

6. TOWN CENTRES ZONE

6.1 ZONE STATEMENT

The Town Centres Zone covers the central 'core' areas of the two main towns in the District, Cambridge and Te Awamutu. These areas contain concentrations of the most visitor and employee intensive activities such as retail, personal services and offices.

As outlined in Section 5 of Part 1 of this Plan, the broad strategy for these activities (traditionally classified as 'commercial') is to concentrate visitor-intensive activities, particularly retailing, in defined central areas and to discourage the spread of visitor-intensive activities into the surrounding General and Residential Zones.

While market forces tend to exclude activities which do not require location in the town centres, the Rules allow any activity complying with the performance standards, recognising that uses such as service industry and residential can make efficient use of existing buildings and properties awaiting redevelopment.

Performance standards for the Zone recognise the need to maintain a high standard of amenity for the large numbers of people working in and visiting the town centres. Special requirements are set out for the 'shopping frontages' defined on the Planning Maps.

6.2 ANTICIPATED ENVIRONMENTAL RESULTS

1. Efficient use of existing resources, buildings and infrastructure within the Town Centres.
2. Efficient investment in conversions, new buildings and new infrastructure within areas defined for high density development.
3. Maintenance and enhancement of amenities of the Cambridge and Te Awamutu town centres, particularly from the perspective of pedestrians.

6.3 ACTIVITIES

6.3.1 RULE - Categories of Activities

(Refer to Policy AD4(1), CO3, CO6, CO19, TR8)

Subject to the detailed provisions of the Rules in this Section, the following are the categories of activities allowed in the Town Centres Zone.

1. Any activity which complies with the Site Performance Standards shall be a **Permitted Activity** except

- those activities specified as Controlled Activities, Discretionary Activities and Prohibited Activities.
2. Any activity which does not comply with any one or more of the Conditions for Permitted Activities shall be a **Controlled, Discretionary or Non-Complying Activity** in respect of that standard or standards, whichever is specified in the relevant Rule.
 3. The following shall be **Controlled Activities**:
 - a) The construction or alteration of, and addition to, buildings and structures in the Central Cambridge Character Area.
 - b) Resiting of existing buildings not complying with Rule 6.4.1.
 4. The following shall be **Non Complying Activities**:
 - a) Fortified Site(s).

(Refer to Policies RU54A, RU54B, IN15, IN15A, CO24, CO24A)
 5. The following shall be **Prohibited Activities**:
 - a) Any activity listed in Administration - Rule 1.4.4.

6.4 CONDITIONS FOR PERMITTED ACTIVITIES

NOTE: In addition to the following standards, special restrictions apply to particular sites identified on the Planning Maps, such as historic sites. Attention is also drawn to known physical hazards which are recorded on separate hazard maps maintained by the Council.

(Refer to Policies AD4, CO1, CO8, RC7, RS30)

6.4.1 RULE - Resiting of Existing Buildings

No building shall be resited and used for any purpose in the Town Centres Zone except by resource consent, provided that this Rule shall not apply to new prefabricated buildings or previously used single storey buildings of less than 40m² floor space.

Activities which do not meet the requirements of Rule 6.4.1 shall be **Controlled Activities** and shall be considered under Rule 6.5.1.

(Refer to Policies CO9, RS30)

6.4.2 RULE - Site Layout

Outdoor storage areas and outdoor areas used for any trade or industrial processes visible from any road or other public place or from the windows of existing neighbouring buildings used for residential or travellers' accommodation purposes shall be screened by landscaping or solid walls or fences.

Activities not complying with Rule 6.4.2 shall be **Non-Complying Activities**.

(Refer to Policy CO8)

6.4.3 RULE - Landscaping

(Refer to corresponding Rules 1.7.11, 1.7.12, 1.7.13)

Sections of site boundaries shall be landscaped to a minimum depth of 2.0 metres (except for required access/egress points) where the sections of boundary:

1. adjoin a Residential Zone; or
2. face a Residential Zone across a road; or
3. adjoin or face a General Zone site used for residential purposes.

