

9.2 Townships Zone Rules

9.2.1 Zone Purpose

The purpose of Township Zones is to maintain low density residential character interspersed with a number of non-residential activities.

9.2.2 District Rules

Attention is drawn to the following District Wide Rules which may apply in addition to any relevant Zone Rules. If the provisions of the District Wide Rules are not met then consent will be required in respect of that matter:

- (i) Heritage Protection - Refer Section 13
- (ii) Transport - Refer Section 14
- (iii) Subdivision, Development and Financial Contributions - Refer Section 15
- (iv) Hazardous Substances - Refer Section 16
- (v) Utilities - Refer Section 17
- (vi) Signs - Refer Section 18
- (vii) Relocated Buildings and Temporary Activities - Refer Section 19
- (viii) Earthworks - Refer Section 22

9.2.3 Activities

9.2.3.1 Permitted Activities

Any Activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

The following shall be **Permitted Activities**:

- i **Industrial and Service Activities** on Lot 1 DP 11752 Hawea Township, subject to compliance with Standards 11.3.5.1, 11.3.5.2, and 14.2.4, and Section 16.2.

9.2.3.2 Controlled Activities

The following shall be **Controlled Activities** provided that they are not listed as a **Prohibited, Non-Complying or Discretionary Activity** and they comply with all the relevant **Site** and **Zone** Standards. The matters in respect of which the Council has reserved control are listed with each **Controlled Activity**.

i **Garages Within the Minimum Setback from Road Boundaries**

Garages within the minimum setback from road boundaries, in respect of the location, external appearance and vehicle access.

ii **Commercial Activities**

Commercial activities within **Commercial Precincts**; in respect of:

- (a) External Appearance of Buildings
- (b) Setback from Internal Boundaries
- (c) Setback from Roads
- (d) Access
- (e) Landscaping
- (f) Screening of Outdoor Storage and Parking Areas.

iii **Visitor Accommodation**

Visitor Accommodation within **Commercial Precincts and Visitor Accommodation Sub-Zones** in respect of:

- (a) External Appearance of Buildings
- (b) Setback from Internal Boundaries

- (c) Setback from Roads
 - (d) Access
 - (e) Landscaping
 - (f) Screening of Outdoor Storage and Parking Areas.
- iv **Within the Riverside Stage 6 site, an Outline Development Master Plan of the site lodged with the Council pursuant to Rule 9.2.5.2(viii) in respect of :**
- (a) Consistency with the Riverside Stage 6 Structure Plan
 - (b) The maintenance of view shafts
 - (c) Subdivision design, lot configuration, densities and allotment sizes, including the provision for duplex development and smaller lot sizes within Sub-Zone A through comprehensive subdivision design
 - (d) Provision of an interconnected roading pattern
 - (e) The provision of a buffer area and mitigation measures to minimise noise and visual impacts from State Highway 6
 - (f) Landscaping
 - (g) The provision of Design Guidelines to apply to all buildings erected within the area subject to the Outline Development Master Plan
 - (h) Consistency with the relevant objective and policies within the Township Zone

9.2.3.3 Discretionary Activities

The following shall be **Discretionary Activities** provided they are not listed as a **Prohibited or Non-Complying** Activity and they comply with all the relevant **Zone** Standards:

- i **Visitor Accommodation**
Visitor accommodation, **except** within **Commercial Precincts** or **Visitor Accommodation Sub-Zones**.
- ii **Commercial Activities**
Commercial Activities, **except** within **Commercial Precincts**.
- iii **Commercial Recreation Activities**
- iv **Premises Licensed for the Sale of Liquor**
Premises licensed for the sale of liquor under the Sale of Liquor Act 1989, for the consumption of liquor on the premises. This rule shall not apply to the sale of liquor to any person living on the premises, or present on the premises for the purposes of dining.
- v Any Activity which is not listed as a **Non-Complying or Prohibited Activity** and complies with all the **Zone** Standards but does not comply with one or more of the **Site** Standards shall be a **Discretionary Activity** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard(s) not complied with.

