

Chapter 3

Town Centre Zone



TOWN CENTRE ZONE

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3.1 RESOURCE MANAGEMENT ISSUES

1. Activities within the zone have the potential to impede pedestrian and vehicular access and this may compromise safety and therefore limit public access.
2. Town Centre activities can adversely affect the amenity, quality and characteristics of the zone. Effects relate to the *height of buildings*, screening storage areas, the effects of parking, loading and unloading of service vehicles, the provision of signage and the generation of unreasonable noise within the zone.
3. Inadequate and poorly designed parking can adversely affect the purpose of the zone and can impact on safety for pedestrians and motorists.
4. The potential risk of flooding to the Town Centre and the effect of this on present and future activities undertaken in the area.
5. Possible loss of the retail frontage and the need to maintain continuity of retail verandahs.
6. Effects of activities undertaken within the zone may adversely affect the *amenity values* and character of neighbouring zones, particularly the Residential Zone.
7. Activities that are not managed appropriately can impact on heritage values within the zone.

3.2 OBJECTIVES AND POLICIES

OBJECTIVE

- 3.2.1 The Town Centre is vibrant, functional, attractive and pleasant with significant cultural and historic values and is a focal point for retail, commercial, cultural and community activities.**

POLICIES

- 3.2.1.1 Ensure those qualities and characteristics that comprise the zone's *amenity values* are maintained and, wherever possible, enhanced.
- 3.2.1.2 To maintain the character of the zone by ensuring that all service and storage areas on *sites* in the Town Centre are screened from public view.
- 3.2.1.3 To protect the *buildings* and facades of heritage features listed in 14.9.1 within the zone that are of heritage importance.

3.2.1.4 Manage the potential adverse effects of noise on the surrounding environment so that the qualities and characteristics of the zone are maintained or enhanced.

3.2.1.5 Enable a range of retail, commercial, cultural and community activities in the Town Centre.

OBJECTIVE

3.2.2 Avoid, remedy or mitigate the adverse effects on the retail character of the Town Centre Zone.

POLICIES

3.2.2.1 Development within the Town Centre Policy Area will be required to provide continuity of retail frontage and of verandahs.

3.2.2.2 Development within the Town Centre Policy Area is to maintain and/or enhance the character of the zone.

OBJECTIVE

3.2.3 Management of the effects of activities on pedestrian and vehicle interaction so that the character of the zone is maintained.

POLICIES

3.2.3.1 To reduce the conflict between pedestrians and traffic in Church Street by requiring appropriate *building* design and the separation of pedestrian and vehicle movements as far as practicable.

3.2.3.2 To ensure that any off-street parking is provided at appropriate locations within the zone where it will not adversely affect pedestrian safety. Financial contributions in the form of money will be required in most cases.

3.2.3.3 To manage the effects of the loading and unloading of service vehicles by providing service lanes, where these will not adversely affect pedestrian safety and efficient movement.

OBJECTIVE

3.2.4 To enable the Town Centre to continue to draw on its natural, historic and cultural heritage and to emphasise its relationship with the river and built heritage features.

POLICIES

- 3.2.4.1 To recognise the contribution of natural features to the identity and quality of the Ōpōtiki Town Centre environment and facilitate the interconnection between uses and these features. These natural features include the Ōtara and Waioeka River and their adjoining streams and physical and visual access to them.
- 3.2.4.2 To recognise the built *heritage resources* of the Ōpōtiki Town Centre as a unique feature that adds to the character and amenity of the zone.
- 3.2.4.3 To recognise Te Whakatōhea as tangata whenua and acknowledge the effect that significant successive occupation and use of the Ōpōtiki Town Centre has had on the heritage values of the zone.
- 3.2.4.4 To ensure new *buildings* are of a scale and design that enables activities at ground level and street edges to contribute positively to the amenity and the purpose of the zone.

3.3 ACTIVITY STATUS

Resource consent is required for all Controlled, Restricted Discretionary, Discretionary and Non-complying activities. Resource consent is not required for Permitted activities provided all relevant standards are met.

