P
SHOPS for the sale of any goods manufactured on the SITE provided that the retail sales area does not exceed 25% of the GROSS FLOOR AREA set aside for manufacturing, or 250m ² , which ever is the lesser except the Warkworth Town Centre Policy Area.	P	P	P
<u>Those activities listed below in the Warkworth Town Policy Area with:</u>			
(a) <u>a GROSS FLOOR AREA of</u>	<u>P</u>	<u>NA</u>	<u>NA</u>

ACTIVITY	BUSINESS ZONES		
	Retail Service	Mixed	Industrial
<p><u>200m² or less and frontage length no greater than 6 metres.</u></p> <p>(b) <u>a GROSS FLOOR AREA of 200m² or less, and frontage length greater than 6 metres.</u></p> <p>(c) <u>a GROSS FLOOR AREA of 200m² – 350m² or less.</u></p> <p>(d) <u>a GROSS FLOOR AREA of 350m² – 600m² or less.</u></p> <p>(e) <u>a GROSS FLOOR AREA of 600m² or greater.</u></p> <p>➤ <u>Carparking areas and carparking BUILDINGS other than those ancillary to a Permitted, Restricted Discretionary or Discretionary Activity.</u></p> <p>➤ <u>CHILD CARE FACILITIES</u></p> <p>➤ <u>COMMERCIAL SERVICES</u></p> <p>➤ <u>DAIRIES</u></p> <p>➤ <u>EDUCATIONAL FACILITIES</u></p> <p>➤ <u>ENTERTAINMENT FACILITIES except on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE.</u></p> <p>➤ <u>FUNERAL PARLOURS</u></p> <p>➤ <u>HEALTH AND WELFARE SERVICES</u></p> <p>➤ <u>HOSPITALS</u></p> <p>➤ <u>OFFICES which are not ancillary to a Permitted, Restricted Discretionary or Discretionary Activity</u></p> <p>➤ <u>PLACES OF ASSEMBLY except on</u></p>	<p><u>RD</u></p> <p><u>RD</u></p> <p><u>D</u></p> <p><u>NC</u></p>	<p><u>NA</u></p> <p><u>NA</u></p> <p><u>NA</u></p> <p><u>NA</u></p>	<p><u>NA</u></p> <p><u>NA</u></p> <p><u>NA</u></p> <p><u>NA</u></p>

ACTIVITY	BUSINESS ZONES		
	Retail Service	Mixed	Industrial
<p><u>SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE.</u></p> <ul style="list-style-type: none"> ➤ <u>RESTAURANTS (excluding DRIVE-THROUGH ACTIVITIES) except on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE</u> ➤ <u>SHOPS except SHOPS for the sale of Builders', Tradesmen's, Engineers', Farmers' and Handyman's Supplies, or Motor Vehicle and Machinery Parts and Tools or SHOPS with OUTDOOR DISPLAY or storage areas</u> ➤ <u>SHOPS for the sale of Builders', Tradesmen's, Engineers', Farmers' and Handyman's Supplies, or Motor Vehicle and Machinery Parts and Tools except SHOPS with OUTDOOR DISPLAY or storage areas</u> ➤ <u>SHOPS for the sale of any goods manufactured on the SITE provided that the retail sales area does not exceed 25% of the GROSS FLOOR AREA set aside for manufacturing, or 250m², whichever is the lesser</u> ➤ <u>TAKEAWAY FOOD BARS except DRIVE-THROUGH ACTIVITIES</u> ➤ <u>VISITOR ACCOMMODATION</u> ➤ <u>WORKROOMS (including kitchens) provided that each WORKROOM is incidental to a shop of which it forms a part and serves that shop only</u> 			
<p><u>Those activities listed below in the Warkworth Town Policy Area with:</u></p> <p>(a) <u>a GROSS FLOOR AREA of 200m² or less, and frontage</u></p>	<u>RD</u>	<u>NA</u>	<u>NA</u>