9.2.3.4 Non-Complying Activities

The following shall be **Non-Complying Activities**, provided that they are not listed as a **Prohibited Activity**:

- i **Factory Farming**
- ii **Forestry activities**, except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.
- iii **Mining Activities**

- iv **Industrial and Service Activities, except on Lot 1 DP 11752 Hawea Township**
- v **Airports**
Airports **other than** the use of land and water for emergency landings, rescues and fire fighting.
- vi **Residential Flat**
- vii Any Activity which is not listed as a **Prohibited Activity** and which does not comply with one or more of the relevant **Zone** Standards, shall be a **Non-Complying Activity**.
- viii Home occupations that involve panelbeating, spray painting, motor vehicle repair or dismantling, fibreglassing, sheet metal work, bottle or scrap storage, motorbody building, fish or meat processing.

9.2.3.5 Prohibited Activities

The following shall be a **Prohibited Activity**:

- (i) Any Activity which requires an Offensive Trade Licence under the Health Act 1956.
- (ii) It is a Prohibited Activity in the Hawea Township to plant the following tree species:
 - Pinus radiata
 - Pinus muricata
 - Pinus contorta
 - Pinus ponderosa
 - Pinus sylvestris
 - Pinus nigra
 - Douglas Fir
 - All Eucalyptus varieties

Except for Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

9.2.4 Non-Notification of Applications

Any application for a resource consent for the following matters may be considered without the need to obtain a written approval of affected persons and need not be notified in accordance with Section 93 of the Act, unless the Council considers special circumstances exist in relation to any such application:

- (i) All applications for **Controlled** Activities.
- (ii) Applications for the exercise of the Council's discretion in respect of the following **Site** Standards:
 - **Access**
 - **Outdoor Living Space**
 - **Flood Risk**

9.2.5 Standards

9.2.5.1 Site Standards

i Site Density

The minimum net allotment size for each residential unit shall be 800m² **except:**

- (a) Within the Makarora Township Zone the minimum net area shall be 1000m²;
- (b) Within Subzone 'A' of the Riverside Stage 6 site at Albert Town, the minimum net allotment size per residential unit shall be 400m²;
- (c) Within Riverside Stage 6, Subzone 'B', there shall be one residential unit per allotment;

Notwithstanding the above:

For residential units to be erected on vacant shares of fee simple titles over which there is/are existing cross-lease(s) or on unit titles where a

proposed unit development plan is already approved, as at the date of notification of the District Plan, there shall be no minimum net area for the site, provided that all other applicable Site and Zone Standards are complied with, or resource consents obtained in respect of those Site Standards not complied with.

ii Building Coverage

(a) The maximum building coverage for all activities on any site shall be 35% **except** for buildings within **Commercial Precincts** or **Visitor Accommodation Sub-Zones**. Within the **Riverside Stage 6 site** at Albert Town the maximum building coverage for all activities on any site shall be:

- (i) Lots within Subzone 'A' – 40 %
- (ii) Lots within Subzone 'B' – 35%
- (iii) Lots within Subzone 'C' – 35%

iii Setback from Roads, Reserves and Access Lanes

The minimum setback of any building from road boundaries shall be 4.5m **except**:

- (a) In the Makarora Township Zones the minimum setback of any building from the State Highway shall be 8m.
- (b) In the Glenorchy Township Zone, the minimum setback of any building on the eastern side of Oban Street, south of Mull Street and on the western side of Oban Street, south of Coll Street shall be 10m.
- (c) In **Commercial Precincts** or for any listed Discretionary Activity the minimum setback of any building from road boundaries shall be 5m.
- (d) Within the Riverside Stage 6 site at Albert Town:
 - any building within the Subzone 'C' area shall be set back 10m from the boundary adjoining State Highway 6;