Landscaping shall not obscure driver visibility at street corners or at vehicle access points.

Activities not complying with Rule 6.4.3 shall be **Discretionary Activities** and shall be considered under Rule 6.6.2.

(Refer to Policies CO7, RS30)

6.4.4 RULE - Security Fencing

Fences and walls visible from roads and other public places shall not exceed 1.8 metres in height and shall not incorporate barbed wire.

Activities not complying with Rule 6.4.4 shall be **Non-Complying Activities**.

(Refer to Policy CO8)

6.4.5 RULE - Off-Street Parking and Loading

1. General

Where any development or redevelopment on a site occurs, off-street parking and loading facilities shall be provided.

2. Cash-in-lieu

Parking shall be provided on the site or with Council approval (as a **Controlled Activity**) nearby. The Council may accept cash-in-lieu of parking where the Council has provided or intends to provide off-street parking in the locality.

The fee for cash-in-lieu for off-street parking shall be \$1,625 (including GST) as at 30 September 2005 for each carparking space, adjusted according to any annual movement in the Consumer Price Index.

Some of the required carparking spaces may be reserved for bicycles or motorcycles.

3. Trade Vehicles

Off-street parking and loading facilities shall be provided for trade vehicles associated with the activities carried out on each site. Parking and loading facilities for trade vehicles shall be designed to accommodate the 99 percentile two axled truck as shown in Appendix 7 and designed so that vehicles are not required to reverse on or off any street.

4. Car Parking

Off-street carparking shall be provided as follows:

- ground floor: 1 space per 45m² gross floorspace minimum
- other floorspace: 1 space per 50m² gross floorspace minimum

provided that only floorspace in excess of that existing on the site prior to the development or redevelopment shall be taken into account.

Up to 1 in 10 carparks may be replaced by bicycle stands, each providing for at least 5 bicycles.

5. Engineering Standards

Off-street carparking and vehicle circulation areas shall be designed to no lesser standard than the examples in Appendix 8 except that in the case of residential units one of the spaces allocated to any unit may be part of the vehicle access way to the other space, for example the individual driveway to a garage. Except in the case of sites containing a single dwellinghouse, off-street carparking and vehicle circulation areas shall be designed so that vehicles are not required to reverse on or off any street.

Off-street parking and loading areas shall be sealed and drained to the Council's Engineering Standards.

NOTE: Attention is drawn to the requirements of the Disabled Persons Community Welfare Act 1975.

Activities not complying with Rule 6.4.5 shall be **Discretionary Activities** and shall be considered under Rule 6.6.3.

(Refer to Policies CO10, CO11, TR5, TR6, TR8)

6.4.6 RULE - Vehicle Access to Sites

With the exception of sites with frontage only to street frontages identified on the Planning Maps as 'shopping frontage' and properties fronting State Highway 3, each site shall be provided with vehicle access by way of vehicle crossing constructed from the carriageway to the property boundary to the standards of the Waipa District Council Code of Practice for Land Development and Subdivision: May 1995 and amendments and the RTS Standard No.6 'Guidelines for Visibility at Driveways'.

Vehicle crossings shall be a minimum of 3.6 metres wide.

Sites shall be served by a single vehicle crossing.

Where a site is a corner site, only one vehicle crossing per frontage is permitted and this shall be situated as far as practical from the intersection, and with no part of a crossing closer than 15.0 metres from the corner of the site in the case of crossings servicing non-residential activities and 8.0 metres in the case of residential activities.

Where a site has frontage to a public or private service lane, all vehicle access shall be from the service lane.

Where a site has frontage to a Primary Road and a Secondary Road but no frontage to a service lane, all vehicle access shall be from the Secondary Road.

There shall be no restriction on the number, length or location of vehicle crossings to public or private service lanes.

There shall be no vehicle access by way of a vehicle crossing constructed from the road carriageway to the boundary of a property fronting State Highway 3 (Sloane Street and Arawata Street).

Vehicle access to Town Centres Zone may cross General Zones.