ACTIVITY	BUSINESS ZONES		
	Retail Service	Mixed	Industrial
<u>length of no greater than 6 metres.</u> (b) <u>a GROSS FLOOR AREA of 200m² or less, and frontage length greater than 6 metres.</u> (c) <u>a GROSS FLOOR AREA of 200m² – 350m².</u>	<u>RD</u>	<u>NA</u>	<u>NA</u>
(d) <u>a GROSS FLOOR AREA of 351m² – 600m².</u> (e) <u>a GROSS FLOOR AREA of 600m² or greater.</u> ➤ <u>DRIVE-THROUGH ACTIVITIES except on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE</u> ➤ <u>DRIVE-THROUGH ACTIVITIES on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE</u> ➤ <u>RESTAURANTS (excluding DRIVE-THROUGH ACTIVITIES) on SITES located within 50 metres of a RESIDENTIAL or RURAL ZONE</u>	<u>D</u> <u>NC</u>	<u>NA</u> <u>NA</u>	<u>NA</u> <u>NA</u>

- (e) Amend Rule 9.12.5 *Buildings on Sites in Warkworth* (Restricted Discretionary Activity) as follows (that part added is underlined):

Rule 9.12.5
Buildings on sites in Warkworth

Rule 9.12.5.1
Matters for Discretion

The Erection, Addition to or Alteration of Buildings and Accessory Buildings for any Permitted or Restricted Discretionary Activity on Sites in Warkworth Specifically Identified on Planning Map 54 with a black line.

Matters for Discretion

The Council will restrict its discretion to the following matters:

9.12.5.2
**Assessment
Criteria**

*Size, style,
scale, design
and external
appearance*

*Relationship
with river*

*Street
frontage and
pedestrian
cover*

*Location of
carparks*

*Protected
buildings and
trees
Landscaping*

- (a) Siting, design, style and external appearance of buildings.
- (b) Landscaping.
- (c) Size, scale and frontage of individual business activities.

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

- (a) Whether the development is compatible in style, design and external appearance with the character and scale of the town centre, and in particular its better nineteenth and twentieth century buildings. An important aspect of this character and scale is that business premises generally have smaller floor areas ranging between 100m² and 350m² and narrower frontages.
- (b) Whether, in the case of development between the Mahurangi River and the main shopping area, it is landscaped and otherwise developed (eg. by the use of courtyards, balconies and malls) so as to:
 - (i) enhance and capitalise on the amenity values of the river and its banks; and
 - (ii) increase opportunities for people using the business area to reach and be aware of these natural assets.
- (c) Whether the development incorporates unbroken frontages, with continuous verandahs for pedestrian shelter, on the main streets and whether the length of frontage associated with individual business activities reflects the fine grained character of the town centre, which generally has smaller frontages ranging between 4 – 6 metres.
- (d) Whether carparks are located to avoid the shops being set back from the street frontage.
- (e) Whether the development is designed to ensure the continuing existence of any protected buildings or trees.
- (f) Whether landscaping is used in developments to soften and screen areas such as carparks and storage yards, and to contribute to the appearance of developments and the general amenity values of the Retail Service

Access to
carparks

Zone.

- g) Whether entry and exit points to carparks and parking buildings are located to avoid conflict with pedestrian and vehicle traffic in the affected streets.

Explanation and Reasons

The central business area of Warkworth has a character that is recognised as especially and uniquely attractive. This derives in part from its buildings, in part from the river, and in part from the curved shape of the main street. The purpose of the control is to ensure that new development reinforces the positive aspect of this overall character. In specifying the need for compatible development, the Council does not seek buildings that imitate past styles, but will encourage designs that reflect the complexity of form and/or detail of earlier development, particularly above fascia level and at the roof line; and conversely will discourage designs that use large areas of plain, bland or glass walls. [Decision Report 2259]

- (f) Amend Rule 9.12.7 *Drive-through Activities in the Retail Service Zone* (Restricted Discretionary Activity) as follows (that part added is underlined):

Rule 9.12.7.
**Drive-
through
Activities in
the Retail
Service
Zone**

Drive-through Activities in the Retail Services Zone

Rule 9.12.7.1
**Matters for
Discretion**

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Traffic and pedestrian movement.
(b) Shop frontage and pedestrian shelter.
(c) Location of the ordering and collection points.

