

Maps

- Change the zoning of the Site from Rural Lifestyle Zone to General Residential Zone in the area outlined below.



Development Area

- Insert new section titled: 'DEV3 - Ratanui Development Area', with text as underlined below.

DEV3 - Ratanui Development Area

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.

DEV3-P1	Retirement Villages
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Enable retirement villages in DEV3 – Ratanui Development Area where the development is generally consistent 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. 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;
3. 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 positive environmental gain~~[†];
 - 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;
4. ensure 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;

[†] GWRC submission 12

- b. planting species and arrangements reflecting predominantly indigenous species which are typical of the coastal area ~~and naturally occurring the local area~~, as well as appropriate exotic amenity plantings;
 - c. vegetated buffers ~~on the southern extent of the Site~~ in areas indicated in the DEV-3 – Figure 1: Ratanui Development Area Structure Plan that:
 - i. ~~comprise predominantly indigenous species ranging from shrubs to mature trees~~
 - ii. ~~reflect the more ‘wooded’ parkland character of the rural residential properties along Ratanui Road~~
 - iii. ~~provide filtering of views into the site from adjacent sites,~~
 - iv. ~~are of a sufficient width to achieve i to iii above, and~~
 - v. ~~do not apply where a transport connection is provided to 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 natural landforms will be retained and enhanced including through the planting of indigenous species where practicable); and~~
 - e. ~~providing an appropriate~~ landscaped ~~and/or vegetated~~ buffers in areas indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan ~~to that:~~
 - i. ~~comprise treatments including landscaping, planting, fencing and/or earthbunds, as appropriate,~~
 - ii. ~~ensure integration between the new development and adjacent sites and the wider landform ~~soften the transition from a residential to rural lifestyle land use~~~~
 - iii. ~~are of a sufficient width to achieve i and ii above, and~~
 - iv. ~~do not apply where a transport connection is provided to adjacent sites; and~~
 - f. ~~have a form of development where the tallest buildings are located towards the middle of the site, where practicable;~~
5. ensure building foundations are designed to resist liquefaction induced settlement; and
6. ensure 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.

DEV3-P2	Residential Activities and associated subdivision
	<p>Enable residential activities and associated subdivision in DEV3 – Ratanui Development area where the development is generally consistent with DEV3- Figure 1: Ratanui Development Area Structure Plan including:</p> <ol style="list-style-type: none"> 1. <u>providing primary site access via a T-intersection with a right turn bay in the area indicated in the Structure Plan as well as providing additional connectivity to adjacent sites;</u> 2. <u>considering the need for community facilities or reserves within the Site;</u> 3. <u>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;</u> 4. <u>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:</u> <ol style="list-style-type: none"> a. <u>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;</u> b. <u>provide stormwater treatment outcomes in accordance with Council’s Land Development Minimum Requirements 2022;</u> c. <u>provide for the offsetting of wetland loss elsewhere on the site by creating offset wetlands within the centralised wetland area(s) where:</u> <ol style="list-style-type: none"> i. <u>the primary function of the offset areas is to create natural inland wetlands;</u> ii. <u>the secondary function of offset areas is to provide flood storage and stormwater treatment functions;</u> iii. <u>the offset areas are established and managed to ensure at least a net gain in indigenous biodiversity outcomes positive environmental gain²;</u> iv. <u>the offset areas within the wetland areas are clearly identified in plans and will exclude first flush areas designed to be cleaned out when sediment builds up;</u> 5. <u>ensure that development within the Site occurs in such a way that landscape and visual effects are managed, the development is sensitively integrated into</u>