Activities not complying with Rule 6.4.6 shall be **Discretionary Activities** within the limits prescribed in Rule 6.6.4

(Refer to Policies TR2-TR4, TR9)

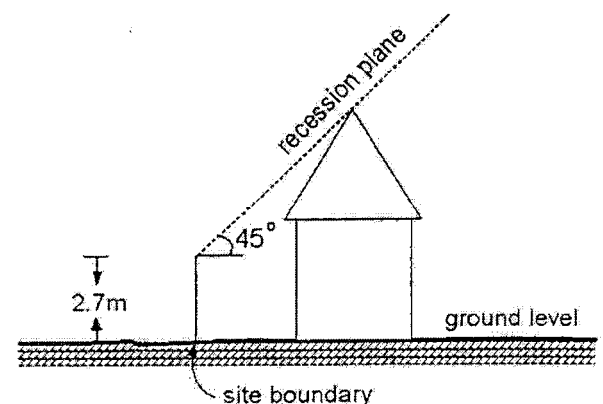
6.4.7 RULE - Height of Buildings and Other Structures

No building or other structure shall penetrate a height plane 20.0 metres parallel to the ground.

No building or other structure shall penetrate a recession plane at right angles to street boundaries inclined inwards at an angle of 45 degrees from the centre of the legal road, or in the case of roads over 20 metres wide from a line 10 metres outside the site boundary.

No building or other structure including stored material such as containers shall penetrate a recession plane at right angles to a boundary inclined inwards at an angle of 45 degrees from 2.7 metres above finished ground level in the case of:

- Boundaries with a Residential Zone, and
- Boundaries with a General Zone, except that this requirement shall not apply to sections of boundary where existing or committed buildings and other structures on the adjoining site do not meet this standard. In those situations, buildings and other structures shall not penetrate the recession plane originating 2.7 metres above finished ground level equivalent to the corresponding recession plane touched on the adjoining site. Where ground level of buildings are irregular, each section of boundary shall be considered separately. For the purposes of this Rule 'committed' means where a building consent has been issued.



Notwithstanding the above, chimneys, cyclones, spires, flagpoles and aerials may exceed the height plane and recession plane by a maximum of an additional 10 metres.

Activities not complying with Rule 6.4.7 shall be **Discretionary Activities** within the limits prescribed in Rule 6.6.5.

(Refer to Policies RS82-RS84, CO6, CO8, CO9)

6.4.8 RULE - Signs

NOTE: See definition of 'sign' in Rule 13 Definitions.

The following signs are permitted:

1. Signs of any materials erected by the Council, Transit New Zealand, or the Automobile Association for the information and the direction and control of traffic and pedestrians.
2. Signs advertising that the land or premises are for sale or lease.
3. Signs erected on a construction site during actual construction giving details of the project.
4. Signs giving information on forthcoming elections or cultural, religious, educational or sporting events. Maximum period of display 3 months, maximum size 3 m², maximum total area of signs on one site 3 m², provided that the aggregate time that one or more signs may be displayed on a site shall not exceed 3 months in any 12 month period.
5. Any other signs directly related to activities undertaken on the site.

Provided that such signs are:

- i) placed so that where attached to a building no part protrudes above the eaves or parapet, or where free standing are placed so that no part is more than 4.0 metres above ground level;
- ii) placed so that where over a verandah no part of a sign extends more than 1.2 metres above the lowest point of the top surface of the verandah; and
- iii) placed so that where under a verandah the sign is at right angles to the street, the bottom of the sign is at least 2.4 metres above the level of the kerb and the maximum length of the sign shall not exceed 2.4m.

Any signs or parts of signs within 5 metres of a street frontage facing a Residential Zone shall meet the requirements for signs in the General Zone.

Activities not complying with Rule 6.4.8 shall be **Discretionary Activities** and shall be considered under Rule 6.6.1.