9.12.7.2
**Assessment
Criteria**

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

Movement

- (a) Whether the movement of vehicles will adversely affect

	the safe and convenient movement of pedestrians, and in particular whether pedestrian access and mobility to and within the retail area will be adversely affected.
<i>Retail frontage</i>	(b) Whether a break in shop frontage or verandah cover will adversely affect either the amenity values of the retail area or pedestrians.
<i>Road network</i>	(c) Whether the traffic generated will adversely affect the safe and efficient operation of the adjoining road network.
<i>Manoeuvring</i>	(d) Whether there is sufficient space on-site for queuing and manoeuvring of vehicles, particularly tankers in the case of service stations. (e) <u>Refer to the assessment criteria listed in Rule 9.12.5.2 for <i>Buildings on sites in Warkworth</i> and Rule 9.12.15.2 <i>Individual Business Activities in the Warkworth Town Centre Policy Area</i>.</u>
	<i>Explanation and Reasons</i> <i>The vehicle oriented nature of a drive-through facility means that it could have an adverse effect on the amenity values of retail areas, particularly pedestrian oriented town centre areas, by creating a break in the frontage and affecting pedestrian passage.</i>

- (g) Amend Rule 9.12.8 *Drive-through Activities within 50 metres of a Residential or Rural Zone* (Restricted Discretionary Activity) as follows (that part added is underlined):

Rule 9.12.8. Drive-through Activities Within 50 metres of a Residential or Rural Zone	Drive-through Activities on Sites Located Within 50 metres of a Residential or Rural Zone
Rule 9.12.8.1 Matters for Discretion	Matters for Discretion The Council will restrict its discretion to the following matters: (a) Traffic movement. (b) Location of the ordering and collection points.

9.12.8.2

**Assessment
Criteria**

- (c) Screening.
- (d) Noise.
- (e) Hours of operation.

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

Entry and exit

- (a) Whether entry and exit points to the site and parking areas will have an adverse effect on the amenity values of adjoining sites.

Manoeuvring

- (b) Whether there is sufficient space on-site for queuing and manoeuvring of vehicles, particularly tankers in the case of service stations.

*Collection
points*

- (c) Whether the ordering and collection points are located away from Residential or Rural Zone boundaries to minimise the adverse effects on amenity values.

Screening

- (d) Whether the drive-through facilities incorporate screening to protect land in adjoining Residential or Rural Zones, so that the amenity values of those areas are not diminished by glare from vehicle lights or noise from vehicles stopping and starting.

*Hours of
operation*

- (e) Whether the proposed hours of operation have the potential to create a noise nuisance for adjoining Residential or Rural Zones.

*Operation of
road*

- (f) Whether the traffic generated will adversely affect the safe and efficient operation of the transport network.
[Decision Report 2259]

- (g) Refer to the assessment criteria listed in Rule 9.12.5.2 for *Buildings on sites in Warkworth* and Rule 9.12.15.2 *Individual Business Activities in the Warkworth Town Centre Policy Area*.

Explanation and Reasons

The vehicle oriented nature of a drive-through facility and the likely late hours of operation mean that it is necessary to control the adverse effects of vehicles on the adjoining Residential and Rural Zones.

- (h) Amend Rule 9.12.10 *Restaurants within 50 metres of a Residential or Rural Zone (Restricted Discretionary Activity)* as follows (that part added is underlined):

**Rule 9.12.10
Restaurants
Within 50
metres of a
Residential
or Rural
Zone**

**Restaurants (excluding Drive-through Activities) on
Sites Located Within 50 metres of a Residential or
Rural Zone**

**Rule 9.12.10.1
Matters for
Discretion**

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Traffic movement and parking.
- (b) Screening.
- (c) Noise.
- (d) Hours of operation.

