DEV2 - Waikanae North Development Area

[**Amended** 01 Sep 23 PC2]

This chapter sets out the area-specific management of the Waikanae North Development Area. There is no underlying zone in this area, however, Precinct 1 - Preserve, Precinct 2 - Perimeter, Precinct 4 - Village and Precinct 5 - Multi Unit of the Waikanae North Development Area are considered part of the District's *Residential Zones.* Provisions specifically relating to these precincts are located in this chapter.

Precinct 6 - Mixed Use of the Waikanae North Development Area is considered part of the District's *Working Zones*. Rules specific to this Precinct are located within this chapter. Other provisions relevant to the Precinct 6 - Mixed Use are located in the Local Centre Zone chapter.

Precinct 3 - Open Space of the Waikanae North Development Area is considered part of the District's *Open Space Zones*. There are no specific policies or rules for this precinct. For policies and rules relating to the *Open Space Zones*, see the Open Space Zone chapter.

This chapter works in conjunction with the Waikanae North Design Guide in Appendix 9.

Introduction

The *Residential Zones* of the Kāpiti Coast are the urban areas where *residential activities* are the primary activity. The *Residential Zones* generally have a low density and detached built form, however there are areas where other built residential forms including higher density and non-traditional (i.e. shared housing) residential developments are provided for.

There is an ongoing need to manage other *land* use activities that produce *effects* which adversely affect the quality of the *Residential Zones*. A high level of residential amenity and a low level of *nuisance effects* are sought within the *Residential Zones*. There are some activities (for example, churches, dairies, and some *community facilities*) that are able to co-exist with *residential activities* and that contribute to a walkable, high-amenity, resilient local community, which need to be enabled in appropriate circumstances.

The following issues are covered in this Chapter:

- housing choice
- residential amenity
- local character
- management of development densities
- *non-residential activities* in the *Residential Zones*.

This Chapter contains policies, rules and standards relating specifically to the Waikanae North Development Area.

District-wide policies that set out *Council*'s approach to managing urban development and *residential activities* in all areas and *zones* across the District are set out in the Strategic Direction chapters. Rules and standards relating to *residential activities* in other *zones* are located in the relevant area-specififc chapters (e.g. Commercial and Mixed Use Zones, Rural Zones).

Many areas in the *Residential Zones* are characterised by special features as shown on the District Plan. Chapters relating to special features (Natural Hazards, Historic Heritage, and Natural Environment Values) also contain relevant provisions applying to the *Residential Zones*.

Waikanae North Development Area

This *Zone* covers part of a larger area identified for the urban expansion of Waikanae.

The provisions of the *Zone* provide for a mix of density and housing types. Precinct 1 - Preserve and Precinct 2 - Perimeter provide for low density residential *subdivision* and single houses on single *lots*, Precinct 4 - Village provides for houses, terrace houses and *retirement accommodation*, while Precinct 5 - Multi Unit and Precinct 6 - Mixed Use provide for multi-unit accommodation. The Concept Masterplan in Appendix 9 is indicative of future *building* locations and forms — final *building* location is dependent upon detailed design.

Subdivisions will be assessed for consistency with the Regulatory Plan for the *Zone* in Appendix 9, the *Council's Land Development Minimum Requirements*, and the *Council*'s Subdivision Best Practice Guide, including water-saving initiatives. *Legal road* layout and design will be assessed for consistency with the Design Guidelines for Roads in Appendix 9. The *Council* will also have the ability to take into account whether or not public transport services will be available to service any proposed *subdivision* and be able to impose *conditions* requiring the provision of bus stops and passenger shelters. In all precincts where the threshold as determined in DEV2-R6 is exceeded, the *road* network *effect*s will be assessed as a *restricted discretionary activity* with particular emphasis being placed on the cumulative *effect*s on the *road* network of a proposed *subdivision*.

Building development will be managed by the *Council* within Precinct 1 - Preserve and Precinct 2 - Perimeter using *permitted activity* standards. Multi-unit *building* development is expected within Precinct 4 - Village, Precinct 5 - Multi Unit and Precinct 6 - Mixed Use and is a *restricted discretionary activity* to enable the *Council* to manage external *building* design and appearance, the siting of *buildings*, *landscaping*, and the level of amenity of proposed residential units. Within Precinct 6 -Mixed Use, limited convenience *retail activity* is provided for as a *permitted activity* to provide for the needs of the development, while retaining the dominant role of the Waikanae Town Centre.

