DEV3 - Ratanui Development Area

[**Added** 01 Sep 26 PC4]

Introduction

The Development Area provides for either a retirement village or residential development at the Site identified in DEV3 — Figure 1: Ratanui Development Area Structure Plan.

This Section contains policies, rules and standards relating specifically to the Ratanui Development Area. The provisions in this chapter apply in addition to the underlying General Residential Zone provisions and the provisions contained in the Part 2: District-Wide Matters chapters.

Provisions in other chapters of the Plan may also be relevant.

Policies

DEV3-P1	**Subdivision, Use and Development**	**Added** 01 Sep 26 PC4

Enable retirement villages and residential activities and subdivision in DEV3 — Ratanui Development Area where it is undertaken in general accordance with DEV3 — Figure 1: Ratanui Development Area Structure Plan, including:

1. providing site access via a T-intersection with a right turn bay in the area indicated in the Structure Plan;
2. providing access to adjacent sites where residential subdivision and development is proposed;
3. providing water supply, wastewater and stormwater drainage systems, and underground power and telecommunications which meets the Council's Land Development Minimum Requirements;
4. creating a flood storage area in the general area indicated in the DEV3 — Figure 1: Ratanui Development Area that provides for compensatory flood storage for events up to a 1% AEP event (including allowing for sea level rise and increased rainfall intensity) to mitigate the impacts of the development from removing existing floodplain storage on the Site;
5. creating large-centralised wetland areas in locations indicated in the DEV3 — Figure 1: Ratanui Development Area Structure Plan to provide for stormwater management and for offsetting any loss of wetland habitat on the site. The wetland areas will:
    a. provide flood storage for events up to a 1% AEP event (including allowing for sea level rise and increased rainfall intensity) to mitigate the stormwater impacts of the development on the downstream catchment;
    b. provide stormwater treatment outcomes in accordance with Council's Land Development Minimum Requirements 2022;
    c. provide for the offsetting of wetland loss elsewhere on the site by creating offset

wetlands within the centralised wetland area(s) where:
   i. the primary function of the offset areas is to create natural inland wetlands;
   ii. the secondary function of offset areas is to provide flood storage and stormwater treatment functions;
   iii. the offset areas are established and managed to ensure at least a net gain in indigenous biodiversity outcomes;
   iv. the offset areas within the wetlands are clearly identified in plans and will exclude first flush areas designed to be cleaned out when sediment builds up;
6. ensuring that development within the Site occurs in such a way that landscape and visual effects are managed, the development is sensitively integrated into the surrounding landscape, and an attractive and biodiverse planting structure is created for the Site including:
   a. appropriate street tree and amenity planting, including riparian planting along the highly modified stream;
   b. planting species and arrangements reflecting predominantly indigenous species which are typical of the coastal area and naturally occurring in the local area, as well as appropriate exotic amenity plantings;
   c. boundary treatments around the entire perimeter of the development site, including landscaping, planting, fencing and/or earthbunds, as appropriate, that:
      i. ensure integration between the new development and adjacent sites and the wider landform to soften the transition from a residential to rural lifestyle land use;
      ii. take into account the topographical physical constraints of the site, the sensitivity of the interface, and the scale of development in proximity to the interface;
      iii. are of sufficient width to achieve (i) and (ii) above; and
      iv. do not apply where access is provided to the Site or adjacent sites.
   d. development platforms that are sensitively and effectively integrated into the existing terrain along the edges of the Site, particularly at the northern and eastern edges (retaining walls will be minimised in favour of natural batters and consideration will be given to retaining and enhancing natural landforms, where practicable); and
7. ensuring building foundations are designed to resist liquefaction induced settlement; and
8. ensuring any increase in lateral spread hazard and/or effects to neighbouring properties is avoided, including through providing a minimum setback for buildings or other protection or mitigation measures for adjacent property boundaries.

Rules

DEV3-R1	**Retirement Villages within the Ratanui Development Area** GRZ-R41 does not apply in addition to this Rule.	**Added** 01 Sep 26 PC4

The highlighted text in this rule relates to matters addressed by the transitional consenting provisions. See the District Plan Guidance on out-of-scope consent triggers - 30 November 2026 for further information on how those provisions apply.

Restricted Discretionary Activity	**Standards** 1. Where standards 2 to 11 of GRZ-R33 are complied with; and 2. Where a Landscape and Earthworks Plan is provided by a	**Matters of Discretion** 1. The degree to which the development is undertaken in general accordance with DEV3 — Figure 1: Ratanui Development

	suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P1.6 that contains the following information: a. Details of plantings proposed for the vegetated buffer shown in DEV3 — Figure 1: Ratanui Development Area Structure Plan; and b. Details of design for the landscape buffer (landscaping, fencing and/or planting) shown in DEV3 — Figure1: Ratanui Development Area Structure Plan.	Area Structure Plan. 2. The matters in policy DEV3-P1. 3. The matters of discretion in GRZ-R41.
DEV3-R2	**Subdivision within the Ratanui Development Area**	**Added** 01 Sep 26 PC4
Restricted Discretionary Activity	**Standards** 1. Where a Landscape and Earthworks Plan is provided by a suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P1.6 that contains the following information: a. Details of plantings proposed for the vegetated buffer shown in DEV3 — Figure 1: Ratanui Development Area Structure Plan; and b. Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3 — Figure 1: Ratanui Development Area Structure Plan.	**Matters of Discretion** 1. The degree to which the development is undertaken in general accordance with DEV3 — Figure 1: Ratanui Development Area Structure Plan. 2. The matters in policy DEV3-P1.
DEV3-R3	**Residential Activities within the Ratanui Development Area where there are four or more residential units per site**	**Added** 01 Sep 26 PC4
Restricted Discretionary Activity	**Standards** 1. Where a Landscape and Earthworks Plan is provided by a	**Matters of Discretion** 1. The degree to which the development is undertaken in

	suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P1.6 that contains the following information: a. Details of plantings proposed for the vegetated buffer shown in DEV3 — Figure 1: Ratanui Development Area Structure Plan; and b. Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3 — Figure 1: Ratanui Development Area Structure Plan.	general accordance with DEV3 — Figure 1: Ratanui Development Area Structure Plan. 2. The matters in policy DEV3-P1.
DEV3-R4	**Retirement Villages within the Ratanui Development Area that do not comply with DEV3-R1.1**	**Added** 01 Sep 26 PC4
Restricted Discretionary Activity		**Matters of Discretion** 1. Where any of the standards under rule GRZ-R33 are breached, consideration of the effects of the standard not met. 2. The effects of the retirement village on the safety of adjacent streets or public open spaces. 3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces. 4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length. 5. When assessing the matters in 1 — 4, consider: a. The need to provide for efficient use of larger sites; and b. The functional and operation-al needs of the retirement village. 6. The positive effects of the construction, development and use of the retirement village. 7. The matters in GRZ-P28 and

		DEV3-P1.
DEV3-R5	**Any activity that does not comply with DEV3-R1.2; DEV3-R2.1 or DEV3-R3.1**	**Added** 01 Sep 26 PC4
Non-Complying Activity		


STRUCTURE PLAN LEGEND

Figure 1: Ratanui Development Area Structure Plan