Additional controls may apply in the following Chapters:

- Chapter 12 – Surface of Water Activities
- Chapter 13 – Landscapes, Indigenous Vegetation and Habitats
- Chapter 14 – Heritage
- Chapter 15 – Subdivision
- Chapter 16 – Financial Contributions
- Chapter 17 – Network Utilities
- Chapter 18 – Natural Hazards
- Chapter 19 – Coastal Environment Overlay

3.3.2 PERMITTED ACTIVITIES

- 3.3.2.1 Subject to compliance with the Zone Standards in 3.6, unless otherwise stated, the following activities may be established without resource consent from *Council*.
1. *Visitor accommodation* on the ground floor of sites that do not front Church Street.
 2. *Visitor accommodation* above ground floor level on sites that front Church Street.
 3. *Commercial activities*.

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4. *Restaurants and bars.*
 5. *Retail activities.*
 6. Maintenance work carried out by Bay of Plenty Regional Council on established drainage and flood control scheme works.
 7. *Food selling premises.*
 8. Activities on reserves as provided for in the Reserves Act 1977 or in an approved Reserve Management Plan.
 9. *Temporary buildings* and associated activities required for *building* or construction projects of not more than 12 months duration.
 10. *Signs* listed in Rule 3.6.7.1.
 11. *Temporary Military Training Activities* complying with Appendix 3.
 13. Any activity not listed in the Chapter that complies with the Zone Standards.
 14. Residential accommodation above ground floor level.
 15. Relocation and re-siting of a *building*, including *factory built dwellings*.
 16. *Community corrections* activities
 17. *Seasonal Worker accommodation*
 18. *Emergency services training* and associated management activities.
 12. *Accessory buildings* and activities *accessory* to a Permitted Activity.

3.3.3 CONTROLLED ACTIVITIES

3.3.3.1 The activities listed below may only be established after resource consent has been granted by *Council*. The *Council* may impose conditions only in relation to the matters over which it has reserved control in 3.4. The activities must comply with the Zone Standards in 3.6, unless otherwise stated.

1. Public toilets.
2. *Temporary buildings* and associated activities not listed as a Permitted Activity.
3. *Emergency service* facilities
4. *Temporary Military Training Activities* not complying with [Appendix 3](#)
5. *Accessory buildings* and activities *accessory* to a Controlled Activity.

3.3.4 RESTRICTED DISCRETIONARY ACTIVITIES

3.3.4.1 The activities listed below may only be established after resource consent has been granted by *Council*. The *Council* may refuse consent or grant consent and impose conditions only in relation to the matters over which it has restricted its discretion in 3.5. The activities must comply with the Zone Standards in 3.6, unless otherwise stated.

1. *Visitor accommodation* on the ground floor of a site fronting Church Street.
2. Relocation or re-siting of a *building* not complying with 3.6.5.

3. Activities not complying with 3.6.1.2 (Height) and 3.6.1.3 (Daylight Protection).
4. Activities not complying with 3.6.11 (Wastewater Connections), 3.6.12 (Stormwater Management), 3.6.13 (Water Supply) and 3.6.2.2 (Building setbacks from Council pipelines).
5. *Seasonal Worker Accommodation* providing for more than 12 people per night and/or at ground floor level
6. *Accessory buildings* and activities *accessory* to a Restricted Discretionary Activity.

3.3.5 DISCRETIONARY ACTIVITIES

3.3.5.1 The activities listed below may only be established after resource consent has been granted by *Council*. The *Council* may refuse consent or grant consent subject to conditions. The Zone standards in 3.6 will be used as a guideline when assessing the application.

1. *Education facilities*.
2. *Places of assembly*.
3. *Community activities*.
4. *Service industries*.
5. Residential accommodation at ground floor level.
6. Service stations.
7. Signs listed in 3.6.7.2 or that are not provided for as a Permitted Activity
8. *Accessory buildings* and activities *accessory* to a Discretionary Activity.

3.3.6 NON-COMPLYING ACTIVITIES

3.3.6.1 The activities listed below may only be established if resource consent has been granted by *Council*. The *Council* may refuse or grant consent for a non-complying activity. The Zone standards in 3.6 will be used as a guideline when assessing the application.

1. Any activity not specifically stated as a Permitted, Controlled, Restricted Discretionary, or Discretionary Activity or an activity which does not comply with the Zone Standards unless otherwise stated.