(Refer to Policies CO16, TR9)

6.4.9 RULE - Noise

1. General

All activities shall be conducted and buildings located, designed and used to ensure that noise levels do not exceed the following limits:

- a) Within the boundary of any site zoned Residential

Monday to Friday
7.00am to 10.00pm 50dBA(L10)

Saturday
7.00am to 6.00pm 50dBA(L10)

At all other times
including public holidays 35dBA(L10)

- b) Within the boundary of any site zoned General

Monday to Saturday
7.00am to 10.00pm 50dBA(L10)

At all other times
including public holidays 40dBA (L10)

- c) Within the boundary of any site zoned Town Centres

Monday to Saturday
7.00am to 10.00pm 55dBA(L10)

At all other times
including public holidays 45dBA (L10)

- d) Within the boundary of any site zoned Industrial

Monday to Saturday
7.00am to 10.00pm 60dBA (L10)

At all other times
including public holidays 45dBA (L10)

- e) Within the boundary or notional boundary of any site zoned Rural

Monday to Saturday
7.00am to 7.00pm 50dBA (L10)

At all other times
including public holidays 35dBA (L10)

No single event noise level L_{max} shall exceed 65dBA at night time (10.00pm to 7.00am) during the periods covered by 'all other times' above.

The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:1991 Measurement of Sound and NZS 6802:1991 Assessment of Environmental Sound.

Prior to any activity being established or building consent being granted, evidence that these standards will be met may be required by Council.

NOTE: For some activities it will be sufficient to simply indicate the intended use (e.g. residential); for others, evidence from a suitably qualified person will be required.

2. Vibration

Vibration emanating from a site shall meet the limits recommended in, and be measured and assessed in accordance with New Zealand Standard NZS 4403:1976 Code of Practice for Storage, Handling, and Use of Explosives.

3. Construction Noise

Construction noise emanating from a site where construction is ancillary to the principal use shall meet the limits recommended in and be measured and assessed in accordance with New Zealand Standard NZS 6803P:1984 The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work.

Activities not complying with Rule 6.4.9 shall be **Discretionary Activities** and shall be considered under Rule 6.6.6.

(Refer to Policies NS1, NS2)

6.4.10 RULE - Odour

Activities shall not produce any odour discernible without instruments at or beyond any boundary of the site.

Activities not complying with Rule 6.4.10 shall be **Discretionary Activities** and shall be considered under Rule 6.6.7.

(Refer to Policy CO8)

6.4.11 RULE - Smoke, Fumes and Dust

NOTE: No specific standards are included for this Zone. Attention is drawn to the obligation under Section 15 of the Resource Management

Act to comply with any rules in the Regional Plan or Proposed Regional Plan, or to obtain consent from the Regional Council to discharge any 'contaminant' (as broadly defined in the Act) into air from industrial or trade premises.

6.4.12 RULE - Electrical Interference

The provisions of Regulation 48 of the Electricity Regulations 1993 apply to the use of any fittings or electrical appliance.

Activities not complying with Rule 6.4.12 shall be **Non-Complying Activities**.

(Refer to Policy CO8)

6.4.13 RULE - Glare

No activity shall result in greater than a 10 lux spill (horizontal and vertical) of light on to any property in a Residential, General or Town Centres Zone, measured 1.5 metres inside the boundary of the neighbouring property, provided that this Rule shall not apply to headlights of moving vehicles or vehicles which are stationary for less than 5 minutes.

No operation or activity shall be conducted so that direct or indirect illumination creates a nuisance to occupants of adjoining or nearby sites.

Activities not complying with Rule 6.4.13 shall be **Discretionary Activities** and shall be considered under Rule 6.6.8.

(Refer to Policy CO8)

6.4.14 RULE - Potentially Hazardous Substances

NOTE: See also Rule 1.7.21

No activity shall involve the storage or use of potentially hazardous substances in quantities greater than listed in Appendix 9.

Activities not complying with Rule 6.4.14 shall be **Discretionary Activities** and shall be considered under Rule 6.6.9.

(Refer to Policies CO8, SW7)

6.4.15 RULE - Shopping Frontages

Buildings sited within 5 metres of the 'shopping frontages' defined on the Planning Maps shall on construction or reconstruction which substantially alters the external appearance be provided with display type windows extending over at least 75% of the area of the ground floor facade.