The proposed management of *subdivision* and *building* development will ensure that:

- the landform is a primary influence on urban form and density;
- *earthworks* are carefully managed;
- appropriate *legal road* access and linkages are provided for;
- environmental enhancement is integrated with land *development*;
- a mix of housing types and densities is achieved;
- design and appearance of streets and private *development* is appropriately managed by both *Council* and private methods (i.e. design assessment process);
- *building* development is low impact in terms of stormwater and water supply and incorporates energy efficiency initiatives;
- *non-residential activity* is permitted to serve the needs of the development, provide employment opportunity, and avoid unnecessary travel; and
- any adverse *effects* of traffic generated by *development* on the *road* network are appropriately

avoided or mitigated.

Strategic Context

The Primary Objectives that this chapter implements are:

- DO-O1 - Tangata Whenua;
- DO-O3 - Development Management;
- DO-O5 - Natural Hazards;
- DO-O7 - Historic Heritage;
- DO-O8 - Strong Communities;
- DO-O9 - Landscapes, Features and Landforms;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O13 - Infrastructure;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality;
- DO-O17 - Open Spaces / Active Communities;
- DO-O18 - Renewable Energy, Energy Efficiency and Conservation;
- DO-O19 - Housing Bottom Lines.

DO-O1	Tangata Whenua

To work in partnership with the *tangata whenua* of the District in order to maintain *kaitiakitanga* of the District's resources and ensure that decisions affecting the natural *environment* in the District are made in accordance with the principles of Te Tiriti o Waitangi (Treaty of Waitangi).

DO-O3	Development Management	**Amended** 01 Sep 23 PC2

To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, and to provide for the *development* of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:

    a. that are in or near a *Centre Zone* or other area with many employment opportunities; or
    b. that are well serviced by existing or planned public or active transport; or
    c. where there is high demand for housing or for business land relative to other areas within the urban environment;

    while accommodating *identified qualifying matters* that constrain development;

4. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
5. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;

6. management of development in areas of special character or amenity in a manner that has regard to those special values;
7. sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;
8. an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;
9. management of the location and effects of potentially incompatible land uses including any interface between such uses; and
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-O5	Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and systems.

DO-O7	Historic Heritage

To protect *historic heritage* in the District for the social, cultural and economic wellbeing of the Kapiti Coast community and future generations, including:

1. supporting the contribution of *historic heritage features* and their values to the identity, character and amenity of places and landscapes;
2. recognising and protecting *tangata whenua historic heritage*, including *Waahi Tapu and Other Places and Areas Significant to Māori;* and
3. providing for appropriate use and *development* of natural and physical resources with *historic heritage* values, while ensuring any adverse environmental *effects* are avoided, remedied or mitigated.

DO-O8	Strong Communities

To support a cohesive and inclusive community where people:

1. have easy access and connectivity to quality and attractive public places and local social and community services and facilities;
2. have increased access to locally produced food, energy and other products and resources;
3. have improved health outcomes through opportunities for active living or access to health services; and
4. have a strong sense of safety and security in public and private spaces.

DO-O9	Landscapes, Features and Landforms

To protect the District's identified *outstanding natural features and landscapes* from inappropriate *subdivision*, use and *development*; and

1. maintain or enhance the landscape values of *special amenity landscapes* and identified significant landforms; and
2. avoid, remedy or mitigate adverse *effects* of *earthworks* on natural features and landforms.

DO-O11	Character and *Amenity Values*	**Amended** 01 Sep 23 PC2

To recognise the unique character and *amenity values* of the District's distinct communities, while providing for character and *amenity values* to develop and change over time in response to the

diverse and changing needs of people, communities and future generations, resulting in:

1. residential areas characterised by the presence of mature vegetation, a variety of built forms and *building* densities, the retention of landforms, and the recognition of unique community identities;
2. vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;
3. *local centres*, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;
4. productive rural areas, characterised by openness, natural landforms, areas and corridors of *indigenous vegetation*, and *primary production activities*; and
5. well managed interfaces between different types of land use areas (e.g. between living, working and rural areas) and between potentially conflicting land uses, so as to minimise adverse *effects.*

DO-O12	Housing Choice and Affordability

To meet diverse community needs by increasing the amount of housing that:

1. is of densities, locations, types, attributes, size and tenure that meets the social and economic wellbeing needs of households in suitable urban and rural locations;
2. is affordable and adequate for lower income households; and
3. can respond to the changing needs of residents, regardless of age, mobility, health or lifestyle preference;

while enhancing the amenity of living environments and contributing to the sustainability of communities and compatibility with the goals of environmental sustainability, in particular resource, water and energy efficiency.