3.4 CONTROLLED ACTIVITIES: MATTERS OVER WHICH CONTROL IS RESERVED

3.4.1 The **Council** has reserved control over the following matters:

3.4.1.1 Design and appearance

1. The design and appearance of the activity and how it relates to the *amenity values* of the zone.

2. The manner in which the *site* is to be landscaped and how effectively it will screen the activities or enhance the *amenity values* of the area.
3. The manner in which any beautification of the *site* assists in maintaining and enhancing the character of the zone.
4. The effects that any residential activity at the ground floor will have on the character of the zone.
5. The location and appearance of signs associated with the activity.
6. Disruption that the activity may cause to the continuity of retail frontage or continuity of verandahs within the Town Centre Policy Area.

3.4.1.2 **Effects of the activity on adjoining properties**

1. The effects of the activity on adjoining properties, particularly where the activity adjoins a Residential or Mixed Activity Zone boundary.
2. The necessity for screening associated with the activity, particularly where the activity adjoins the Residential or Mixed Activity Zone boundary.

3.4.1.3 **Vehicle access and site manoeuvrability**

1. The design and location of vehicle *access* and whether vehicles can leave and enter the *site* safely.
2. The need for service lanes, and loading and unloading activities, associated with the activity.
3. The effects that the activity will have on the parking resources available within the Town Centre Zone.

3.4.1.4 **Effect on pedestrian access**

1. The effect that the activity will have on pedestrian movement within and throughout the zone.
2. The use of any street furniture or sign that may impede safe and efficient pedestrian movement.

3.4.1.5 **Historical, archaeological and cultural values and resources**

1. The effect of the design and layout of the activities in relation to land, *buildings*, features and *waterbodies* which have historical and archaeological worth.
2. The effects of the activity on historic, archaeological and cultural values and resources of importance to Māori.
3. The effects of the activity on heritage and conservation values on the *site* and on adjoining sites.

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- 3.4.1.6 **Natural hazard occurrence**
1. The extent to which the activity may accentuate the adverse effects of natural hazards.
 2. The susceptibility of the *site* to natural hazards and the measures implemented to mitigate the effects of natural hazards.
 3. The effects that the activity may have on the Volkners Island and Tarawa Creek ponding areas.
- 3.4.1.7 **Temporary buildings**
1. The time that a *temporary building* may be required.
 2. The design and appearance of the *temporary building* to be placed on the *site*.
 3. Restoration of the *site* once the *temporary building* has been removed from the *site*.
- 3.4.1.8 **Temporary Military Training Activities not complying with Appendix 3**
1. Location in relation to noise sensitive activities.
 2. Hours of operation and duration.

3.5 RESTRICTED DISCRETIONARY ACTIVITIES: MATTERS OVER WHICH DISCRETION IS RESTRICTED

3.5.1 Council has restricted its discretion over the following matters:

3.5.1.1 Visitor accommodation on the ground floor of a site fronting Church Street and buildings and activities accessory to a Restricted Discretionary Activity

1. The design and appearance of the activity and how it relates to the *amenity values* of the zone.
2. The manner in which the *site* is to be landscaped and how effectively it will screen the activities or enhance the *amenity values* of the area.
3. The manner in which any beautification of the *site* assists in maintaining and enhancing the character of the zone.
4. The location and appearance of signs associated with the activity.
5. Disruption that the activity may cause to the continuity of retail frontage or continuity of verandahs within the Town Centre Policy Area.
6. Appearance and connectivity to the existing character of the street.

3.5.1.2 Effect on pedestrian access

1. The effect that the activity will have on pedestrian movement within and throughout the zone.

2. The use of any street furniture or signs that may impede safe and efficient pedestrian movement.

3.5.1.3 Vehicle access and site manoeuvrability

1. The design and location of vehicular *access* and whether vehicles can leave and enter the *site* safely.
2. The need for service lanes, loading and unloading activities associated with the activity.
3. The effects that the activity will have on the parking resources available within the Town Centre Zone.

3.5.1.4 Historical, archaeological and cultural resources

1. The effect of the design and layout of the activities in relation to land, *buildings*, features and *waterbodies* which have historical and archaeological worth.
2. The effects of the activity on resources of importance to Māori.
3. The effects of the activity on heritage and conservation values, both on the *site* and on adjoining sites.

3.5.1.5 The relocation or re-siting of a building not complying with 3.6.5

1. Proposed *landscaping*, including opportunities to screen the *building* during reinstatement.
2. Proposed timetable for completion of re-instatement works;
3. The appearance of the building when re-instated; and
4. Maintenance of the *site* and surrounds during reinstatement.