Buildings sited within 5 metres of the 'shopping frontages' defined on the Planning Maps shall on

construction or reconstruction which substantially alters the external appearance be provided with a verandah or other means of weather protection designed in relation to its neighbours to provide continuous cover for pedestrians.

NOTE: Design specifications are available from the Council.

Activities not complying with Rule 6.4.15 shall be **Non-Complying Activities**.

(Refer to Policy CO17)

6.4.16 RULE - Outdoor Living Space for Residential Accommodation

Each household unit with a room on the ground floor shall be provided with an outdoor area of not less than 40m² with a minimum dimension of 4 metres and designed to receive sunshine during mid-winter. Each unit without a room on the ground floor shall be provided with a balcony of minimum dimension of 1.5 metres and minimum area of 6 m² and designed to receive sunshine during mid-winter.

Activities not complying with Rule 6.4.16 shall be **Non-Complying Activities**.

(Refer to Policies CO8, RS87)

6.4.17 RULE - Reserve Contributions

1. Where one or more dwellinghouses are erected on any allotment, a financial contribution for the provision of reserves shall be made to Council for each dwellinghouse.
2. The value of the contribution shall be \$1,889 including GST (as at 30 September 2005) and adjusted annually by the CPI Index published by the Department of Statistics.
3. This Rule shall not apply to any dwellinghouse for which a financial contribution has been paid to the Council under Rule 10.7 for the creation of a separate allotment on which a dwellinghouse is located.

Activities which do not comply with Rule 6.4.17 shall be **Non-Complying Activities**.

(Refer to Policies RC8, RC9, SU23)

6.4.18 RULE - Multiple Units on a Site

Where more than one serviced building (excluding accessory buildings) is erected on a site, all services shall comply with services that would be required if the site was being

subdivided to create separated titles for each serviced building.

Activities not complying with Rule 6.4.18 shall be **Discretionary Activities** and shall be considered under Rule 6.6.1.

(Refer to Policies SU17, SU20)

6.4.19 RULE – Payment of a Water Supply Upgrading Levy

1. Where the second and any subsequent additional dwellinghouses are erected on any allotment that is within a reticulated Water Supply Scheme, a Water Supply Upgrading Fee towards the additional capital costs to provide a water supply for each additional dwellinghouse shall be paid to Council at the time of uplifting a building consent.
2. The amount of the Water Supply Upgrading Fee shall be:

Water Supply Scheme	Water Supply Upgrading Fee per additional dwellinghouse as at September 2005 and adjusted annually by the Transfund Price Adjustment Formula
Te Awamutu & Pirongia	\$1,930.00 (GST inclusive)
Cambridge	\$2,336.00 (GST inclusive)

3. This Rule shall not apply to any dwellinghouse for which a Water Supply Fee has been paid to the Council under Rule 10.8.5.2 for the creation of a separate allotment on which a dwellinghouse is located.

Activities which do not comply with Rule 6.4.19 shall be **Non Complying Activities** in relation to this matter.

(Refer to Objective FC1, Policies FC1, FC2)

6.4.20 RULE – Payment of a Sewage Upgrading Fee

1. Where the second and any subsequent additional dwellinghouses are erected on any allotment that is within a reticulated Sewage Scheme, a Sewage Upgrading Fee towards the additional capital costs to provide a sewage supply for each additional dwellinghouse shall be paid to Council at the time of uplifting a building consent.
2. The amount of the Sewage upgrading Fee shall be:

Sewage Scheme	Sewage Upgrading Fee per additional dwellinghouse as at September 2005 and adjusted annually by the Transfund Price Adjustment Formula
Te Awamutu	\$1,930.00 (GST inclusive)
Cambridge and Karapiro Village	\$1,565.00 (GST inclusive)
Templeview	\$2,713.00 (GST inclusive)

- This Rule shall not apply to any dwellinghouse for which a Sewage Upgrading Fee has been paid to the Council under Rule 10.8.5.3 for the creation of a separate allotment on which a dwellinghouse is located.