DO-O13	Infrastructure

To recognise the importance and national, regional and local benefits of *infrastructure* and ensure the efficient *development*, maintenance and operation of an adequate level of social and physical *infrastructure* and services throughout the District that:

1. meets the needs of the community and the region; and
2. builds stronger community resilience, while avoiding, remedying or mitigating adverse *effects* on the *environment*.

DO-O14	Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effect*s on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15	Economic Vitality

To promote sustainable and on-going economic development of the local economy, including the

rural sector, with improved number and quality of jobs and investment through:

1.
    1. encouraging *business activities* in appropriate locations within the District, principally through differentiating and managing various types of *business activities* both on the basis of the activity, and the potential local and strategic *effect*s of their operation;
    2. reinforcing a compact, well designed and sustainable regional form supported by an integrated *transport network*;
    3. enabling opportunities to make the economy more resilient and diverse;
    4. providing opportunities for the growth of a low carbon economy, including clean technology;
    5. minimising *reverse sensitivity effect*s on *business activities*, including *primary production activities* ; and
    6. enhancing the amenity of *Working Zones*;

while:

2.
    1. ensuring that economic growth and development is able to be efficiently serviced by *infrastructure*;
    2. encouraging commercial consolidation and the co-location of community services and facilities primarily within the *Paraparaumu Sub-Regional Centre* and *Town Centres*; and
    3. managing contamination, pollution, odour, noise and glare, associated with *business activities,* including *primary production activities*.

DO-O17	Open Spaces / Active Communities

To have a rich and diverse network of *open space* areas that:

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effect*s on the natural and physical *environment*;
2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District's communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

DO-O18	Renewable Energy, Energy Efficiency and Conservation

Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while avoiding, remedying or mitigating adverse *effect*s on the *environment*.

DO-O19	Housing Bottom Lines

To achieve sufficient development capacity as required by the National Policy Statement on Urban Development 2020 by meeting housing bottom lines of:

1. 5,477 additional *residential units* over the short-medium term (2021—2031); and
2. 8,411 additional *residential units* over the long term (2031—2051).

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

Policies

DEV2-P1	Waikanae North Development Area

Subdivision, use and *development* within the Waikanae North Development Area will be undertaken in accordance with the Waikanae North Design Guide in Appendix 9, and in a manner which is consistent with the following principles:

1. the efficient utilisation of the land for urban purposes will be achieved;
2. an optimum balance between urban development and environmental protection and enhancement, and provision of water and energy efficiency initiatives will be provided for;
3. the *effect*s of multi-unit *building* development will be managed;
4. employment, commercial, mixed use and limited *retail activities* will be provided for, while the *effect*s of *retailing* on Waikanae Town Centre will be managed;
5. adverse traffic *effect*s on the *transport network* will be avoided where practicable;
6. *open space* and recreational needs of the local community will be met through the provision of public and private *open space* areas;
7. opportunities will be taken to use *legal roads* strategically through the *Zone* that connect *State Highway* 1 to Ngārara Road; and
8. good connectivity between new *development* and existing neighbourhoods will be achieved.

Precinct 1 - Preserve, Precinct 2 - Perimeter, Precinct 4 - Village and Precinct 5 - Multi Unit of the Waikanae North Development Area are considered part of the District's *Residential Zones*. The following policies are relevant to *Residential Zones*.

DEV2-P2	Development and Landforms

Subdivision, use and *development* (including associated *driveway*s) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:

1. the visual impact, bulk and scale of *buildings* and *structures* on identified landscape values, *ecological sites, geological features* or *areas of high natural character*;
2. the extent of cut and fill;
3. the need for and the *height* of retaining walls; and
4. the mass of *buildings* on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.