- within Subzone 'A', where a site is adjacent to a public reserve, there shall be a minimum setback of 2 metres for any building from the reserve boundary;
- within Subzone 'A', there shall be a minimum setback of 2m from road boundaries (excluding secondary rear access lanes);
- within Subzone 'A', where the site has access to a secondary rear access lane, all residential dwellings shall be set back at least 2 metres from the rear lane boundary, and there shall be no setback requirements for this rear lane for garages and accessory buildings;
- where sites have access to a secondary rear access lane, all residential dwellings shall front the primary public road.

iv Setback from Internal Boundaries

(a) **Except** as provided for in (b), (c) and (d) below, the minimum setback from internal boundaries for any residential or accessory building shall be:

Front Sites: One setback, minimum distance of 4.5m adjoining a boundary of at least 15m in length, plus one setback of a minimum distance of 3m and one setback of a minimum distance of 2m.

Rear Sites: All setbacks shall be 2metres

Except that, in the Township Zone at Glenorchy:

- (i) Where a Local Purpose Reserve has been taken at the time of subdivision or development (for beautification purposes) along Oban Street, the setback from the internal boundary adjoining the Local Purpose Reserve shall be 5 metres.

(b) Accessory buildings for residential activities, other than those used for the housing of animals, may be located within the setback distances from internal boundaries, where the total length of the walls of accessory buildings within the setback does not exceed 7.5m in length and there are no windows or openings along any walls within 2m of an internal boundary.

(c) Eaves, porches, balconies, bay or box windows, steps, chimneys and similar parts of residential buildings may be located within the minimum building setbacks as follows:

- eaves up to 0.6m into the setback; and
- balconies and bay or box windows of less than 3m in length may project into the setback by up to 0.6m. Only one such balcony or bay or box window intrusion is permitted on each setback of each building; and
- porches and steps up to 0.6m into a setback; provided they measure no more than 2m parallel to the nearest internal boundary and provided that the floor level of any such porch or the top of any steps shall be no higher than 1m above ground level. Only one such porch or set of steps is permitted on each setback of each building; and
- chimneys may project into the setback by no more than 0.6m provided the chimney measures no more than 1.2m measured parallel to the nearest internal boundary. Only one chimney is permitted on each setback of each building.

Provided that no part of any balcony or window which is located within a setback shall be higher than 3m above ground level.

(d) No setback is required where residential or accessory buildings on adjoining sites have a common wall on an internal boundary provided that only one common wall is permitted per residential unit.

(e) The minimum setback from internal boundaries for any non-residential building, except within **Commercial Precincts** or **Visitor Accommodation Sub-Zones** or for any listed Discretionary Activity, shall be:

Front Sites

one setback - 8m where the site adjoins a residential activity
 other setbacks - 5m where the site adjoins a residential activity.

Rear Sites

all setbacks - 8m where the site adjoins a residential activity.

(f) The minimum setback from internal boundaries for commercial activities within that part of the Glenorchy Community Precinct as annotated as 'Commercial Precinct Extension Area' on Planning Map 25 shall be 2m where the site adjoins any land which contains a residential activity.

v Access

Each residential unit shall have legal access to a formed road **except**:

(a) Within the Riverside Stage 6 site at Albert Town, where access to a secondary rear lane is available, all garaging and vehicle access to the site must be provided via this rear lane.

vi Continuous Building Length

Where the aggregate length of buildings measured parallel to any internal boundary exceeds 16m; either

the entire building(s) shall be set back an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback (continuous façade(s) at the same distances from the boundary)

or

that part of the building(s) which exceeds the maximum building length shall be progressively set back 0.5 m for every 6 m of additional length or

part thereof from the minimum yard setback (varied façade(s) with stepped setbacks from the boundary).

Refer Appendix 6

vii Outdoor Living Space

- (a) The minimum provision of outdoor living space for each residential unit, contained within the net area of the site, shall be 100m² contained in one area with a minimum dimension of 5m.
- (b) The outdoor living space shall be readily accessible from a living area.
- (c) No outdoor living space shall be occupied by any building (other than an outdoor swimming pool or accessory building of less than 8m² gross floor area), driveway or parking space.

viii External Appearance of Buildings

In the Glenorchy Township Zone the principal roof of all buildings must be designed with a minimum pitch from the horizontal of 25°. The angle of pitch shall be towards the centre of the building from the longest external side of the building.