3.5.1.6 Activities not complying with 3.6.1.2 (Height) and 3.6.1.3 (Daylight Protection)

1. The adverse effects on the amenity of *sites* in terms of:
 - a. Shadowing.
 - b. Physical domination.
 - c. Privacy.
 - d. Lighting.

3.5.1.7 The degree to which the character and amenity of the zone is maintained by:

1. Variation in *building* form.
2. *Landscaping*.
3. *Screening*.

3.5.1.8 Activities not complying with 3.6.11 (Wastewater Connections)

1. Mitigation of effects on existing infrastructure and the environment from:
 - a. Sewerage flow volumes.
 - b. Sewerage flow rates.
 - c. Sewerage flow timing.
 - d. Sewerage connections and on-site reticulation/infrastructure specifications.
 - e. Practicality of connection to *Council's* existing infrastructure.

3.5.1.9 Activities not complying with 3.6.12 (Stormwater Management)

1. Mitigation of effects on existing infrastructure, adjacent/downstream properties and the environment from:
 - a. Stormwater runoff.
 - b. Stormwater connections and on-site reticulation/infrastructure specifications.

3.5.1.10 Activities not complying with 3.6.13 (Potable Water Supply)

1. Management of water supply demand in relation to:
 - a. Water flow rates.
 - b. Water flow volumes.
 - c. Water supply connections specifications.

3.5.1.9 Activities not complying with 3.6.2.2 (Building setback from Council pipelines)

1. The obstruction of *access* to existing wastewater, water supply or stormwater reticulation.

3.5.1.10 Natural hazard occurrence

1. The susceptibility of the site to natural hazards and the measures implemented to mitigate the effects of natural hazards
2. The effects that the activity may have on the Volkners Island and Tarawa Creek ponding areas.

3.5.1.11 Seasonal Worker Accommodation providing for more than 12 people per night

1. Those matters in 3.6.15 that are not able to be met.
2. Methods to avoid, remedy or mitigate the effects on existing activities, including the provision of screening, landscaping and methods for noise control.
3. The extent to which the application complies with the Code of Practice for Able Bodied Seasonal Workers, published by Dept of Building and Housing 2008.

3.6 ZONE STANDARDS

These Zone Standards apply to all permitted, controlled and restricted discretionary activities, unless otherwise stated. They will be used as a guideline when assessing applications for discretionary and non-complying activities.

Temporary Military Training Activities are exempt from complying with Zone Standards.

3.6.1 SITE REQUIREMENTS

3.6.1.1 Site coverage

1. No limit, subject to compliance with 3.6.2.

3.6.1.2 Height

1. The maximum *height* for structures within the zone is 9m. Hose drying towers associated with *emergency service* facilities may be up to 15m high.
2. Non-compliance with this Rule shall be considered as a Restricted Discretionary Activity.

3.6.1.3 Daylight protection

1. No part of any *building* shall penetrate a daylight recession plane of 45° from a *height* of 2.7m above finished ground level at any boundary of a Residential Zone or Mixed Activity Zone.
2. Non-compliance with this Rule shall be considered as a Restricted Discretionary Activity.

3.6.2 YARDS/SETBACKS

3.6.2.1 Setback from Zone boundary

1. All *buildings* and activities within the zone shall be set back at least 4.5m from a Residential Zone or Mixed Activity Zone boundary, except for carparking areas.

Provided that:

Setbacks shall not apply to *access* within sites and *landscaping*.

3.6.2.2 Building setback from Council pipelines

1. No *building* shall be located closer than the greater of either:
 - a. 1.5m from the centre of any public sewer or public stormwater line, or
 - b. The sum of depth to the centreline of the line, plus the diameter of the line, plus 0.2m from the centre of that line.
2. Non-compliance with this standard shall be assessed as a Restricted Discretionary Activity.

3.6.3 LANDSCAPING**3.6.3.1 Screening storage areas**

Any area used for storage shall be screened from any public place, other than service lanes, and from any boundary of a Residential Zone or Mixed Activity Zone so as to mitigate the effects of the storage area.