**9.12.10.2
Assessment
Criteria**

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

Entry and exit

- (a) Whether entry and exit points to the site and parking areas will have an adverse effect on the amenity values of adjoining sites.

*Transport
network*

- (b) Whether the traffic generated will adversely affect the safe and efficient operation of the transport network.
[Decision Report 2259]

*Amenity
values*

- (c) Whether the site is screened or the buildings are designed and located in such a way that the amenity values of Residential or Rural Zones are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting.

Noise

- (d) Whether amplified music is to be provided and whether measures such as building design incorporate noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of Residential or Rural Zones.

*Hours of
operation*

- (e) Whether the proposed hours of operation have the potential to create a nuisance for Residential or Rural Zones from noise and the movement of people entering and leaving the site.

(f) Refer to the assessment criteria listed in Rule 9.12.5.2 for *Buildings on sites in Warkworth* and Rule 9.12.15.2 *Individual Business Activities in the Warkworth Town Centre Policy Area*.

Explanation and Reasons

Restaurants involve the gathering of groups of people, often at night and in particular, departing the site late at night, which results in noise from the people and vehicles. The activity can also involve the playing of music, often amplified music. Where the activity occurs on sites near residential areas the amenity values of the residential areas can be adversely affected. These effects can be particularly significant where they occur late at night and disrupt the sleep of neighbouring residents. The matters for control will enable the potential effects to be considered and appropriate conditions to be put in place.

- (i) Amend Rule 9.12 *Restricted Discretionary Activities* by inserting the following new Restricted Discretionary Activity as follows (that part added is underlined):

Rule 9.12.15
Individual Business Activities in the Warkworth Town Policy Area.

Individual Business Activities for commercial services, drive through activities, offices, restaurants and shops in the Warkworth Town Policy Area identified as a restricted discretionary activity.

Rule 9.12.15.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

(a) Refer to those Matters for Discretion listed in Rule 9.12.5.1 for *Buildings on sites in Warkworth*.

9.12.15.2
Assessment Criteria

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

New businesses in existing premises

(a) Whether the existing building premises reflects the character of the Warkworth Town Centre, in particular the fine grained nature of the retail area and whether façade modifications can be undertaken to achieve the outcomes sought.

(b) Refer to the assessment criteria listed in Rule 9.12.5.2 for Buildings on sites in Warkworth.

- (j) Amend Rule 9.13 *Discretionary Activities: Assessment Criteria* by changing the following Discretionary Activity, as follows (that part added is underlined):

9.13

DISCRETIONARY ACTIVITIES: ASSESSMENT CRITERIA

9.13.1

General Assessment Criteria

General Assessment Criteria

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Business Zones, the Council will have regard to the following Assessment Criteria, and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act:

Development controls

(a) Whether the activity complies with the Development Controls and Performance Standards in Rule 9.10. As a general guide the activity should comply with those controls and standards unless it is not appropriate to do so because of inherent site characteristics, particular site development considerations or unusual environmental factors.

Amenity values adjoining zones Screening

(b) Whether the activity will have an adverse effect on the amenity values of adjoining Residential, Rural or Open Space Zones.

(c) Whether the site is screened in such a way that the amenity values of adjoining Residential, Rural or Open Space Zones are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting.

Amenity values within zone

(d) Whether the activity will have an adverse effect on the amenity values within the business area in which it is proposed to be located, particularly on the amenity values of the Retail Services Zone and specifically identified Pedestrian Town Centre Areas and Town Centre Policy Areas.

Noise and vibration

(e) Whether noise or vibration will be generated at levels which will be a health hazard to people within the area or will detract from the amenity values of the area and adjacent Residential, Rural or Open Space Zones.