DEV2-P3	Reverse Sensitivity

New residential *subdivision* and *development* will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise *reverse sensitivity effect*s.

Residential activities (excluding *visitor accommodation* other than *temporary residential rental accommodation*) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.

DEV2-P4	Residential Activities (excluding *visitor accommodation* other than *temporary residential rental accommodation*)

Residential activities will be recognised and provided for as the principal use in the *Residential Zones*, while ensuring that the *effect*s of *subdivision,* use and *development* is in accordance with the following principles:

1. adverse *effect*s on natural systems will be avoided, remedied or mitigated;

2. new built *development* will relate to local built identity, character values and the density of the surrounding residential *environment*;
3. transport choice and efficiency will be maximised;
4. housing types which meet the need of *households* will be provided for;
5. the number of *residential units* per *allotment* will be limited; and
6. a limited number of *accessory buildings* and *buildings* which are *ancillary* to *residential activities* will be provided for.

DEV2-P5	Residential Amenity

Subdivision, use and *development* in the *Residential Zones* will be required to achieve a high level of on-site amenity for residents and neighbours in accordance with the following principles:

1. *building* size and *footprint* will be proportional to the size of the *allotment;*
2. usable and easily accessible private *outdoor living spaces* will be provided;
3. *buildings* and *structures* will be designed and located to maximise sunlight access, privacy and amenity for the *site* and adjoining *allotments*;
4. *buildings* and *structures* will be designed and located to minimise visual impact and to ensure they are of a scale which is consistent with the area's urban form;
5. appropriate separation distances will be maintained between *buildings*;
6. *yards* will be provided to achieve appropriate *building* setbacks from neighbouring areas, the street and the coast;
7. hard and impermeable surfaces will be offset by permeable areas on individual *allotments*;
8. unreasonable and excessive *noise*, odour, smoke, *dust*, light, glare and vibration will be avoided;
9. *non-residential buildings* will be of a form and scale which is compatible with the surrounding residential *environment*; and
10. service areas for *non-residential activities* will be screened, and planting and *landscaping* will be provided.

DEV2-P6	Residential Streetscape

Development, use and *subdivision* will enhance the amenity, functionality and safety of the streetscape in the *Residential Zones*. To achieve a positive relationship between *development* and the street, *development* will be undertaken in accordance with the *Council's* Streetscape Strategy and Guideline:

1. minimum distance will be maintained between *vehicle access* ways, and where practicable, the sharing of *vehicle access* ways will be encouraged;
2. direct pedestrian access will be provided from the street to the front entrance of the *primary residential building*, where practicable;
3. where practicable, at least one *habitable room* will be orientated towards the street;
4. the safety of *road* users, including pedestrians and cyclists, will not be adversely affected; and
5. on-site vehicle manoeuvring will be provided for rear *allotments*, *allotments* with significant sloping driveways and on *strategic arterial routes*.

DEV2-P7	Landscaping

Landscaping will be required for *non-residential activities* and intensive residential development in the *Residential Zones* to enhance residential amenity, while promoting *water* conservation and biodiversity and allowing for the natural infiltration of surface *waters* through permeable treatments. *Landscaping* will be located and designed in accordance with the following principles:

1. the visual impact of large *buildings* will be reduced by appropriate screening and planting;

2. service areas, loading areas and *outdoor storage* areas will be screened;
3. on-site *outdoor living spaces* will be defined and enhanced by *landscaping*;
4. *sunlight* access and passive surveillance to adjoining areas will not be unreasonably restricted;
5. public *infrastructure* and services will not be damaged or blocked;
6. planting of locally *indigenous vegetation* will be encouraged; and
7. permeable surfaces will be provided for the natural infiltration of surface *waters*.

DEV2-P8	Energy Efficiency

Where practicable, *development* and *subdivision* in the *Residential Zones* will be designed to minimise energy consumption by maximising *sunlight* access, and incorporating passive ventilation. Specifically, *development* will be undertaken in accordance with the following principles:

1. good *sunlight* access should be prioritised to main living areas, *habitable rooms* (including rooms used for hospital recovery) and the private *open space* associated with living areas; and
2. the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months.