3.6.4 NOISE AND GLARE**3.6.4.1 Noise**

1. All activities on a *site* shall be designed and conducted so as to ensure that the following noise limits are not exceeded at any point within the boundary of any Town Centre Zone *site*. Provided that:
 - a. At the boundary of a *site* within the Residential Zone the noise limits for the Residential Zone shall be complied with.
 - b. These standards shall not apply to sirens used by *emergency services*.

Noise Limits dB		
Receiving Zone	Daytime 7am to 10pm, Monday to Sunday including public holidays	Night time At all other times
Town Centre	70LAeq	70LAeq 85LAm _{ax}

2. Except where expressly provided elsewhere in this Plan, noise shall be measured in accordance with the provisions of NZS6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:2008 Acoustics – Environmental Noise.
3. Construction noise in any zone shall not exceed the recommended limits and shall be measured and assessed in accordance with the provisions of NZS 6803:1999 Acoustics - Construction Noise.

3.6.4.2 Lighting and glare

1. All exterior security lighting shall be designed, installed, and maintained so that the light emitted does not overspill *site* boundaries, or cause distraction or glare which could affect traffic safety on adjacent *roads*.

3.6.5 RELOCATION OR RE-SITING OF A BUILDING

1. A *building* inspection report shall accompany the *building* consent for the *building*.
2. The report shall identify all *reinstatement works* required to the exterior of the building.

3. The *building* shall be located on permanent foundations approved by *building* consent no later than two months from the *building* being moved to the *site*.
4. All work required to reinstate the exterior of any relocated *building* in accordance with the building inspection report shall be completed within 12 months of the *building* being relocated on the *site*.
5. The proposed owner of the relocated *building* must certify to the Council that the *reinstatement work* will be completed within the 12 month period.
6. Non-compliance with this rule shall be considered as a Restricted Discretionary Activity.

3.6.6 LOADING AND ACCESS

- 3.6.6.1 Provision for loading shall be provided in relation to every activity whether new, extended or where the activity has changed as follows:
1. Provision shall be made for the loading and unloading of service vehicles on-site and at the rear of sites in such a way that any footpath, *road* or *access* to adjoining properties is not blocked.
 2. No vehicle *access* shall be located within 15m of an intersection.

ADVICE NOTES:

1. There are no minimum carparking requirements for the Town Centre Zone.
2. The application shall have regard to Appendix 6 where guidance for carparking is required.

3.6.7 SIGNS

- 3.6.7.1 The following *signs* shall be permitted subject to meeting the standards in 3.6.7.3:
1. Maximum total area for *signs* shall be 0.5m² for each 2m of *building* frontage or *site* frontage, whichever is the lesser.
 2. *Signs* may be located:
 - (a) On the verandah fascia, but not above or below the fascia.
 - (b) Under the verandah at right angles to the *building*.
 - (c) On the shop front glazing.
 - (d) Above verandah level where they are:
 - i. Attached to the *building*.
 - ii. Of greater vertical than horizontal portions.
 - iii. Do not protrude more than 1m from the face of the *building*.
 - iv. Are at least 600mm below the top of the wall to which they are attached.
 3. Two free-standing pole-mounted *signs* shall be permitted on a *site* where the frontage of the *building* is set back more than 5m from a *road* boundary, provided that each *sign* does not exceed 5m in *height* and 4m² in area.

4. A *temporary sign* with a maximum area of 1.8m², where the written consent of the landowner has been obtained and provided to Council.
5. *Official signs*.

3.6.7.2 The following *signs* shall be Discretionary Activities:

1. Illuminated *signs* that are not a Permitted Activity
2. Flashing, animated, trivision, revolving lights or lasers or aerial *signs* situated adjacent to a state highway.
3. Free standing *signs* situated within the boundaries of a state highway with a speed limit of 50km/h or less.
4. Advance warning *signs* erected on a *road*.

3.6.7.3 *Signs* shall not:

1. Have reflective material or illumination that flashes or moves;
2. Obstruct or impair the view of any official traffic *sign* and signal or the line of sight at any corner, bend, intersection of vehicle crossing;
3. Physically obstruct or impede traffic or pedestrians;
4. Resemble or be likely to be confused with any official traffic *signs* or *signs*;
5. Use support structures that are not frangible.