Amplified

(f) Whether amplified music is to be provided and whether

<i>music</i>	measures such as building design incorporate noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of Residential or Rural Zones.
<i>Hours of operation</i>	(g) Whether the proposed hours of operation have the potential to create a nuisance for Residential or Rural Zones from noise and the movement of people entering and leaving the site.
<i>Health and safety</i>	(h) Whether the activity will expose people to high levels of risk to health or safety.
<i>Safety</i>	(i) Whether the personal safety of the employees and customers of activities in the area may be at risk because of the hazardous or noxious nature of activities occurring on the site, and whether measures are proposed to minimise any potential adverse effects.
<i>Street frontage</i>	(j) Whether, in the case of specifically identified Pedestrian Town Centre Areas, any continuous street frontage or verandah cover would be broken.
<i>Pedestrians</i>	(k) Whether the activity would have adverse effects on the safety and convenience of pedestrians.
<i>Parking</i>	(l) Whether sufficient on-site parking is provided to meet the needs of the proposed activity.
<i>Entry and exit</i>	(m) Whether the entry and exit points to the site are safe.
<i>Transport network</i>	(n) Whether the traffic generated will adversely affect the safe and efficient operation of the adjacent Transport network. [Decision Report 2259]
<i>Water quality</i>	(o) Whether the activity will have an adverse effect on water quality.
<i>Coastal environment</i>	(p) Whether the proposal will have an adverse effect on the natural character of the coastal environment and on public access to the coast.
<i>Ecosystems</i>	(q) Whether the activity will have an adverse effect on significant areas of vegetation or ecosystems.
<i>Air quality</i>	(r) Whether the activity will generate dust, smoke, fumes or other discharges to the air which potentially would detract from the amenity values of the area.
<i>Odour</i>	(s) Whether the activity will create odours which are potentially either objectionable or offensive and likely to be detected at any boundary, and which may detract

	from the amenity values of the area, particularly Residential, Rural or Open Space Zones.
<i>Reverse sensitivity - noise, odours and air discharges</i>	(t) Whether the proposed activity may be adversely affected by the activities occurring in the surrounding area, particularly the effects of noise, odours and air discharges.
<i>Reverse sensitivity - buffers</i>	(u) Whether adequate measures, such as buffers, separation distances, screening or building design, are proposed to isolate the activity from adjoining activities.
<i>Reverse sensitivity - effect on permitted activities</i>	(v) Whether the proposed activity will compromise the ability of Permitted Activities to operate, by creating an expectation of higher environmental standards than required by the Zone.
<i>Private open space</i>	(w) Whether, in the case of household units, sufficient private open space is included to provide an acceptable level of amenity to the residents.
	(x) Whether, in the case of household units, the cumulative effects of the household units and any existing residential development in the Zone, will compromise the ability of Permitted Activities to operate, by creating an expectation of higher environmental standards than required by the Zone.
<i>Cultural heritage</i>	(y) Whether the activity will have an adverse effect on the cultural heritage resources on or near the site.
<u><i>Warkworth Town Centre Policy Area</i></u>	(z) <u>Whether, for sites within the Warkworth Town Centre Policy Area, the proposal is consistent with the assessment criteria in Rule 9.12.5 <i>Buildings on Sites in Warkworth</i>.</u>
<i>Urban Land Modification and Vegetation Protection</i>	See the Discretionary Activity Assessment Criteria in <i>Chapter 18 - Urban Land Modification and Vegetation Protection</i>
<i>Use and storage of hazardous substances</i>	See the Discretionary Activity Assessment Criteria in <i>Chapter 20 - Hazardous Substances and Contaminated Sites</i> .
<i>Traffic, parking, entry and exit</i>	See the Discretionary Activity Assessment Criteria in <i>Chapter 21 - Transportation and Access</i> .