Activities which do not comply with Rule 6.4.20 shall be **Non Complying Activities** in respect of this matter.

(Refer to Objective FCI, Policies FCI, FC2)

6.4.21 RULE – Payment of a Road Improvement Fee

- Where the second and any subsequent additional dwellinghouses are erected on any allotment in the Town Centres Zone, a Road Improvement Fee towards the additional capital costs to maintain and upgrade the road for each additional dwellinghouse shall be paid to Council at the time of uplifting a building consent.
- The amount of the Road Improvement Fee shall be \$3,804.00 inclusive of GST (as at September 2005 and adjusted annually by the Transfund Price Adjustment Formula).
- This Rule shall not apply to any dwellinghouse for which a Road Improvement Fee has been paid to the Council under Rule 10.8.5.4 for the creation of a separate allotment on which a dwellinghouse is located.

Activities which do not comply with Rule 6.4.21 shall be **Non Complying Activities** in respect of this matter.

(Refer to Objective FCI, Policies FCI, FC2)

6.5 CONTROLLED ACTIVITIES - MATTERS OVER WHICH COUNCIL EXERCISES CONTROL

(Refer to Policy AD4(3))

6.5.1 RULE - Resiting of Existing Buildings

- All buildings shall comply with Rule 6.4 - Conditions for Permitted Activities (excluding Rule 6.4.1).
- In assessing applications the Council may impose conditions in relation to the following matters:
 - the condition of materials used in its construction;
 - the requirements of the Building Act 1991 and whether or not any defects in the building can be rectified;
 - the appearance and finish of the building on its new site; and
 - landscaping.
- In cases where the Council considers it necessary that certain essential works be carried out to improve the external appearance of the building:
 - a bank guaranteed performance bond may be imposed by Council equal to 200% of the estimated cost of any work required to be carried out as a condition of approval; and
 - a time limit may be set in which the work will be required to be completed.

(Refer to Policies RS30, CO9)

6.5.2 RULE - Construction, alteration and addition to buildings in the Central Cambridge Character Area

- All buildings, alterations and additions to buildings and structures in the Cambridge Character Areas are **Controlled Activities** in respect of design, external appearance and siting.
- Non-notification - the written approval of affected persons will not be necessary in respect of design, external appearance and siting, and applications need not be notified provided that the provisions of Section 11 of the District Plan apply to items of heritage value.
- Matters over which the Council shall exercise its control:
 - The extent to which the proposal will meet the provisions of the Central Cambridge Character Area Design Guidelines in respect of design, external

appearance and siting (refer Part 5 - Design Guidelines).

- b) The extent to which new buildings are managed in relation to their effects on public spaces in Central Cambridge.

(Refer to Policy CO9)

6.6 CRITERIA FOR ASSESSING DISCRETIONARY ACTIVITIES

(Refer to Policies AD4(4), CO2, IN10)

6.6.1 RULE - General

In addition to the provisions of Rule 1.6.2, the criteria to be used in considering an application for any Discretionary Activity shall include the following matters:

1. The objectives and policies for the Town Centres Zone.
2. Whether any adverse effects or cumulative effects will occur from non-compliance and whether they can be avoided or mitigated by conditions on any resource consent.
3. The existence of buildings and/or plant which could not be readily relocated or converted for a complying activity.

6.6.2 RULE - Reduction in Landscaping

Consent to dispense with or reduce the landscaping of site boundaries may be granted where an alternative method of protecting the amenities of the affected neighbouring property is proposed, such as planting further back from the boundary, or where the particular circumstances of the site and/or the buildings are such that the required landscaping is not necessary.

(Refer to Policies CO7, RS30)

6.6.3 RULE - Off-Street Parking and Loading

Consent to meet the off-street parking requirements of a site by providing parking on a site nearby may be granted where, because of its proximity and the nature and hours of any activities on that site, it could be expected to meet the parking demand generated.