Except that:

Up to 60% of the roof area, in the form of lean-to's, verandas and other such projections, may be of a lesser pitch.

ix Flood Risk

No building, greater than 20m² in gross floor area, shall be constructed or relocated in the Township Zones below, with a ground floor level less than:

- (a) RL 312.8 masl (412.8m Otago Datum) at Kinloch, Glenorchy and Kingston.

Refer Planning Maps 25 & 39

It is noted that the ground level of some individual sections within the area shown as flood prone have already been built up to at

least 312.8 masl (412.8 Otago Datum) in order to alleviate the flood hazard

- (b) 349.2 masl (449.2m Otago Datum) at Hawea.

For the purpose of Rule 9.2.5.1(ix)(a) above, the 'ground floor level' means the lowest floor level in any building and includes basements, or any other basement room, whether inhabited or uninhabited, but does not include garages used for the sole purpose of vehicle storage.

x Nature and Scale of Non-Residential Activities

No more than 40m² of the gross floor area of buildings on a site shall be used for non-residential activities **except** within **Commercial Precincts** or **Visitor Accommodation Sub-Zones**.

xi Boundary Planting (Hawea)

- (a) No tree or hedgerow boundary planting shall exceed 1.9 metres in height within 2 metres of the boundary, at any point of its length.

xii Deleted

xiii Fence Heights

Within the Riverside Stage 6 site at Albert Town, no solid fence constructed or otherwise erected within the Road Setback shall exceed 1.2m in height above ground level.

9.2.5.2 Zone Standards

i Building Coverage

- (a) The maximum building coverage for all activities on any site shall be 40% **except** for buildings within **Commercial Precincts** or **Visitor Accommodation Sub-Zones**.

- (b) In **Commercial Precincts** the maximum building coverage on any site shall be 80%.
- (c) In **Visitor Accommodation Sub-Zones** the maximum building coverage on any site shall be 70%.

ii Building Height

Ground slope in relation to building height shall be determined by measurement over the extremities of each building elevation.

Where any elevation indicates a ground slope of greater than 6 degrees (approximately 1:9.5) then rule 9.2.5.2(ii)(b) Sloping sites where the ground slope is greater than 6 degrees (i.e. greater than 1 in 9.5), shall apply.

Where all elevations indicate a ground slope of less than 6 degrees (approximately 1:9.5), then rule 9.2.5.2(ii)(a) Flat sites where the ground slope is equal to or less than 6 degrees (i.e. equal to or less than 1 in 9.5), shall apply.

Refer to Appendix 4 and the definitions of Height and Ground Level.

(a) Flat Sites where the ground slope is equal to or less than 6 degrees (i.e. equal to or less than 1 in 9.5)

The maximum height for buildings shall be 7.0m; and in addition no part of any building shall protrude through a recession line inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point on the site boundary.

Except

- (i) gable and hip ends may encroach beyond the recession lines provided they are contained within a calculated area(s) no greater than 6m² with the apex no higher than a point 1 metre below the maximum height for the zone and the base of the area(s) at the level of recession line protrusion.
- (ii) in the Kingston, Kinloch and Hawea Township Zones no building, or part of any building, constructed or relocated to comply with the ground floor levels in 9.2.5.1(ix) shall protrude through a

surface drawn parallel to and 7m vertically above ground level or 5.5 m above 312.8 masl, whichever is the highest.

- (iii) in the Glenorchy and Makarora Township Zones no building, or part of any building, constructed or relocated to comply with the ground floor levels in 9.2.5.1(ix) shall protrude through a surface drawn parallel to and 5.5m vertically above ground level.

Except that in that part of Glenorchy Township Zone shown on Planning Map 25 as being within an area of potential flooding:

No building or part of any building shall protrude through a surface drawn parallel to and 5.5 metres vertically above 312.80 masl (412.80 Otago Datum).