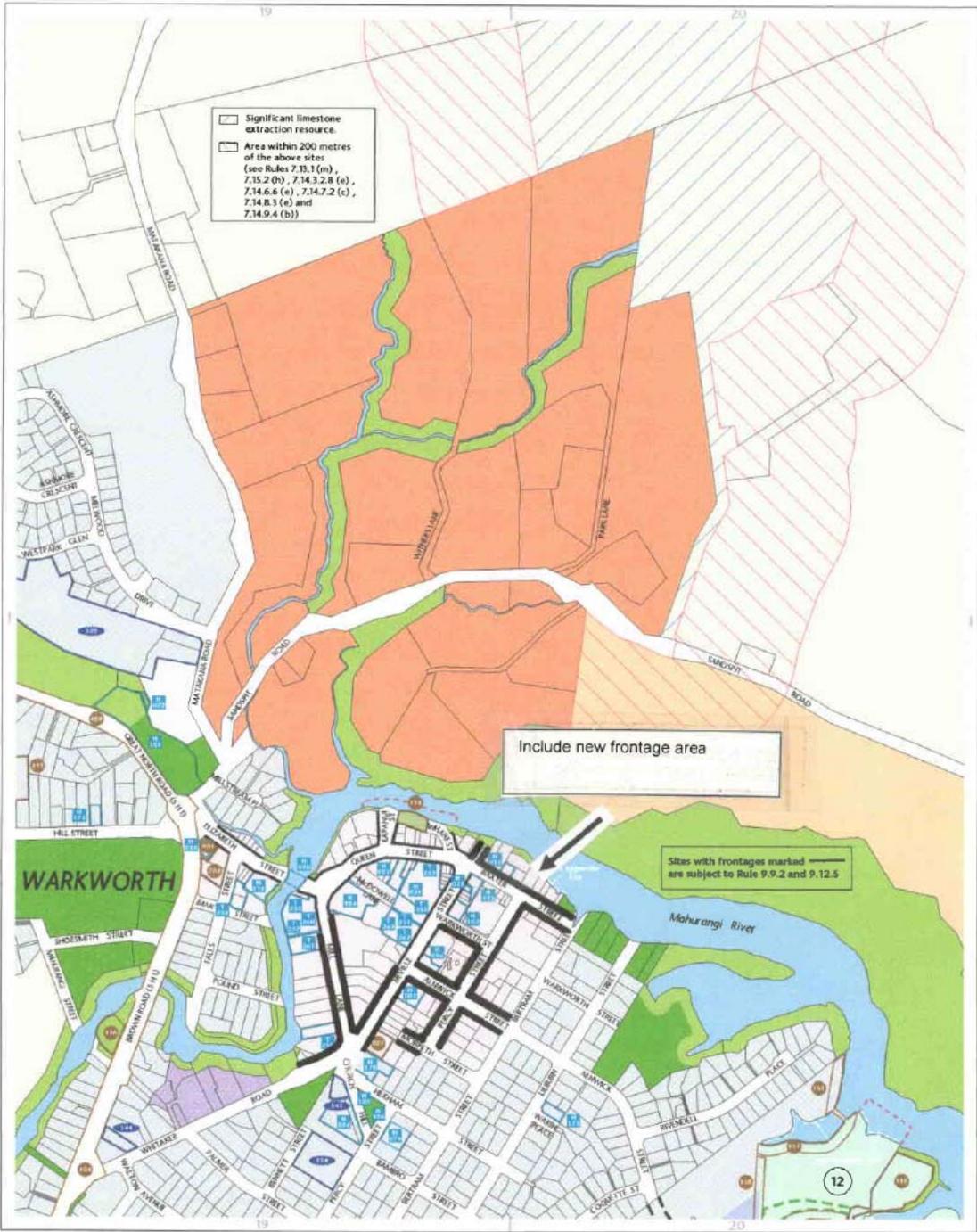
(k) Amend the Planning Maps as follows:

Extend the black line indicating sites subject to frontage rules on Planning Map 54 and attached as Appendix A.

