

## Updated provisions in response to question from the Hearing Panel

### Hearing of submissions on Plan Change 2 to the Kāpiti Coast District Council Operative District Plan

**To** The Hearings Panel

**From** Karen Williams, Planner for Kāinga Ora

**Date** 14 April 2023

#### UPDATED SET OF RECOMMENDED PROVISIONS – APPENDIX A AND APPENDIX C OF MY EVIDENCE

1. During the hearing, it was requested that I provide a final set of the recommended changes to the plan change provisions (where amendments were required to Appendix A and Appendix C of my evidence).
2. The recommended changes are attached and discussed briefly below.

##### *Appendix A*

- a. **DO-O12** - I have removed reference and changes to this objective from my attached updated version of Appendix A. Objective DO-O12 is located within the Operative District Plan and no changes were proposed by Council to this objective as part of the Plan Change. The changes originally recommended within Appendix A, as attached to my evidence, are therefore accepted to be beyond the scope of this plan change.
- b. There are no further changes proposed within Appendix A.

##### *Appendix C*

3. The following amendments to the proposed High Density Residential Zone provisions, contained in Appendix C of my primary evidence, have been made since my evidence was submitted.
  - a. **DO-O11** – retention of points 1-5 of the objective, to match and be consistent with the changes recommended to this district wide objective within Appendix A, attached to my evidence.
  - b. **HRZ-Px1 and HRZ-Px2** - Inclusion of two additional mandatory MDRS policies, as only three of the mandatory five policies were included in the HRZ submitted with my Primary Evidence. I consider this change necessary to remain consistent with the Amendment Act, as all relevant residential zones must contain these provisions.
  - c. **HRZ-P18 and HRZ-P19** – carrying through policies from the GRZ chapter relevant to the Beach Residential Precinct and Waikanae Garden Precinct. These are relevant to HRZ areas within Paekakariki and Raumati, and an area to the west of Waikanae that is within

the Waikanae Garden Precinct. These policies have no rules attached to them but should be included in the HRZ chapter for completeness.

- d. **HRZ-R3** - Change to the fence permitted height rule, to ensure positive design outcomes, a safe street environment, and achieve a well-functioning urban environment.
  - e. **HRZ-Rx2** - Amendment to the HIRB standard as it applies in the Marae Takiwā Precinct. This is necessary to clarify that the 19m + 60° and 8m + 60° HIRB control for 4 or more units, as sought by Kāinga Ora in the HRZ, is not applicable in this precinct.
  - f. **HRZ-R9, HRZ-Rx5, HRZ-Rx6, and HRZ-Rx9** – reframing the wording within the matters of discretion to ensure national consistency.
4. An updated copy of both Appendix A and Appendix C are attached to this covering statement, reflecting the changes outlined above.
  5. I can confirm that the version of relief in my evidence represents the full “updated” set of relief requested by Kāinga Ora in relation to PC(N).
  6. I consider that the amended provisions will be efficient and effective in achieving the purpose of the RMA, the relevant objectives of the District Plan and other relevant statutory documents including the NPS-UD.

## Appendix A – Recommended Changes – Revised April 2023

Text convention	Description
<b>PC(N) – PC2 as notified</b>	
Black text	Operative District Plan text not amended by PC(N).
<u>Black text underlined</u>	Text added to the District Plan by PC(N).
<del>Black text struck through</del>	Text removed from the District Plan by PC(N).
<b>PC(R1) – Amendments recommended in the Council Officers’ Planning Evidence</b>	
<u>Red text underlined</u>	Text to be added to the District Plan because of recommendations in the Council Officers’ Planning Evidence
<del>Red text struck through</del>	Operative District Plan text to be removed because of recommendations in the Council Officers’ Planning Evidence.
<del><u>Red text underlined and double struck through</u></del>	Text added to the District Plan by PC(N) but removed because of recommendations in the Council Officers’ Planning Evidence.
<b>Changes sought by Kāinga Ora following review of s42A report. Consequential amendments may be required to numbering.</b>	
<u>Blue text underlined</u>	Text to be added following review of recommendations in the Council Officers’ Planning Evidence
<del>Blue text struck through</del>	Text to be removed following review of recommendations in the Council Officers’ Planning Evidence