(b) Sloping sites where the ground slope is greater than 6 degrees (i.e. greater than 1 in 9.5)

The maximum height for buildings shall be 7.0m.

Except

- (i) no part of any accessory building located within the setback distances from internal boundaries shall protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.
- (ii) in the Kingston, Kinloch and Hawea Township Zones no building, or part of any building, constructed or relocated to comply with the ground floor levels in 9.2.5.1(ix) shall protrude through a surface drawn parallel to and 7m vertically above ground level or 5.5m above 312.8 masl, whichever is the highest.
- (iii) in the Glenorchy and Makarora Township Zones no building, or part of any building, constructed or relocated to comply with the ground floor levels in 9.2.5.1(ix) shall protrude through a surface drawn parallel to and 5.5m vertically above ground level.

Refer to the definitions of Height and Ground Level.

iii Glare

- (a) All fixed exterior lighting shall be directed away from adjacent roads and sites.
- (b) No activity on any site shall result in greater than a 3.0 lux spill (horizontal and vertical) of light to any other site measured at any point inside the boundary of the other site.

iv Heavy Vehicle Storage

No more than one heavy vehicle shall be stored or parked overnight on any site for any activity **except** within **Commercial Precincts** and **Visitor Accommodation Sub-Zones**. The standard applies to residential and non-residential activities cumulatively.

v Boarding and Keeping of Animals

No animals, except for domestic pets, shall stay overnight on a site except for a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes. There shall be no keeping of pigs and/or commercial livestock.

vi Noise

- (a) Sound from non-residential activities measured in accordance with NZS 6801:2008 and assessed in accordance with NZS 6802:2008 shall not exceed the following noise limits at any point within any other site in this zone:

(i)	daytime	(0800 to 2000 hrs)	50 dB LAeq(15 min)
(ii)	night-time	(2000 to 0800 hrs)	40 dB LAeq(15 min)
(iii)	night-time	(2000 to 0800 hrs)	70 dB LAFmax
- (b) Sound from non-residential activities which is received in another zone shall comply with the noise limits set in the zone standards for that zone.

- (c) The noise limits in (a) shall not apply to construction sound which shall be assessed in accordance and comply with NZS 6803:1999.
- (d) The noise limits in (a) shall not apply to sound associated with airports or windfarms. Sound from these sources shall be assessed in accordance and comply with the relevant New Zealand Standard, either NZS 6805:1992, or NZS 6808:1998. For the avoidance of doubt the reference to airports in this clause does not include helipads other than helipads located within any land designated for Aerodrome Purposes in this Plan.
- (e) The noise limits in (a) shall not apply to sound from Plantation Forestry where the Resource Management (National Environmental Standard for Plantation Forestry) Regulation 2017 prevails.

vii Nature and Scale of Non-Residential Activities

- (a) No more than 60m² of the gross floor area of the buildings on a site shall be used for non-residential activities **except** within **Commercial Precincts** or **Visitor Accommodation Sub-Zones**.
- (b) No goods, materials or equipment shall be stored outside a building, except for vehicles associated with the activity parked on the site overnight.
- (c) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a building.

viii Riverside Stage 6 – Outline Development Master Plan

No subdivision or development shall take place within Subzones 'A', 'B' or 'C' identified on the Riverside Stage 6 Structure Plan unless in accordance with an Outline Development Master Plan that has been lodged and approved by Council pursuant to Controlled Activity Rule 9.2.3.2(iv).

ix Subdivision, use and development – Riverside Stage 6

All subdivision, use and development within Riverside Stage 6 shall be generally in accordance with the Riverside Stage 6 Structure Plan identified on the last page of this section. Reserves, including neighbourhood parks, and areas of open space and rear lanes may be subject to changes in location and form through the Outline Development Master Plan process.

9.2.6 Resource Consent – Assessment Matters

The Assessment Matters which apply to the consideration of resource consents in the Township Zone are specified in Section 9.3.

