

Appendix 1

Private Plan Change – District Plan Amendments to Provisions/Map

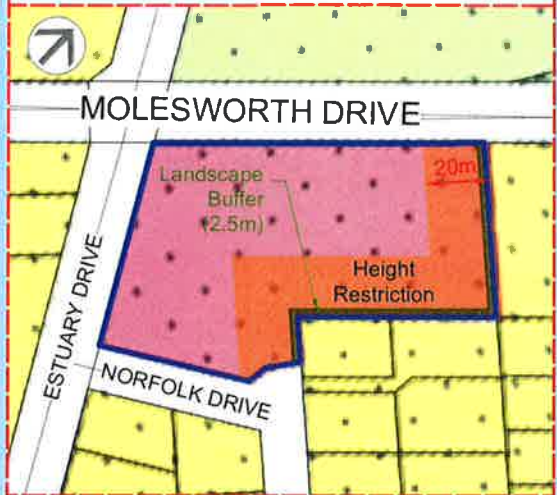
<i>Rule</i>	<i>Parameter</i>	<i>Permitted Activity Performance Standard</i>	<i>Activity Status if the activity does not meet the Performance Standard</i>	<i>Assessment Criteria</i>
14.10.5	Maximum Height	<p>(1) Commercial Zone Only Any building is a Permitted Activity if:</p> <p>a) <i>The building does not exceed 12 metres in height.</i></p> <p>b) Lot 1 DP 341981, Area Marked A on Planning Map 55.</p> <p><i>The building does not exceed 8 metres in height on area marked "height restriction" within Area Marked A on Planning Map 55 (Lot 1 DP 341981),</i></p>	Restricted Discretionary Activity	Assessment Criteria to remain status quo under provision 14.10.5
14.10.30	Special Provisions	<p>(1) Lot 1 DP 341981, Area Marked A on Planning Map 55.</p> <p>Any built development undertaken on Lot 1 DP 341981 notated on Planning Map 55 as "A" is required to comply with the following Restricted Discretionary Assessment Criteria</p>	Restricted Discretionary	<p>Council will restrict its discretion over the following matters when considering and determining an application for Resource Consent:</p> <p>Any built development (including carparking) requires a design statement (report) to be prepared by a suitably qualified professional such as a landscape architect or urban designer and include the following:</p> <p>i) A 2.5 metre indigenous planting buffer is provided for within the planting buffer noted on planning Map 55. This planting is to be of at least 1.8 metres in height and is to be provided and maintained in such a manner as to create and preserve a good standard of visual amenity;</p> <p>ii) The extent to which pedestrian and cycleway connections and visual links are provided for between Molesworth Drive, Estuary Drive and Norfolk Drive;</p> <p>iii) The implementation of Crime Prevention through Environmental Design Principles (CEPTED);</p> <p>iv) Carparking areas shall be designed to be functional for both vehicles and pedestrians, shall be appropriately enhanced through landscaping (indigenous) and lit and shall not disrupt the ability to provide active frontage.</p> <p>v) Buildings on street edges shall provide for active street edge where a connection between the building front and street is provided for. Where the building is set back from the street frontage, the space between</p>

				<p>the building and the street frontage or carpark must incorporate outdoor dining, display, planting or pedestrian amenities where appropriate.</p> <p>vi) The design of any building shall ensure that infrastructure services, communication devices are concealed and / or treated as part of the overall design of any building.</p> <p>vii) Be consistent with Mangawhai Design Guidelines, in particular Section 5 and Section 6.</p> <p>Viii) That the design of carparking and built form avoids potential reverse sensitivity effects on surrounding residential environment.</p> <p>Note 1: Reference to the Ministry of Justice National Guidelines for Crime Prevention through Environmental Design will assist applicants in achieving compliance with the criteria iii) set out above.</p>
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Refer to
Map 56A
for further
details

See Map Insert A

Insert A- Lot 1 DP 341981



Key

	SUBJECT SITE Lot 1 DP 341981 "A"		Landscape Buffer (2.5m wide)
	Business Commercial (Chapter 14)		Height Restriction 8 metres
	Harbour		