### DO - District Objectives Chapter

<b>DO-Ox3</b>	<u>Residential Intensification Precincts Residential Zones</u>
<p><u>Residential Intensification Precincts Residential Zones</u> provide for higher density housing types and sizes that respond to:</p> <ol style="list-style-type: none"> <li>1. <u>Housing needs and demand;</u></li> <li>2. <u>The proximity of the area to the Metropolitan Centre Zone, Town Centre Zone or Local Centre Zone;</u></li> <li>3. <u>Accessibility to and from the area by active or public transport; and</u></li> <li>4. <u>The neighbourhood’s planned urban built character, including:</u> <ol style="list-style-type: none"> <li>a. <u>buildings up to of at least 6-storeys within Residential Intensification Precinct A the High Density Residential Zone (with greater height being enabled in proximity to the Metropolitan Centre Zone); and</u></li> <li>b. <u>buildings up to 4-storeys within Residential Intensification Precinct B the General Residential Zone.</u></li> </ol> </li> </ol>	
<p><b>Explanation</b></p> <p>This objective gives effect to policy 3 of the National Policy Statement on Urban Development 2020 (the NPS-UD). Policy 3 of the NPS-UD requires that district plans enable increased <i>building heights</i> and density of urban form within:</p> <ul style="list-style-type: none"> <li>• <u>The Metropolitan Centre Zone;</u></li> <li>• <u>Within a walkable catchment of the Metropolitan Centre Zone;</u></li> </ul>	

- Within a walkable catchment of rapid transit stops (which in the Kāpiti context means the train stations as Paekākāriki, Paraparaumu and Waikanae); and
- Within and adjacent to the *Town Centre Zone* and *Local Centre Zone*.

Residential Intensification Precincts-The High Density Residential Zone and Height Variation Control Areas within both Residential Zones provide for increased *building height* and density within the parts of the *General Residential Zone* that are located within in the areas to which policy 3 of the NPS-UD applies.

<b>DO-O11</b>	Character and Amenity Values
<p>To maintain and enhance <del>recognise the unique character and amenity values of the District's distinct communities, while providing</del> provide for the character and amenity values of the District's urban environment to develop and change over time in response to the diverse and changing needs of people, communities and future generations resulting in <del>so that residents and visitors enjoy:</del></p> <p>-</p> <ol style="list-style-type: none"> <li>1. <del>relaxed, unique and distinct village identities and predominantly low-density residential areas characterised by</del> the presence of mature vegetation, a variety of built forms and building densities, the retention of landforms, and the recognition of unique community identities;</li> <li>2. vibrant, lively metropolitan and town centres supported by higher density residential and mixed use areas;</li> <li>3. <del>neighbourhood-local</del> centres, village communities and employment areas characterised by high levels of amenity, accessibility and convenience;</li> <li>4. productive rural areas, characterised by openness, natural landforms, areas and corridors of indigenous vegetation, and primary production activities; and</li> <li>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.</li> </ol> <p>[...]</p>	

<b>DO-O16</b>	Centres
<p>To have vibrant, safe and economically sustainable <i>centres</i> that function as key employment and economic nodes and as a focus for social and community life, as public transport and local service hubs, and as places for living, entertainment and recreation that:</p> <ol style="list-style-type: none"> <li>1. provide the primary focus for <i>commercial</i> (excluding <i>industrial</i>), <i>retail</i> and community activities within the District;</li> <li>2. support community cohesion and a sense of place;</li> <li>3. reinforce a compact, well designed and sustainable District and regional form, through promoting and reinforcing a close proximity and good accessibility between living, business and employment areas;</li> <li>4. encourage economic opportunities and <i>business activities</i> in a manner which promotes: <ol style="list-style-type: none"> <li>a. the <i>Paraparaumu Sub-Regional Centre</i> as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that: <ol style="list-style-type: none"> <li>i. achieves an integrated and compact <i>Metropolitan Centre Zone</i>, linking all Precincts through a well-connected pedestrian and <i>transport networks</i> offering a choice of efficient routes and a quality built environment;</li> <li>ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport;</li> <li>iii. is supported by opportunities for <del>medium</del> higher density residential living;</li> <li>iv. consolidates community activities within Precinct B; and</li> </ol> </li> </ol> </li> </ol>	