- (I) Amend the Planning Maps as follows:

Amend Planning Map 54 to indicate the Warkworth Town Centre Policy Area as attached as Appendix B.

APPENDIX A



Zones/Policy Areas		Notations	
	General Rural		Designation (see Appendix 15A)
	Landscape Protection Rural		Schedulable or Restricted Activity (see Rules 14.8.2 and 14.8.3)
	Dune Lakes		Protected Item (see Appendix 17A-17D, 18A to Rules)
	Countryside Living Rural		Future Esplanade Reserve or Strip (see Appendix 23A to Rules)
	Countryside Living Town		Indicative Roads and Accessways (see Rules 16.11 and 23.8.13)
	East Coast Rural		Indicative Reserves (see Rules 16.11 and 23.8.13)
	Islands General		Road to be Widened or Stopped (see plans at back of Maps)
	Residential H (High Intensity)		Boundary between Special Zones
	Residential M (Medium Intensity)		Boundary of Wharf/Mooring Area
	Residential EP (Eastern Peninsula)		Airfield Height Boundary (see Appendix 1 to Maps)
	Residential PL (Physical Limitations)		Structure Plan Areas (see Appendix 6 to Maps)
	Residential L (Low Intensity)		HP Gas Pipelines (see note in front of Maps)
	Residential LP (Landscape Protection)		HV Transmission Lines (see Rule 23.18.17 and note in front of Maps)
	Retail Service		
	Mixed Business		
	Industrial		
	Open Space 1		
	Open Space 2		
	Open Space 3		
	Open Space 4		
	Open Space 5		
	Special Zones 1		
	Future Urban		
	Future Business		
	Inland Water (General)		
	Inland Water (Protection)		

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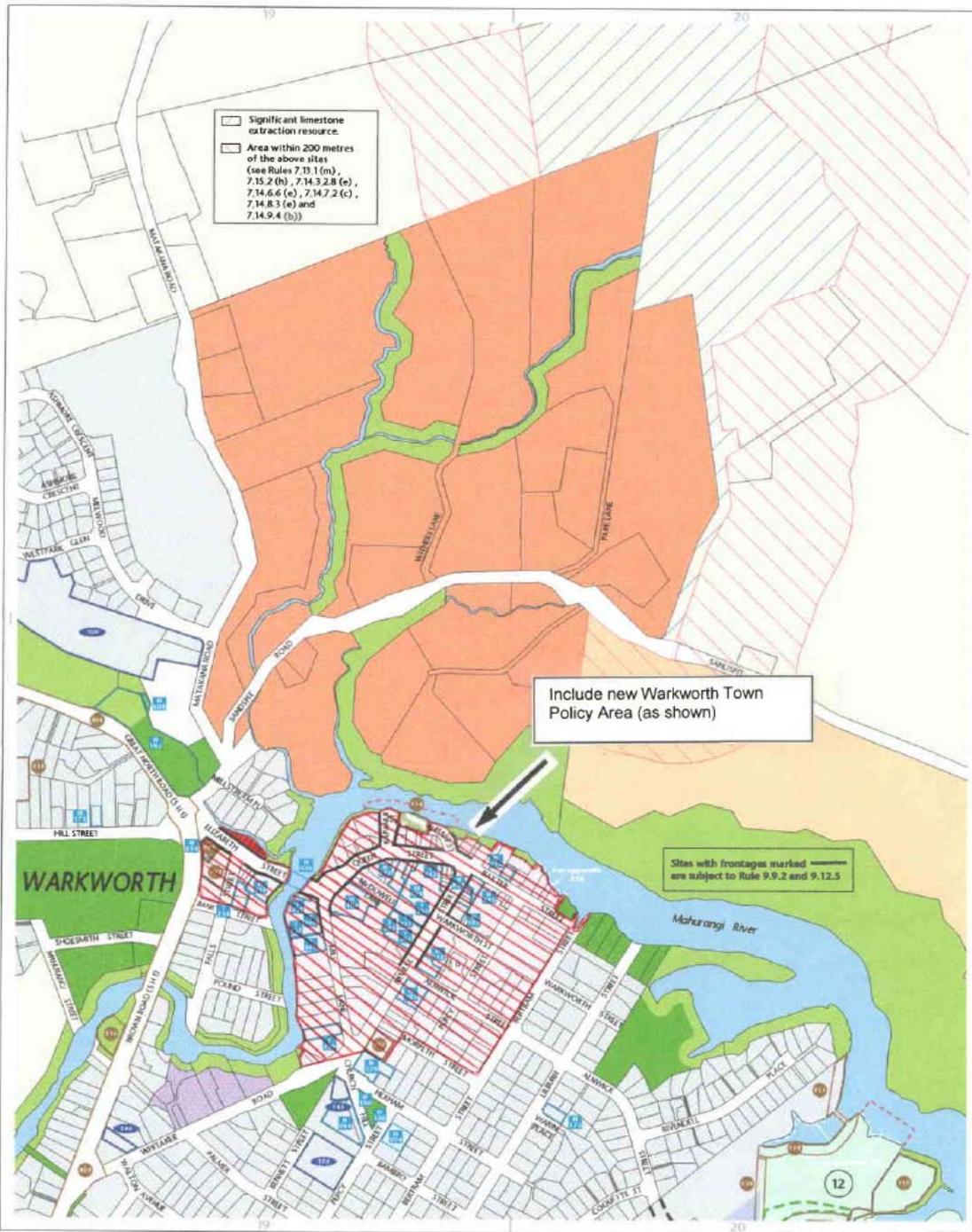
14	14	14
53	54	14
55	56	57

