

## Proposed Variation 3 - County Road Ōtaki Low Density Precinct Provisions

(underlining indicates additions, ~~striketrough~~ indicates deletions)

### Volume 1

1. Amend section 5.1 Living Zone Provisions as set out below

#### **Residential Zone**

The Residential Zone...

Within the Residential Zone there are several distinct precincts, which are defined on the District Plan Maps. These precincts have location-specific issues which need to be managed. The precincts are:

...

#### **Low Density Housing Precincts**

...

##### **i) Manu Grove Low Density Housing Precinct**

This low-density precinct provides a transition to the rural area north of Waikanae township, and includes large existing lots characterised by mature vegetation, *ecological sites*, and relatively low built intensity.

##### **j) County Road Ōtaki Low Density Precinct**

This low density precinct provides a transition between the Ōtaki township and the southwestern edge of the Ōtaki Plateau. The density of development within this area is limited, consistent with the surrounding residential area's character that includes large lots and mature vegetation.

2. Amend standard 2 of Rule 5A.3.3 as set out below:
  3. Any *subdivision* of land (excluding land within a Focused Infill Precinct) which is not a *controlled activity* under Rule 5A.2.1 or 5A.2.3.

...
  2. Each *lot* must meet the following minimum requirements:
    - a) the minimum lot area shall be 950m<sup>2</sup> for any *lot* in:
      - i. the Beach Residential Zone or Residential Zone at Paekākāriki;
      - ii. the Residential Zone at Peka Peka; and
      - iii. the Residential Zone at Te Horo Beach;
    - b) for any *lot* in the Waikanae Garden Precinct the minimum *lot* area shall be 700m<sup>2</sup> (inclusive of access);
    - c) for any *lot* in the Manu Grove low density precinct the minimum *lot* area shall be 1,200m<sup>2</sup> (inclusive of access) and the minimum average *lot* area for the *subdivision* shall be 6,000m<sup>2</sup>;
    - d) ...
    - h) for land in the County Road Ōtaki Low Density Precinct:
      - i. the minimum average lot area for the subdivision shall be 700m<sup>2</sup>;
      - ii. the number of residential lots created by subdivision of the land contained in Lot 37 DP1429 shall not exceed 20 (including any balance of Lot 37 DP1429;

- iii. the protection of ecological site (K212) shall be secured via an encumbrance on the new lots within which K212 is located; and
  - iv. an integrated traffic assessment must be undertaken for all subdivisions creating more than six lots with vehicle access only onto County Road.
- i) ~~h)~~ for all other land in the Residential Zone or Beach Residential Zone where the land to be subdivided is greater than 3,000m<sup>2</sup> in size:
- i. at least 50% of all front *lots* in the *subdivision* shall have a minimum *lot* area of 550m<sup>2</sup> and at least 25% of all front *lots* in the *subdivision* shall have a minimum *lot* area of 700m<sup>2</sup>; and
  - ii. at least 50% of all rear *lots* in the *subdivision* shall have a minimum *lot* area of 650m<sup>2</sup> (exclusive of access) and at least 25% of all rear *lots* in the *subdivision* shall have a minimum *lot* area of 800m<sup>2</sup> (exclusive of access);
- j) ~~h)~~ for all other land in the Residential Zone or Beach Residential Zone where the land to be subdivided is greater than 3,000m<sup>2</sup> in size:
- i. at least 50% of all front lots in the subdivision shall have a minimum lot area of 550m<sup>2</sup> and at least 25% of all front lots in the subdivision shall have a minimum lot area of 700m<sup>2</sup>; and
  - ii. at least 50% of all rear lots in the subdivision shall have a minimum lot area of 650m<sup>2</sup> (exclusive of access) and at least 25% of all rear lots in the subdivision shall have a minimum lot area of 800m<sup>2</sup> (exclusive of access);
- k) ~~h)~~ in addition to the minimum *lot* area requirements in standards (~~h~~) and (~~l~~) above, the following overall average *lot* sizes (exclusive of access) shall be achieved:
- i. 600m<sup>2</sup> or greater in the Beach Residential Zone and Residential Zone at Ōtaki Beach; and
  - ii. 700m<sup>2</sup> or greater in the Beach Residential Zone at Raumati.