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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 the local area~~, as well as appropriate exotic amenity plantings;
- c. vegetated buffers ~~on the southern extent of the Site~~ in areas indicated in the DEV-3 – Figure 1: Ratanui Development Area Structure Plan that:
 - i. comprise predominantly indigenous species ranging from shrubs to mature trees
 - ii. reflect the ~~more ‘wooded’~~ parkland character of the rural residential properties along Ratanui Road
 - iii. provide filtering of views into the site ~~from adjacent sites~~.
 - iv. are of a sufficient width to achieve i to iii above, and
 - v. do not apply where a transport connection is provided to 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 natural landforms will be retained and enhanced including through the planting of indigenous species~~ where practicable); ~~and~~
- e. ~~providing an appropriate~~ landscaped ~~and/or vegetated~~ buffers in areas indicated in the DEV3- Figure 1: Ratanui Development Area Structure Plan ~~to that:~~
 - i. comprise treatments including landscaping, planting, fencing and/or earthbunds, as appropriate.
 - ii. ensure integration between the new development and adjacent sites and the wider landform ~~soften the transition from a residential to rural lifestyle land use~~
 - iii. are of a sufficient width to achieve i and ii above, and
 - iv. do not apply where a transport connection is provided to adjacent sites

6.	<u>ensure building foundations are designed to resist liquefaction induced settlement; and</u>
7.	<u>ensure 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.</u>

DEV3-R1	Retirement Villages within the Ratanui Development Area	
	GRZ-R41 does not apply in addition to this Rule.	
<u>Controlled Activity</u> <u>Restricted discretionary activity</u>	<p>1. <u>Where a Landscape and Earthworks Plan is provided by a suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P1.4 that contains the following information:</u></p> <ol style="list-style-type: none"> <u>Details of plantings proposed for the vegetated buffer shown in DEV3- Figure 1: Ratanui Development Area Structure Plan; and</u> <u>Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3- Figure 1: Ratanui Development Area Structure Plan.</u> <p>Note:</p> <ul style="list-style-type: none"> <u>No buildings shall be located in landscaped or vegetated buffers.</u> For the avoidance of doubt GRZ-R41 does not apply to retirement villages within DEV3 – Ratanui Development Area. 	<p>Matters of control discretion</p> <ol style="list-style-type: none"> <u>The degree to which the development is in general accordance with DEV3- Figure 1: Ratanui Development Area Structure Plan.</u> <u>The matters in policy DEV3-P1.</u> <u>The matters of discretion in GRZ-R41.</u>

DEV3-R2	Subdivision within the Ratanui Development Area	
<i>Restricted Discretionary Activity</i>	<p>1. <u>Where a Landscape and Earthworks Plan is provided by a suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P2.5 that contains the following information:</u></p> <ol style="list-style-type: none"> <u>Details of plantings proposed for the vegetated buffer shown in DEV3-Figure 1: Ratanui Development Area Structure Plan; and</u> <u>Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3-Figure 1: Ratanui Development Area Structure Plan.</u> <p>Note:</p> <ul style="list-style-type: none"> <u>No buildings shall be located in landscaped or vegetated buffers.</u> 	<p>Matters of discretion</p> <ol style="list-style-type: none"> <u>The degree to which the development is in general accordance with DEV3-Figure 1: Ratanui Development Area Structure Plan.</u> <u>The matters in policy DEV3-P2.</u>

DEV3-R3	Residential Activities within the Ratanui Development Area where there are four or more residential units per site	
<i>Restricted Discretionary Activity</i>	<p>1. <u>Where a Landscape and Earthworks Plan is provided by a suitably qualified and experienced landscape architect addressing the matters listed in DEV3-P2.5 that contains the following information:</u></p> <ol style="list-style-type: none"> <u>Details of plantings proposed for the vegetated buffer shown in DEV3-Figure 1:</u> 	<p>Matters of discretion</p> <ol style="list-style-type: none"> <u>The degree to which the development is in general accordance with DEV3-Figure 1: Ratanui Development Area Structure Plan.</u> <u>The matters in policy DEV3-P2.</u>

	<p><u>Ratanui Development Area Structure Plan; and</u></p> <p>b. <u>Details of design for the landscaped buffer (landscaping, fencing and/or planting) shown in DEV3- Figure 1: Ratanui Development Area Structure Plan.</u></p> <p>Note:</p> <ul style="list-style-type: none"> • <u>No buildings shall be located in landscaped or vegetated buffers.</u> 	
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DEV3-R4	<u>Any activity that is listed as a controlled or restricted discretionary activity that does not comply with one or more of the activity standards</u>
<i><u>Non-complying Activity</u></i>	

DEV3- Figure 1: Ratanui Development Area Structure Plan