- v. provides for *commercial* (excluding *industrial*) and *retail activities* in Precincts A1, A2 and C, with some restrictions on the scale and nature of *retail activities* in Precinct C
  - b. the District's *town centres* at a scale and form that provides the urban focus for the commercial (excluding *industrial*), tourism, education, entertainment, community and civic activities as well as opportunities for ~~medium~~ *higher* density residential living, where these meet the needs of the surrounding township community; and
  - c. District's *local centres* to provide for *commercial activities* (excluding *industrial activities*), within a residential context, to primarily serve the local convenience, community and commercial needs of the surrounding residential community.
5. provide for higher density urban built character and high-quality *development*, including:
- a. buildings up to 15-12-storeys within the Metropolitan Centre Zone;
  - b. buildings up to of at least 6-storeys within:
    - i. the Town Centre Zone;
    - ii. the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone;
    - iii. the Local Centre Zone at Paekākāriki; and
  - c. buildings up to 4-storeys within the Local Centre Zone

**UFD - Urban Form and Development Chapter**

<b>UFD-Px</b>	Urban Built Form
<p>Provide for heights and densities of urban built form that enable more people to live in, and more businesses and community services to be located in, the District's urban environments, by:</p> <ol style="list-style-type: none"> <li>1. <u>enabling the greatest building heights and densities in the Metropolitan Centre Zone, including buildings up to 12-storeys;</u></li> <li>2. <u>enabling greater building heights and densities within a walkable catchment of the Metropolitan Centre Zone, including buildings of at least 6 storeys and up to 10-storeys;</u></li> <li>3. <u>enabling greater building heights and densities within a walkable catchment of and the train stations at Paekākāriki, Paraparaumu and Waikanae, including buildings up to of at least 6-storeys;</u></li> <li>4. <u>enabling greater building heights and densities within and adjacent to the Town Centre Zone, including buildings up to 6-storeys;</u></li> <li>5. <u>enabling increased building heights and densities within and adjacent to the Local Centre Zone, including buildings up to 4-storeys;</u></li> <li>6. <u>enabling increased building heights and densities adjacent to the Town Centre Zone and Local Centre Zone, including buildings up to 4-storeys; and</u></li> <li>6. <u>enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3-storeys; and</u></li> <li>7. <u>enabling greater development outcomes in the High Density Residential Zone;</u></li> </ol> <p><del>while recognising it may be appropriate to be less enabling of development to accommodate an identified qualifying matter avoiding inappropriate buildings, activities, heights and densities within qualifying matter areas.</del></p>	

<b>UFD-P1</b>	Growth Management
<p>New urban <i>development</i> for <i>residential activities</i> will only be located within <i>existing urban areas</i>, <del>and identified growth areas, and areas that can be efficiently serviced and integrated with existing urban areas</del>, and will be undertaken in a manner which:</p> <ol style="list-style-type: none"> <li>1. supports the District's consolidated urban form;</li> </ol>	

2. maintains the integrity of the urban edge north of Waikanae and Ōtaki;
3. manages residential densities by:
  - a. ~~enabling medium density housing and focused infill housing in identified precinct areas that are close to centres, public open spaces, and public transport nodes;~~
  - b. ~~retaining a predominantly low residential density in the Residential Zones;~~
  - c. ~~avoiding any significant adverse effects of subdivision and development in special character areas identified in GRZ-P3;~~
  - a. providing for a variety of housing types and densities in the General Residential Zone, and a greater intensity of development in the High Density Residential Zone;
  - b. enabling increased housing densities:
    - i. in, and within a walkable catchment of the Metropolitan Centre Zone;
    - ii. within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae; and
    - iii. in and adjacent to the Town Centre Zone and Local Centre Zone;
4. avoids urban expansion that would compromise the distinctiveness of existing settlements and unique character values in the rural environment between and around settlements;
5. can be sustained within and makes efficient use of existing capacity of public services and strategic infrastructure (including additional infrastructure), or is integrated with the planned capacity of public services and infrastructure and the likely availability of additional infrastructure; and
6. promotes the efficient use of energy and water;
7. manages reverse sensitivity effects on existing lawfully established non-residential activities.