## **Volume 2**

Amend Map 03A to show 46-66 County Road as Residential Zone with a new "County Road Ōtaki Low Density Precinct" on the Zones Map as shown in Figures 1 and 2 below.



Figure 1: Extent of the County Road Ōtaki Low Density Precinct



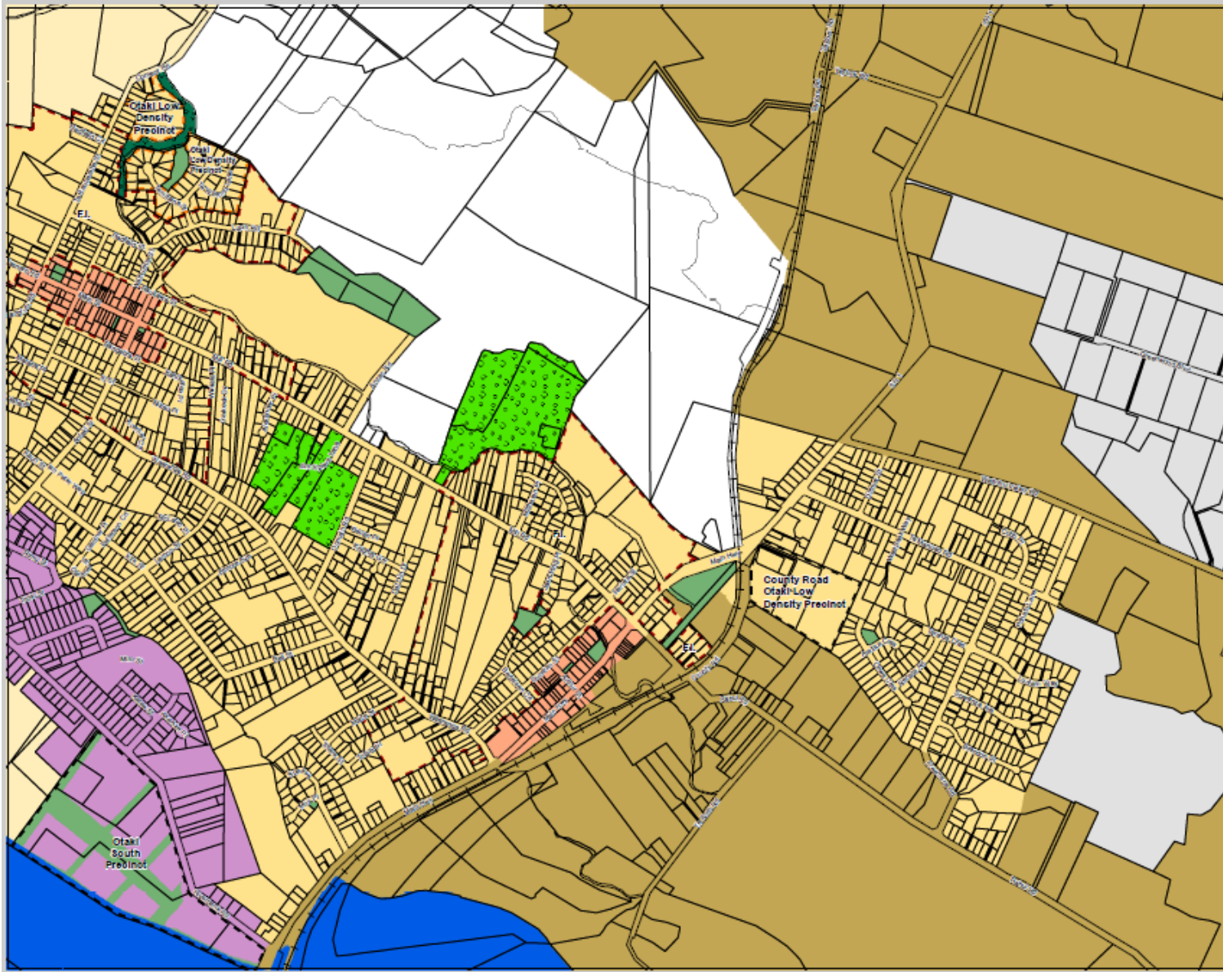


Figure 2: Proposed District Plan Map Zones Map 3 (showing rezoned area)