Consent for a lesser standard of design of parking and loading facilities may be granted where, because of the circumstances of the site, it is impractical to meet the normal standards, or where the particular type of activities and/or type of vehicle associated with those activities are such that a lesser standard would not lead to inconvenience for visitors to the site or greater

use of the street for parking than would otherwise be the case.

Consent to reduce the amount of parking or cash-in-lieu required may be granted where developments include public facilities, such as pedestrian malls, or where the actual demand for parking generated by activities carried out on the site is lower than the normal requirement.

(Refer to Policies CO7, CO10, CO11, TR5, TR6, TR8)

6.6.4 RULE - Vehicle Access to Sites

Consent may be granted for two vehicle crossings on one frontage rather than one vehicle crossing per frontage where the length of frontage is no less than 50 metres.

Consent may be granted for crossings servicing non-residential activities with the nearest part of the crossing between 8.0 and 15.0 metres from an intersection where this would not compromise traffic safety or the functioning of Primary Roads.

Where a site has frontage to a Primary Road and a Secondary Road, consent may be granted for vehicle access from the Primary Road where vehicle access from the Secondary Road would be unsafe.

Consent may also be granted for service stations and other 'drive-in' activities to take vehicle access from a Primary Road where in the particular circumstances this would not compromise traffic safety or the functioning of the Primary Road and where the site is not within the 'shopping frontage' areas defined on the Planning Maps.

Consent may be granted for service stations and other 'drive-in' activities for a vehicle crossing or crossings greater than 7.5 metres wide where this would not compromise traffic safety or the functioning of Primary Roads.

(Refer to Policies TR2-TR4, TR9)

6.6.5 RULE - Additional Height for Buildings and Other Structures

Consent may be granted for buildings and other structures to penetrate the height plane and/or recession plane defined in Rule 6.4.7 by not more than 10.0 metres in the following circumstances:

1. where the boundary to which the control relates is a common boundary with a site the use of which will not be detrimentally affected by any increased shading;

2. where the site adjoining the application site is generally higher than the application site and an exception will not adversely affect the use of that property;
3. where topographical and/or site conditions severely restrict the area of the site that is available and suitable for building; or
4. where the overall effect on the neighbouring property or properties is no greater than the effect of the maximum complying building permitted - for example where parts of the proposed building exceed the maximum height permitted but other parts of the building easily comply.

In considering applications the Council shall have regard to the potential visual impact of buildings exceeding the normal height limits.

(Refer to Policies RS82-RS84, CO6, CO8, CO9)

6.6.6 RULE - Noise

In considering a resource consent application for an exception from the maximum noise levels of Rule 6.4.9, the Council shall have regard to the following matters:

- a) the maximum noise levels of the proposed activity;
- b) the frequency that the noisy activity takes place;
- c) the length of time that the noise continues;
- d) special characteristics of the noise;
- e) the likely adverse effects of noise on other activities in the locality (includes cumulative effects);
- f) any possible means of mitigating the effects of the noise; and
- g) the objectives for noise control.

In granting any consent the Council may impose conditions including maximum noise levels and the days and the time during the day on which the noise may be created, and requirements for the mitigation of the effect of noise.

(Refer to Policies NS1, NS2)

6.6.7 RULE - Odour

In assessing applications the Council shall have regard to the offensiveness or otherwise of the particular odours to be generated, and the likely adverse impact on existing activities likely to be affected in the general locality.

(Refer to Policy CO8)

6.6.8 RULE - Glare

Consent may be granted to increase the amount of light spilled onto a neighbouring property where:

1. there is a particular need for the lighting; and
2. the light spill is unavoidable; and/or
3. the circumstances of the neighbouring property are such that the light spill will not have a significant adverse effect.

(Refer to Policy CO8)

6.6.9 RULE - Potentially Hazardous Substances

Consent may be granted for the presence of potentially hazardous substances in quantities greater than specified in Appendix 9 where:

1. there is a particular need to store, and/or use potentially hazardous substances; and
2. proposed safety measures are considered by the Council to be adequate in the particular circumstances.

(Refer to Policies CO8, SW7)