UFD-P4	Residential Density and Built Form
<p>The density of <i>subdivision</i> and <i>development</i> will be managed through <u>an zone based area-specific provisions approach</u> to achieve an appropriate range of housing types, <u>density and built form</u> across the District, <del>as set out below:</del></p> <ol style="list-style-type: none"> <li>1. <del>the highest densities, including apartments as part of mixed use developments, will be located within and in immediate proximity to centres;</del></li> <li>2. <del>medium density housing will be limited to specific precinct areas within walking distance of centres higher density development, including multi-storey apartments, will be provided for within a walkable catchment of the Metropolitan Centre Zone, train stations at Paekākāriki, Paraparaumu and Waikanae, and adjacent to the Town Centre Zone and Local Centre Zone;</del></li> <li>3. <del>focused infill will be encouraged in specific areas where there is good access to shops and services a variety of densities will be provided for in the General Residential Zone;</del></li> <li>4. <del>within the Neighbourhood Development Areas identified in the Ngārara Development Area Structure Plan in Appendix 7, the provision of affordable housing will be encouraged at appropriate locations with good access to shops and services; and</del></li> <li>5. <del>traditional low density residential subdivision will be allowed within the general residential area;</del></li> <li>6. <del>overall existing low densities will be maintained in special character areas identified in GRZ-P3;</del></li> <li>7. <del>especially low densities will be applied in Low Density Housing Precinct areas (identified on the District Plan Maps) as transitions between rural and urban environments); and</del></li> <li>8. <del>in areas where infrastructure constraints exist (such as water, wastewater or roading), densities will reflect those constraints residential densities will be integrated with existing or planned infrastructure capacity.</del></li> </ol>	

UFD-P13	Zoning Framework
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Subdivision, use and development in the Residential Zones will be managed through the following zoning framework:

1. General Residential Zone, including the following precincts:
  - a. ~~Medium Density Housing (also located within various Centres Zones)~~ [Residential Intensification Precincts](#);
  - b. ~~Focused Infill~~ [Coastal Qualifying Matter Precinct](#);
  - c. [Waikanae Garden Precinct](#);
  - d. ~~Low Density (at Ōtaki, County Road Ōtaki, Paraparaumu and Manu Grove Low Density Housing)~~ [County Road Ōtaki Precinct](#);
  - e. ~~Pekawu~~;
  - f. ~~Ferndale Area~~;
  - g. ~~Panorama Drive~~;
  - h. ~~Waikanae Golf~~;
  - i. ~~The Drive Extension~~;
  - e. ~~j.~~ [Beach Residential Precinct](#);
  - f. [Marae Takiwā Precinct](#);
2. [High Density Residential Zone, including the following precinct](#):
  - a. [Marae Takiwā Precinct](#)
3. Ngārara Development Area; and
4. Waikanae North Development Area.

## PK – Papakāinga Chapter

[...]

The Objectives and Policies contained within this Chapter apply to *papakāinga* throughout the *District*. The rules that provide for *papakāinga* are located within the relevant Zone Chapters. The Zones where *papakāinga* are provided for are:

- The General Residential Zone;
- [The High Density Residential Zone](#);
- The General Rural Zone;
- The Rural Production Zone;
- The Rural Lifestyle Zone;
- The Future Urban Zone; ~~and~~
- [The Metropolitan Centre Zone](#);
- The Town Centre Zone;
- [The Local Centre Zone](#); and
- [The Mixed Use Zone](#).

## GRZ – General Residential Zone Chapter

## Introduction

The [General Residential Zones](#) of the Kāpiti Coast ~~are~~ [is](#) the urban areas where residential activities are the primary activity [and is the most widespread residential zone in the District](#). The [General Residential Zones](#) ~~generally have a low density and detached built form, however there are areas where other built residential forms provides~~ [for a range of housing densities and built forms, including higher medium density and non-traditional \(i.e. shared housing\) residential developments and papakāinga are provided for. High-rise development is provided for in the High Density Residential Zone.](#)

There is an ongoing need to manage other land use activities that produce effects which adversely affect the quality of the [General Residential Zones](#). A high level of residential amenity and a low level of nuisance effects [are is](#) sought within the [General 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 [General Residential Zones](#).

This Chapter contains policies, rules and standards relating specifically to the General Residential Zone. [Policies, rules and standards relating to the High Density Residential Zone are located within the High Density Residential Zone Chapter](#). Policies, rules and standards relating to the other Residential Zones (the Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area) are located within the Development Area chapters.