DEV2-P9	*Minor Residential Units*

A *minor residential unit* will be provided for where it is *ancillary* to a *residential unit* and is undertaken in the following manner:

1. it will be of a scale suitable to accommodate 1 or 2 persons;
2. it will not compromise the provision of sufficient *outdoor living space* areas; and
3. it will not unreasonably affect the privacy, outlook or *sunlight* access of the *primary residential building* or adjoining *properties* and public spaces.

DEV2-P10	*Accessory Buildings*

Accessory buildings will be provided for where they are *ancillary* to *residential activities* on-site (excluding *visitor accommodation* which is not a *temporary residential rental accommodation*) and are undertaken in accordance with the following principles:

1. they will not unreasonably affect the privacy, amenity, outlook or *sunlight* access of other *residential buildings* or adjacent properties and public spaces;
2. their size, cumulative area, location and visual appearance will not dominate other *residential buildings* or streetscape; and
3. they will not compromise the provision of sufficient *outdoor living spaces*.

DEV2-P11	Supported Living and Older Persons Accommodation

The *development* of *supported living accommodation* will be provided for in a range of forms, including units, *minor residential units*, complexes, shared accommodation, rest homes and *retirement accommodation*, where it is located within *Residential Zones* and integrated with the surrounding *environment*. *Supported living accommodation* includes accommodation specifically designed for older persons.

Supported living accommodation will be undertaken in accordance with the following principles:

1. on-site pedestrian movement and use of *open space* by residents will not be unduly restricted by the slope of the *land*;
2. design and development to promote interaction with surrounding communities, without

compromising privacy and safety;
3. the scale and design of *development* will reflect the residential nature and character of the location, and ensure access through the *subject site* by the public and residents, including the provision of public *legal roads* and pedestrian accessways consistent with residential scale blocks; and
4. where practicable, the *development* will be located within walking distance of essential facilities such as local *shops*, health and community services and public transport networks.

DEV2-P12	Shared and Group Accommodation

Shared and group accommodation may be provided for where facilities are shared by residents on-site at an intensity and scale compatible with other residential development within the locality.

Shared and group accommodation will be undertaken in accordance with the following principles. The *development* should be:

1. located within walking distance of essential facilities such as local *shops*, health and community services and public *transport networks*;
2. located where on-site pedestrian movement of residents is not unduly restricted by the slope of the *land*;
3. located and designed to promote interaction with other sections of the community, without compromising privacy and safety;
4. of a scale and appearance that reflects the residential nature and character of the surrounding neighbourhood; and
5. of a scale and design which ensures access through the *subject site* by the public and residents, including the provision of public *legal road* and pedestrian accessways consistent with residential-scale blocks.

DEV2-P13	*Home Businesses*

The opportunity to undertake home-based employment will be provided for in a manner which avoids, remedies or mitigates adverse *effects* on the *amenity values* of the *Residential Zones* and the primacy and vitality of *centres*.

DEV2-P14	Non-Residential Activities	**Amended** 14 Feb 24 PC1A

1. *Non-residential activities* other than activities managed under the Community Facilities chapter will be allowed in the *Residential Zones* only if the activities are compatible with *residential activities* and the *amenity values* of residential areas, and if they provide a function which:

    a. minimises the need to travel for daily goods and services;
    b. supports the resilience of the local neighbourhood;
    c. provides a service or function to the local neighbourhood; and
    d. does not detract from the vitality of *centres* and other *Working Zones*.

2. In determining whether or not the scale of *effect*s of *non-residential activities* is appropriate, particular regard shall be given to:

    a. the appropriateness of the scale, size and intensity of the proposed *buildings* and activities and visual or landscape mitigation proposed;
    b. the *effects* generated by the *buildings* and activities on the safety and efficiency of the local *transport network*, including the extent to which the activities make efficient use

of the *transport network* by minimising the need to travel;
c. the design and amount — of proposed access and *accessible carparks* for staff, customers and visitors;
d. the location of access and loading for service /delivery vehicles and the hours of operation, including the timing and frequency of delivery/service vehicles;
e. the *effect*s on residential character and *amenity values* of the surrounding *environment* generated by the proposed *building* or activity;
f. *nuisance effects* (including *noise*, odour, light, glare, smoke and *dust*) produced on-site;
g. whether or not any proposed signage on the *subject site* is associated with the activity, visually distracting to motorists or dominating or detracting from the amenity of the surrounding *environment*;
h. whether the activities adversely affect the vitality of *centres*;
i. whether the activity provides goods and services to meet the daily needs of the local neighbourhood; and
j. any cumulative *effects*.