9.3 Resource Consents - Assessment Matters Townships Zone

9.3.1 General

- (i) The following Assessment Matters are methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (ii) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant *Assessment Matters* set out in Clause 9.3.2 below.
- (iii) In the case of *Controlled and Discretionary Activities*, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s), the assessment matters taken into account shall only be those relevant to that/these standard(s).
- (iv) In the case of *Controlled Activities*, the assessment matters shall only apply in respect to *conditions* that may be imposed on a consent.
- (v) Where an activity is a *Discretionary Activity* because it does not comply with one or more relevant Site Standards, but is also specified as a *Controlled Activity* in respect of other matter(s), the Council shall also apply the relevant assessment matters for the Controlled Activity when

considering the imposition of conditions on any consent to the discretionary activity.

9.3.2 Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

- i **Controlled Activity - Garages within Road Setback Provisions**
Conditions may be imposed to ensure that:
 - (a) The garage is sited and designed to mitigate against any adverse effects on the visual values of the streetscape and views.
 - (b) The location and design of vehicle access is such as to protect the safe and efficient movement of vehicles.
- ii **Controlled Activity - Visitor Accommodation and Commercial Activities**
Conditions may be imposed to ensure that:
 - (a) Buildings and structures are located to mitigate against the loss of visual values.
 - (b) The location and design of vehicle access, parking and loading areas are such as to protect the safe and efficient movement of vehicles on the adjoining roads and arterial routes.
 - (c) The size, location and design of parking and loading areas and their relationship to the activity, buildings and outdoor display areas are such as to encourage vehicles to park on the site and are capable of accommodating likely vehicle demand.
 - (d) The location and orientation of buildings, outdoor display areas and advertising signs are such as to encourage vehicles to park on the site.

- (e) The location and design of vehicle access, parking and loading areas are such as to avoid adverse effects on neighbouring properties in terms of noise, vibration and glare from vehicles entering and leaving the site.

iii Controlled Activity - Outline Development Master Plan for Riverside Stage 6.

Conditions may be imposed to ensure that:

- (a) Subdivision design and configuration:
 - (i) Methods are identified to integrate the development with the existing pattern and character of development at Albert Town.
 - (ii) Lots are orientated to achieve maximum solar gain, and where possible lots are provided that are deep and align north-south with streets aligned east-west.
 - (iii) Methods are incorporated to encourage coordinated building styles, materials and external elements.
 - (iv) A permeable layout with strongly defined active street frontages is achieved.
- (b) Development Density
 - (i) There is a mix of allotment sizes throughout the development
 - (ii) Wherever possible, smaller lots are located alongside parks and reserves.
 - (iii) Duplex development within 50-55% of sub-zone A is encouraged with the Outline Development Master Plan
- (c) Roading, Pedestrian and Cyclist Connectivity:
 - (i) Secondary rear access lanes for lots fronting the central main street are provided where possible.

- (ii) Alignment, design and treatment of roading promotes safe vehicle speeds.
- (iii) Where possible and cost effective, incorporate techniques where roads and public spaces can provide “green engineering” solutions for drainage.
- (iv) Street planting and beautification techniques are identified.
- (v) The ‘Albert Town Loop Walkway’ is continued through the escarpment area linking with existing walking links to Mt Iron.
- (vi) Easy to walk pedestrian linkages are provided throughout the road network and via dedicated walkways from residential lots to neighbourhood parks and the escarpment reserves areas.
- (v) Cycleways are provided throughout the site.

- (d) Reserve Areas
 - (i) An appropriate number of neighbourhood parks to be used for children’s play areas, recreational spaces and/or community purposes to be interspersed throughout the development.
 - (ii) Provision is made for planting of trees within neighbourhood parks.
 - (iii) The western escarpment and wetland areas are created as public reserve areas.
 - (iv) Appropriate methods to supplement and/or protect native vegetation within the western escarpment and ecological values within the wetland area are adopted.
- (e) Landscaping
 - (i) Appropriate design responses to managing the interface between the site and State Highway 6 are adopted.