Decisions Version
(see Schedule of Map Amendments)

MAP 54

Scale 1: 6 000

APPENDIX B



Significant limestone extraction resource.
 Area within 200 metres of the above sites (see Rules 7.13.1 (m), 7.15.2 (h), 7.14.3.2.8 (e), 7.14.6.6 (e), 7.14.7.2 (c), 7.14.8.3 (e) and 7.14.9.4 (b))

Include new Warkworth Town Policy Area (as shown)

Sites with frontages marked are subject to Rule 9.9.2 and 9.12.5

Zones/Policy Areas		Notations	
	General Rural		Designation (see Appendix 15A)
	Landscape Protection Rural		Scheduled or Restricted Activity (see Rules 14.8.2 and 14.8.3)
	Dune Lakes		Protected Item (see Appendix 17A-17D, 18A to Rules)
	Countryside Living Rural		Future Esplanade Reserve or Strip (see Appendix 23A to Rules)
	Countryside Living Town		Indicative Roads and Accessways (see Rules 16.11 and 23.8.13)
	East Coast Rural		Indicative Reserves (see Rules 16.11 and 23.8.13)
	Islands General		Road to be Widened or Stopped (see plans at back of Maps)
	Residential H (High Intensity)		Boundary between Special Zones
	Residential M (Medium Intensity)		Boundary of Wharf/Mooring Area
	Residential EP (Eastern Peninsula)		Airfield Height Boundary (see Appendix 1 to Maps)
	Residential PL (Physical Limitations)		Structure Plan Areas (see Appendix 6 to Maps)
	Residential L (Low Intensity)		HP Gas Pipelines (see note in front of Maps)
	Residential LP (Landscape Protection)		HV Transmission Lines (see Rule 23.18.17 and note in front of Maps)
	Retail Service		
	Mixed Business		
	Industrial		
	Open Space 1		
	Open Space 2		
	Open Space 3		
	Open Space 4		
	Open Space 5		
	Special Zones		
	Future Urban		
	Future Business		
	Inland Water (General)		
	Inland Water (Protection)		

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Proposed District Plan 2000

Decisions Version
(see Schedule of Map Amendments)

14	14	14
53	54	14
55	56	57

MAP 54

Scale 1: 6 000