Precinct 6 - Mixed Use of the Waikanae North Development Area provides for a local centre. The following policy is relevant to *Local Centres*.

DEV2-P15	Local Centres	**Amended** 01 Sep 23 PC2

Local centres are managed to enable a mix of limited local *retail activities*, other *business activities*, facilities and services which serve the daily convenience needs of local communities, generally within a walkable distance. *Local centres* may also contain residential and community and civic activities.

Local centres are located within the *Local Centre Zone* at Paekākāriki, Raumati South, Kena Kena, Meadows, Te Moana Road and Mazengarb Road. *Local centres* are also provided for in the Waikanae North Development Area Precinct 6 - Mixed Use and the Ngārara Development Area - Waimeha *Neighbourhood Development Area*.

In the following *local centres*, *subdivision,* use and *development* will be undertaken in a manner that is consistent with the specified design objectives and principles:

1. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17; *Neighbourhood Development Area*, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7; Precinct 6 (Mixed Use) - Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.

Rules

DEV2-R1	Any activity which is not specified as a *permitted, controlled, restricted discretionary*, *discretionary, non-complying* or *prohibited activity* in this chapter.
Permitted Activity	**Standards** 1. The activity complies with all *permitted activity* standards in this chapter. **Note:** In Precinct 3 - Open Space, the rules and standards of the Open Space Local Parks Precinct (PREC34) shall apply. Refer to Open Space Zone chapter.

DEV2-R2	In Precinct 1 - Preserve, any activity that is identified as a *permitted activity* under the rules in the General Residential Zone chapter shall be a *permitted activity*, unless otherwise specified under the rules in this chapter. *Measurement criteria* apply to activities under this rule.
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.	
Permitted Activity	**Standards** 1. Any activity must comply with the *permitted activity* standards for the General Residential Zone, except that: a. no more than one *residential unit* shall be erected on any *allotment*; and b. maximum *building coverage* shall be 25%. 2. The Standards in DEV2-R5 below shall also apply. *Measurement Criteria*: The number of *residential units* must be determined using the *residential unit measurement criteria*. When measuring *building coverage*, include: a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981. Exclude: a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. b. The footprint of any *minor building*
DEV2-R3	In Precinct 2 - Perimeter, any activity that is identified as a *permitted activity* under the General Residential Zone chapter shall be a *Permitted activity*, unless otherwise specified under the rules in this chapter. *Measurement criteria* apply to activities under this rule.
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.	
Permitted Activity	**Standards** 1. Any activity must comply with the *permitted activity* standards for the General Residential Zone, except that: a. all *buildings* (excluding *minor buildings*) shall be set back a minimum of 15 metres from the *boundary* of any *site* within the General Residential Zone, and 6 metres from any *road boundary;* and b. maximum *building coverage* shall be 40%. 2. The Standards in DEV2-R5 below shall also apply.

	Measurement Criteria: When measuring *building coverage*, include: a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981. Exclude: a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. b. The footprint of any *minor building*
DEV2-R4	In Precinct 4 - Village and Precinct 5 - Multi Unit, any activity that is identified as a *Permitted activity* under the rules in the General Residential Zone chapter shall be a *permitted activity*, unless otherwise specified under the rules in this chapter.
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.	
Permitted Activity	**Standards** 1. Any activity must comply with the *permitted activity* standards for the General Residential Zone. 2. The Standards in DEV2-R5 below shall also apply.
DEV2-R5	*Buildings* (excluding *minor buildings*)
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.	
Permitted Activity	**Standards** 1. In addition to complying with the relevant *permitted activity* standards in DEV2-R2. DEV2-R4 above, *buildings* must also comply with the following: a. at least one of the following must be fitted to any *residential unit*: i. solar hot water heating with a minimum of $2m^2$ of solar panel per *residential unit*; or ii. photovoltaic panels/cells with a minimum peak power rating of 1kWp per *residential unit*; and b. *habitable rooms,* (including those used for hospital recovery but excluding those used for *visitor accommodation* which is not *temporary residential rental accommodation,* must be insulated to comply with the following minimums: Walls R 2.6, Roof R 4.6, and Floors R 2.0; and c. design certificate signed by a registered architect, member of Architectural Designers of NZ, registered engineer or suitably qualified building inspector stating that the plans will achieve compliance with standards 1. a) and b) above.
DEV2-R6	*Buildings* and activities in Waikanae North Development Area - Precinct 6 - Mixed Use.
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.	