- (f) Built Form

- (i) Appropriate building style and external appearance guidelines are provided, and methods for their implementation identified, such as via developer design approval processes, the use of a pattern book and/ or the use of covenants or encumbrances.
- (ii) Residential design guidelines are adopted that are to be employed on those lots identified to enable higher density development.
- (iii) The adoption of building standards to remedy or mitigate the effects of noise from traffic use of State Highway 6 on any habitable rooms within 80 metres of the State Highway 6 carriageway.

(g) Parking and Garaging

- (i) Provision is made to require all driveways to include sufficient space for vehicles to stand completely clear of the road and footpath.

iv Discretionary Activity - Visitor Accommodation, Commercial Recreation Activities and Premises Licensed for the Sale of Liquor

(a) Any adverse effects of the activity in terms of:

- (i) Noise, vibration and lighting from vehicles entering and leaving the site or adjoining road, which is incompatible with the levels acceptable in a low-density residential or rural living environment.
- (ii) Loss of privacy.
- (iii) Levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road and arterial route.
- (iv) Pedestrian safety in the vicinity of the activity.

- (v) Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.

- (b) The ability to mitigate any adverse effects of the additional traffic generation through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

- (c) The ability to supply water, and dispose of sewage, stormwater and other wastes.

- (d) Any potential adverse effect of air emissions generated by fires on visual air clarity.

v Discretionary Activity - Commercial Activities

- (a) The extent to which the activity will result in levels of traffic generation or pedestrian activity, which is incompatible with the character of the surrounding residential area. In particular, to recognise the need for safe and efficient arterial routes.

- (b) Refer iv b, c and d above.

- (c) Any adverse effects of increased levels of pedestrian activity as a result of the retail sales in terms of noise, disturbance and loss of privacy which is inconsistent with the township environment.

- (d) The extent to which retail sales from the site are an integral and necessary part of other activities being undertaken on the site and assist in providing alternative home-based employment and income-generating opportunities for residents or occupiers of the site.

- (e) The proximity of the site of the retail sales to the sites of scheduled commercial or community activities, or to arterial roads.

vi Building Height

- (a) Whether any earthworks have been carried out on the site prior to the date of notification (10 October 1995) that have lowered the level of the site.
- (b) Whether there are rules requiring the site to be built up, e.g. for flood protection purposes.
- (c) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.

vii Site Density and Building Coverage

- (a) The extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings.
- (b) The ability to provide adequate opportunity for landscaping.
- (c) The extent to which there is a need to decrease the site size or increase the building coverage in order to undertake the activities on site.
- (d) The extent to which the proposed building will be compatible with the scale of other buildings in the surrounding area.
- (e) The ability to provide adequate on-site vehicle parking and manoeuvring space.
- (f) With regard to proposals that breach one or more zone standard(s), whether and the extent to which the proposal will facilitate the provision of a range of Residential Activity that contributes to housing affordability in the District.
- (f) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.

- (g) The ability to mitigate any adverse effects of increased coverage or site density.

viii Setback from Roads

- (a) The extent to which the intrusion into the street scene is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site.
- (b) The ability to provide adequate opportunity for landscaping in the vicinity of road boundaries, which will mitigate the effects of the building intrusion into the street scene.
- (c) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road.
- (d) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.
- (e) The extent to which the bulk and external appearance of the proposed building is in keeping with those of existing buildings on the site.

ix Setback from Internal Boundaries

- (a) The extent to which intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site.
- (b) Any adverse effects of the proximity or bulk of the building, in terms of visual dominance of the outlook from adjoining sites and buildings, which is out of character.
- (c) Any adverse effects on adjoining sites in the proximity of the building, in terms of reduced privacy through being overlooked from, or being in close proximity to, neighbouring buildings to an extent which is inconsistent with the suburban living environment.

