

ANNEXURE 4 – ALIGNMENT WITH ZONE OUTCOMES

Table 1: Assessment of the Mixed Use Zone

Matter	Assessment
The Mixed Use zone is the focal point for the district's commercial, community and civic activities, and provides for residential development where it complements and is not incompatible with these activities.	<p>The rezoning of the landholdings represents a shift from the marina area offering light industrial activities linked to maritime use to a modern marina which allows multiple uses.</p> <p>Over time it is expected that this area will be a focal point for commerce, community and civic activities, noting that these are already located within area proposed to be rezoned [i.e cafes, swordfish club, playgrounds, NZ Customs].</p>
Development in the Mixed Use zone is of a form, scale, density and design quality that contributes positively to the vibrancy, safety and amenity of the zone.	The Master Plan provides an example of what the form, scale, density and design quality could be. This is considered to be an improvement on what the PDP currently seeks.
Enable land use and subdivision in the Light Industrial zone where there is adequacy and capacity of available or programmed development infrastructure to support it.	Not relevant.
The adverse environmental effects generated by activities within the zone are managed, in particular at zone boundaries.	Interface issues will be considered through the various supporting reports proposed within the provisions for the BOIMDA.
Residential activity in the Mixed Use zone is located above commercial activities to ensure active street frontages, except where the interface is with the Open Space zone.	This matter will be determined at time of precinct planning for each area within the overall Master Plan.
<p>Enable a range of commercial, community, civic and residential activities in the Mixed Use zone where:</p> <ol style="list-style-type: none"> it supports the function, role, sense of place and amenity of the existing environment; and there is: <ol style="list-style-type: none"> existing infrastructure to support development and intensification, or 	<p>The Master Plan provides an example of this mixture of use and the sense of place / amenity that is possible.</p> <p>Infrastructure provision is provided within the Infrastructure Assessment within the original submission. This promotes options to facilitate capacity to cater to the Master Plan.</p>

<p>ii. additional infrastructure capacity can be provided to service the development and intensification.</p>	
<p>Require all subdivision in the Mixed Use zone to provide the following reticulated services to the boundary of each lot:</p> <ul style="list-style-type: none"> a. telecommunications: <ul style="list-style-type: none"> i. fibre where it is available; ii. copper where fibre is not available; iii. copper where the area is identified for future fibre deployment. b. local electricity distribution network; and c. wastewater, potable water supply and stormwater where they are available. 	<p>These matters can be addressed at time of subdivision.</p>
<p>Require development in the Mixed Use zone to contribute positively to:</p> <ul style="list-style-type: none"> a. high quality streetscapes; b. pedestrian amenity; c. safe movement of people of all ages and abilities; d. community well-being, health and safety; and e. traffic, parking and access needs. 	<p>It is considered that the Master Plan and associated provisions within the BOIMDA address these features and further planning work will be able to address these all specifically.</p>
<p>Require development in the Mixed Use zone that is adjacent to Residential and Open Space zones to maintain the amenity values of those areas, having specific regard to:</p> <ul style="list-style-type: none"> a. visual dominance; b. privacy; c. shadowing; d. ambient noise; and e. light spill. 	<p>These specific matters can be considered through additional urban design consideration at time or prior to development as is envisaged within the proposed provisions.</p>
<p>Restrict activities that are likely to have an adverse effect on the function, role, sense of place and amenity of the Mixed Use zone, including:</p> <ul style="list-style-type: none"> a. residential activity, retirement facilities and visitor accommodation on the ground floor of buildings, except where 	<p>The BOIMDA provides provisions in terms of the Master Plan and Precinct Plans which will give Council certainty in terms of final activities and their interactions to ensure reverse sensitivity effects are avoided, remedied, or mitigated.</p>

<ul style="list-style-type: none"> a site adjoins an Open Space zone; b. light or heavy industrial activity; c. storage and warehousing; d. large format retail activity over 400 m²; and e. waste management activity. 	
Promote energy efficient design and the use of renewable electricity generation in the construction of mixed use development.	This can be considered at time of development.
<p>Consider the following effects when assessing applications to establish residential, early childhood, retirement and education facilities:</p> <ul style="list-style-type: none"> a. the level of ambient noise; b. reduced privacy; c. shadowing and visual domination; and d. light spill. 	These specific aspects will be considered as part of the technical assessments required as part of the proposed provisions.
<p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:</p> <ul style="list-style-type: none"> a. consistency with the scale, density, design, amenity and character of the mixed use environment; b. the location, scale and design of buildings or structures, outdoor storage areas, parking and internal roading; c. at zone interfaces: <ul style="list-style-type: none"> i. any setbacks, fencing, screening or landscaping required to address potential conflicts; ii. any adverse effects on the character and amenity of adjacent zones; d. the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity; including: 	These have been addressed individually above and the proposed provisions seek various technical reports which will address these specific items.

<ul style="list-style-type: none"> i. opportunities for low impact design principles; ii. management of three waters infrastructure and trade waste; e. managing natural hazards; f. the adequacy of roading infrastructure to service the proposed activity; g. any adverse effects on historic heritage and cultural values, natural features and landscapes or indigenous biodiversity, and h. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6 	
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