Permitted Activity	**Standards** 1. The activity must comply with the *permitted activity* standards for the Local Centre Zone under LCZ-R6. 2. Any *habitable room* that will be used for residential accommodation purposes must be protected from noise arising from other activities (i.e. *commercial activities* within the Mixed Use Precinct) by ensuring the *external sound insulation level* achieves the minimum performance standard specified in NOISE-R14}. 3. All *retail activity* must not exceed 1,200m^2; and 4. All *commercial service* activity must not exceed 2,000m^2. **Note:** Rules and policies in the Local Centre Zone chapter also apply to Precinct 6 - Mixed Use.	
DEV2-R7	*Buildings* and activities in Waikanae North Development Area - Precinct 6 - Mixed Use which do not comply with one or more of the associated standards in DEV2-R6, unless otherwise specifically stated.	
Restricted Discretionary Activity	**Standards**	**Matters of Discretion** 1. Consideration of the *effects* of the standard not met. 2. Measures to avoid, remedy or mitigate adverse *effects.* 3. Cumulative *effects.* 4. The consistency with relevant objectives and policies.
DEV2-R8	Any *development* within the Zone in excess of a threshold totalling 300 *residential units* and 100 *residential units* for *Retirement accommodation*. For the purposes of this rule, the 400 *residential units* referred to shall include any households that have been constructed as a *permitted activity* and any to which *resource consent* has been obtained. *Measurement criteria* apply to activities under this rule.	
Restricted Discretionary Activity	**Standards** *Measurement Criteria*: The number of *residential units* must be determined using the *residential unit measurement criteria*.	**Matters of Discretion** 1. Transport *effects*, including (but not limited to) the *effects* of traffic generation on the local *road* network and State Highway 1. 2. If the *development* is a *building* in Precinct 4 - Village or Precinct 5 - Multi Unit, the other matters listed under DEV2-R9. 3. If the *development* is a *subdivision*, the other matters listed in the *restricted discretionary activity subdivision* rule for the relevant precinct.
DEV2-R9	Any *building* activity (excluding *minor buildings*) in Precinct 4 -Village	**Amended** 01

	and Precinct 5 - Multi Unit. **Criteria for notification** The written approval of persons will not be required and applications under this Rule will not be served on any person or notified.	Sep 23 PC2
Restricted Discretionary Activity	**Standards** 1. Any activity must comply with the *permitted activity* standards for the General Residential Zone and DEV2-R5, except that: a. all access for vehicles and associated on-site parking and garaging must be accessed solely from the rear access lanes as indicated on the Regulatory Plan for the Precinct in Appendix 9; b. *building coverage* must not exceed 50%; c. no *building* or *structure* shall exceed 8 metres in *height* except for any *building* or *structure* in Precinct 5 - Multi Unit within 12 metres of a *road* corner which shall have a maximum *height* of 10 metres; d. *yard* requirements must be as follows: i. there shall be no minimum front *yard* setback; ii. for any rear *yard* to lane, the minimum setback shall be 10 metres, except that this shall not apply to any *accessory building*; iii. for any side *yard*, the minimum setback shall be 2 metres, or nil if party walls are proposed (i.e. townhouse development) and both *allotments* are owned by the same	**Matters of Consideration** 1. Consistency with the relevant parts of the Waikanae North Design Guide in Appendix 9. 2. External design, appearance and siting. 3. The imposition of *conditions* to manage character and amenity *effect*s. 4. The imposition of *conditions* in accordance with *Council*'s *Land Development Minimum Requirements*. 5. *Council*'s Crime Prevention through Environmental Guidelines in Appendix 6. 6. Transport *effect*s. 7. *Subject site landscaping*. 8. The imposition of *financial contributions* in accordance with the Financial Contributions chapter. **Note:** Other contributions may be applicable under the provisions of the Local Government Act 2002. 9. Cumulative *effect*s.

party at the time resource or building consent is granted; and

e. *permitted activity* standard for *height in relation to boundary* envelope shall not apply to *road* or lane frontages or to *boundaries* if party walls are proposed (i.e. townhouse development). Where the standard does apply, the vertical measurement shall be 5.7 metres with the recession plane being 45 degrees.