- (d) Any adverse effects of the proximity or bulk of the building in terms of loss of daylight on adjoining sites.
- (e) The ability to provide adequate opportunities for landscaping.
- (f) Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (g) Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.
- (h) The ability to mitigate any adverse effects of the proposal on adjoining sites.

x Access

- (a) The extent to which alternative formed access can be assured to the residential unit in the long-term.
- (b) The extent to which the level and nature of the use of the activity will make it unlikely that access by way of a formed road will ever be necessary.
- (c) The level of financial contribution required to be made to the Council towards the formation of the road to a standard suitable for residential access, taking into account the levels of traffic likely to be generated by the use of the residential unit in relation to the existing use of the road, as referred to in Rule 15.2.5.

xi Continuous Building Length and External Appearance of Buildings

- (a) Any adverse effects of the continuous building length in terms of visual dominance by building(s) on the outlook from the street and adjoining sites, in a manner which is out of character with the local area.
- (b) The extent to which the continuous building length or the external appearance of the building detracts from the pleasantness and openness of the site, as viewed from the street and adjoining site.

- (c) The ability to mitigate any adverse effects on the visual amenities of the area, of the continuous building through increased separation distances, screening or use of other materials.

xiii Outdoor Living Space

- (a) The extent to which the reduction in outdoor living space and/or its location will adversely affect the ability of the site to provide for the outdoor living needs of likely future residents.
- (b) Any alternative provision on, or in close proximity to, the site for outdoor living space to meet the needs of likely future residents.
- (c) The extent to which the reduction in outdoor living space or the lack of sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.

xiv Flood Risk

- (a) The likelihood of the proposed building being threatened by flooding or ponding.
- (b) The extent to which the construction of the building will result in the increased vulnerability of other sites to flooding.

xv Nature and Scale of Non-Residential Activities

- (a) The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density residential environment.
- (b) The extent to which the character of the site will remain dominated by landscaping rather than by buildings and areas of hard surfacing.
- (c) The extent to which the activity will result in the loss of residential activity on the site.

- (d) Any adverse effects of the activity in terms of vibration, glare, loss of privacy, traffic and/or parking congestion.
- (e) The extent to which the activity provides a local function by meeting the needs of residents within the surrounding residential environment or visitors to the township.
- (f) The ability to mitigate any adverse effects of the increased scale of activity.
- (g) The extent to which the proposed activity will detract from the pleasantness, coherence and attractiveness of the site.
- (h) Any adverse effects of the activity on the outlook of people on adjoining sites.
- (i) The extent to which the activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.
- (j) The ability to screen the activity from adjoining roads and sites by alternative means.
- (k) The ability to mitigate any adverse effects of the activity on adjoining roads and sites.

xvi Non-Residential Activities - Density of Development

- (a) The effect of any proposed intensification of any land use activity, beyond the limits prescribed in the relevant rules, on the character and quality of the locality contained within the zone.

xvii Keeping of Animals

- (a) The number of pigs to be kept on site and the extent to which they may detract from the quality and amenity of the surrounding environment, particularly in terms of smell, noise and outlook.

- (b) The extent to which the animals will be housed within buildings and the proximity of those buildings to adjoining properties. Where animals are free ranging the means of separating them from boundary fences and other property in separate ownership.
- (c) The volume and type of traffic which may be generated to the site in relation to the boarding of animals and/or pigs and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- (d) The frequency that vehicles may visit the site in relation to the boarding of animals and/or keeping of pigs, the hours within which they will arrive and depart and the degree of impact this will have on the amenity and privacy of surrounding residential sites.
- (e) The degree to which any lighting within the site used in relation to the keeping of animals and/or pigs may adversely affect the amenity and quality of the environment.
- (f) The nature of activities on adjacent sites, the extent to and manner in which the keeping of animals and/or pigs may impact upon those activities.

xviii Deleted

xviv General - Consistency with the Glenorchy Community Plan

- (a) In respect of the Glenorchy Township, in considering whether or not to grant consent or impose conditions, the Council shall have regard to:

whether and to what extent the application is consistent with the Glenorchy-Head of the Lake Community Plan (2001) and any amendments thereto.