ADVICE NOTES:

1. Council controls signs under the Ōpōtiki District Council Consolidated Bylaws 2020.
2. Where signs on private property will be visible from a State Highway and resource consent is required, the NZ Transport Agency should be consulted in relation to traffic safety effects. It should also be noted that NZ Transport Agency controls signs on the State highway corridor Legal Road under the NZ Transport Agency Signs on State Highway Bylaw July 2010.

3.6.9 FLOOR LEVELS

3.6.9.1 Floor levels shall be sufficient to ensure that water does not enter *buildings* in a 1% AEP event within the *Coastal Environment* or a 2% AEP event for areas outside the *Coastal Environment*. Council will determine the appropriate freeboard that needs to be added to the flood level to set the required minimum floor level.

3.6.10 TOWN CENTRE POLICY AREA

3.6.10.1 Protection of retail frontage

1. Within the Town Centre Policy Area, as indicated on [Planning Map 5a](#), all *buildings* fronting footpaths, arcades and pedestrian precincts shall provide display windows on the facade. Non-retail activities shall provide a similar appearance to adjacent *retail activities*.

3.6.10.2 Pedestrian shelter and continuity of verandah

1. A continuous pedestrian verandah shall be provided by every *building* within the Town Centre Policy Area, as identified on [Planning Map 5a](#):
 - a. The verandah shall have a minimum depth of 3m or terminate no less than 0.5m behind the face of the carriageway kerb, whichever is the lesser.
 - b. Where a *building* is set back further than adjoining *buildings*, the *Council* may require a verandah deeper than 3m to maintain the continuity of cover over the public footpath.
 - c. The underside of the verandah shall be between 2.6m and 3.6m above the finished level of the footpath and provide continuity of *height* and cover with adjoining verandahs.
 - d. Verandah posts are permitted provided that they are not used for structural support of the verandah.

3.6.11 WASTEWATER CONNECTIONS

1. All new developments within any of *Council's* wastewater scheme boundaries shall connect to the *Council's* wastewater system.
2. All new wastewater management systems shall be designed and constructed in accordance with 17.6.8.

3.6.12 STORMWATER MANAGEMENT

1. A stormwater disposal system shall be provided for any residential, community or business activity.
2. The stormwater management system shall be designed and constructed in accordance with Rule 17.6.9.

3.6.13 POTABLE WATER SUPPLY

1. A potable water supply shall be provided to each site and where connected to *Council's* water supply shall be designed and constructed in accordance with Rule 17.6.10.

3.6.14 VEHICLE ENTRANCES

- 3.6.14.1 Vehicle entrances shall be designed and constructed to comply with [Appendix 4](#).

ADVICE NOTE:

Additional access width may be necessary to provide for emergency service vehicles in accordance with SNZ PAS 4509:2008 (refer 17.6.10 Advice Note)

3.6.15 SEASONAL WORKER ACCOMMODATION

1. The relevant Zone standards for *yards, height* and daylight protection shall be complied with.
2. The accommodation shall be located above ground floor level on sites fronting Church Street.
3. *Access* – No new vehicle access shall be required to a State Highway
4. The accommodation shall be used solely for part of the year to meet labour requirements in the horticulture sector
5. The facility shall provide a combination of communal kitchen and eating areas and sleeping and ablution facilities
6. No more than 12 workers shall be accommodated.
7. The Code of Practice for Able Bodied Seasonal Workers, published by Department of Building and Housing 2008 shall be complied with.

3.7 OTHER METHODS

3.7.1 Other methods for achieving the objectives and policies of this section are:

1. The support of retailer initiatives to develop the pedestrian nature of the zone, and the integration of landscape features within the area.
2. A 'Main Street' beautification programme developed in partnership with the business community and the *Council*.
3. Use Land Information Memoranda (LIM) and Project Information Memoranda (PIM) to provide information on known natural hazards to potential developers and applicants.
4. To develop those public open spaces and reserves administered by the *Council* within, and adjoining, the Town Centre Zone to ensure that they complement the character of the zone.

3.8 EXPECTED ENVIRONMENTAL RESULTS

Environmental outcomes anticipated from the implementation of the objectives and policies of this section are:

- A. A cohesive retail area that functions effectively as the Town Centre Zone.
- B. A commercial and retail area of the District that meets the needs of pedestrians and motorists.
- C. A vibrant Town Centre that is a focal point for the District and its community.
- D. Increased recognition and protection for heritage items