2. Compliance with FC-Table 1.

Measurement Criteria:
When measuring *building coverage*, include:

a. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.

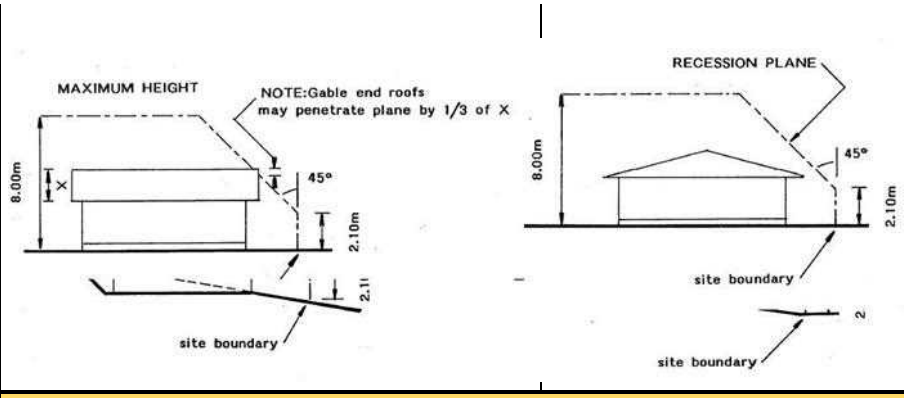
Exclude:

a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
b. The footprint of any *minor building*

The specified reference point for measuring *height* must be determined using the *height measurement criteria*.

The *height in relation to boundary* envelope must be measured from a point above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties).

Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary* envelope.

		
DEV2-R10	New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* in Waikanae North Development Area - Precinct 6 Mixed Use. Excludes: • New *minor buildings* and *additions* and *alternations* to existing *minor buildings* **Criteria for notification** The written approval of persons will not be required and applications under this rule will not be served on any person or notified.	
Restricted Discretionary Activity	**Standards** 1. The activity must meet the *permitted activity* standards for *buildings* in LCZ-R6. 2. *Buildings* and *structures* used for mixed use activities shall have a maximum *height* from *original ground level* of 12 metres and shall not be more than 3 storeys above the original ground level. 3. *Buildings* and *structures* used for *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) shall have a maximum *height* of 10 metres and shall not be more than 3 storeys above the *original ground level*. 4. No *building* shall be sited to preclude future connection with State Highway 1. 5. Compliance with FC-Table 1.	**Matters of Discretion** 1. External design, appearance, and siting. 2. Residential amenity for any *residential units* (excluding for *visitor accommodation* which is not *temporary residential rental accommodation*). 3. Standard, construction and location of vehicle access and parking. 4. *Subject site landscaping,* 5. The extend of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 6 and the Centres Design Principles in Appendix 20. 6. Provision for future connection with State Highway 1. 7. The extent of consistency with relevant parts of the Waikanae North Design Guide in Appendix 9. 8. The imposition of *financial contributions* in accordance with the Financial Contributions chapter.
DEV2-R11	New *buildings* and *structures* (excluding *minor buildings*) and *additions* and *alterations* to existing *buildings* (excluding *minor buildings*) in Waikanae North Development Area - Precinct 6 - Mixed Use, which does not comply with one or more of the associated standards, in DEV2-R10 unless otherwise specifically stated.	

Discretionary Activity	
DEV2-R12	Any activity not identified as a *permitted*, *controlled*, *restricted discretionary* or *prohibited activity* and any activity which does not comply with any one or more of the *permitted*, *controlled* or *restricted discretionary activity* standards under the rules in this chapter, except for activities in Precinct 6 - Mixed Use managed by DEV2-R7 and DEV2-R11.
Non-Complying Activity	
DEV2-R13	*Vehicle access* to Awanui Drive (from the Waikanae North Development Area) is a *prohibited activity*.
Prohibited Activity	
DEV2-R14	Commercial panelbeating and spraypainting in all precincts.
Prohibited Activity	