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 ~~Director~~ [Direction](#) chapters. Rules and standards relating to residential activities in other zones are located in the relevant area-specific chapters (e.g. Commercial Mixed Use Zones, Rural Zones).

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

## General Residential Zone

~~The General Residential Zone contributes to the development of a well-functioning urban environment by enabling a variety of housing types and sizes that will provide a greater diversity of housing options for the city. The provisions of this zone incorporate the Medium Density Residential Standards (the MDRS) and give effect to Policy 3 of the National Policy Statement on Urban Development 2020 (the NPS-UD).~~

~~A mix of housing densities are provided for throughout the Zone, with higher densities enabled in areas that are well served by public transport or are close to a range of commercial activities and community services. The general built outcome will reflect a moderate concentration and bulk of buildings. Housing types anticipated in the Zone include detached housing, semi-detached housing, terrace housing, and low-rise apartments, and in some areas mid-rise apartments, with private open space and landscaped areas. The development of papakāinga is also provided for within the Zone. The Zone does not promote one form of housing over another but instead provides flexibility to meet the community's~~



diverse housing needs while recognising that there are parts of the Zone where the permitted development height and density may be modified or limited by qualifying matters.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Zone will change over time. Where appropriate, design guidelines help manage this change by promoting a high standard of urban design and encouraging new development to contribute positively to the changing character of the Zone. The following precincts are used to recognise or provide for a range of specific matters throughout the Zone:

### Residential Intensification Precincts

The Zone supports a higher density of development in areas that are close to rapid transit stops, the Metropolitan Centre Zone, the Town Centre Zone and the Local Centre Zone. These are areas that are well served by public transport or are accessible to a range of existing or planned commercial activities and community services. Higher density development is provided for in the following intensification precincts:

#### Residential Intensification Precinct A

This Precinct encompasses the part of the Zone that is located within a walkable catchment of the edge of the Metropolitan Centre Zone, and the train stations at Paekākāriki, Paraparaumu and Waikanae. The precinct enables the development of buildings up to and including 6 storeys in height. This precinct gives effect to policy 3(c) of the NPS-UD.

#### Residential Intensification Precinct B

This precinct encompasses the part of the Zone that is adjacent to the Town Centre Zone and the Local Centre Zone. The precinct enables the development of buildings up to and including 4 storeys in height. This precinct gives effect to policy 3(d) of the NPSUD.

#### Coastal Qualifying Matter Precinct

The Coastal Qualifying Matter Precinct covers parts of the Zone near to the coast that have been identified as being potentially susceptible to coastal erosion hazard (as well as land identified as being potentially susceptible to coastal inundation hazard at Peka Peka Beach). The purpose of this precinct is to identify the area within which the level of subdivision and development otherwise required by the Medium Density Residential Standards and policy 3 of the NPS-UD will not be enabled until the management of coastal hazards is addressed through a future coastal environment plan change. The precinct and the provisions associated with it will be reviewed as part of this future plan change process.

#### Marae Takiwā Precinct

The purpose of the Marae Takiwā Precinct is to recognise that the cultural and traditional practices that occur at marae are likely to be sensitive to the effects of surrounding development. The precinct seeks to manage these effects by providing for a lower level of development to occur adjacent to marae as a permitted activity. Where development breaches permitted activity standards, it must avoid, remedy or mitigate adverse effects on the cultural values and tikanga Māori associated with the marae, and the use and function of the marae.

[...]

<b>GRZ-Px6</b>	<b>Residential Intensification Precincts Achieving quality design outcomes</b>
<u>Provide for higher density housing within Residential Intensification Precincts, including:</u> <ol style="list-style-type: none"><li><u>1. within Residential Intensification Precinct A, residential buildings up to 6 storeys; and</u></li><li><u>2. within Residential Intensification Precinct B, residential buildings up to 4 storeys;</u></li></ol> <u>where development meets the requirements of is consistent with the relevant matters in the Residential Design Guide in Appendix x1.</u>	

Provide for residential intensification of a site where it can be demonstrated that the development achieves positive urban design outcomes and living environments, taking into consideration the following design objectives, development type, and the planned urban built environment of the General Residential Zone:

1. Ensure the building location, form and appearance is comprehensively designed with the landscape and is compatible with the planned urban built character of the zone.
2. Achieve a positive frontage that engages and interacts with the street with a focus on human activity and scale.
3. Achieve visual interest and aesthetic coherence using architectural and landscape design techniques.
4. Minimise the impact of driveways, manoeuvring and parking areas on the quality of the site and street, while ensuring safety.
5. Integrate building form and open space design to achieve high amenity, safe and functional outcomes for residents in both private and communal spaces, while respectful of neighbouring sites.
6. Achieve reasonable sunlight, daylight, and outlook for all residential units and associated outdoor spaces where possible, while minimising overlooking of neighbouring living and private outdoor spaces.
7. Provide reasonable internal visual privacy for all units through well considered location of elements, rather than relying on window coverings.
8. Achieve quality, legible, safe and efficient circulation.
9. Provide for servicing that is suitably generous, convenient, and visually discreet.

<b>GRZ-Px8</b>	<b>Marae Takiwā Precinct</b>
<p><del>Within the Marae Takiwā Precinct, <i>subdivision, use and development</i> will avoid, remedy or mitigate adverse <i>effects</i> on the cultural values and <i>tikanga Māori</i> associated with the marae, and the use and function of the marae, including by:</del></p> <ol style="list-style-type: none"><li><del>1. Seeking to avoid <i>buildings</i> that overlook the marae;</del></li><li><del>2. Seeking to avoid <i>buildings</i> and <i>structures</i> that further obstruct views from the marae to the Tararua Range;</del></li><li><del>3. Recognising that <i>activities</i> adjacent to a marae may be sensitive to the <i>effects</i> of activities that occur on a marae, by mitigating these <i>effects</i> through the design of the <i>development</i>; while providing for residential <i>buildings</i> up to 2-storeys.</del></li></ol>	

<b>GRZ-P9</b>	<i>Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)</i>
<p><i>Residential activities</i> will be recognised and provided for as the principal use in the <a href="#">General Residential Zones</a>, while ensuring that the <i>effects of subdivision, use and development</i> is in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. adverse <i>effects</i> on natural systems will be avoided, remedied or mitigated;</li> <li>2. new built <i>development</i> will relate to local built identity, character values and the density of the surrounding residential environment <del>be compatible with</del> <a href="#">responds to</a> the planned <a href="#">built character urban form</a> of the <i>Zone</i>;</li> <li>3. transport choice, <del>and</del> efficiency <a href="#">and accessibility to active or public transport</a> will be maximised;</li> <li>4. housing types which meet the need of households will be provided for;</li> <li>5. <del>the number of residential units per allotment will be limited</del> <a href="#">the functional and operational requirements of different types of housing are recognised</a>; and</li> <li>6. <del>a limited number of</del> <i>accessory buildings</i> and <i>buildings</i> which are <i>ancillary to residential activities</i> will be provided for.</li> </ol>	

<b>GRZ-P10</b>	Residential Amenity
<p><i>Subdivision, use and development in the Residential Zones</i> will be required to achieve <del>a high level of on-site</del> amenity for residents <del>and neighbours</del> in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. <i>building size</i> and <i>footprint</i> will be proportional to the size of the <i>allotment</i>;</li> <li>2. <i>usable and easily accessible private outdoor living spaces</i> will be provided;</li> <li>3. <i>buildings and structures</i> will be designed and located to maximise sunlight access, privacy and amenity for the site and adjoining <i>allotments</i>;</li> <li>4. <i>buildings and structures</i> will be designed and located to <del>minimise visual impact and to ensure they are</del> of a scale which is consistent with the area's urban form <del>compatible with to respond to</del> the planned <a href="#">built character form</a> of the <i>Zone</i>;</li> <li>5. appropriate separation distances will be maintained between <i>buildings</i>;</li> <li>6. <i>yards</i> will be provided to achieve appropriate <i>building setbacks</i> from neighbouring areas, the street and the coast;</li> <li>7. hard and impermeable surfaces will be offset by permeable areas on individual <i>allotments</i>;</li> <li>8. unreasonable and excessive <i>noise, odour, smoke, dust, light, glare</i> and vibration will be avoided;</li> <li>9. <i>non-residential buildings</i> will be of a form and scale which is compatible with the surrounding residential environment; and</li> <li>10. service areas for <i>non-residential activities</i> will be screened, and planting and <i>landscaping</i> will be provided.</li> </ol>	

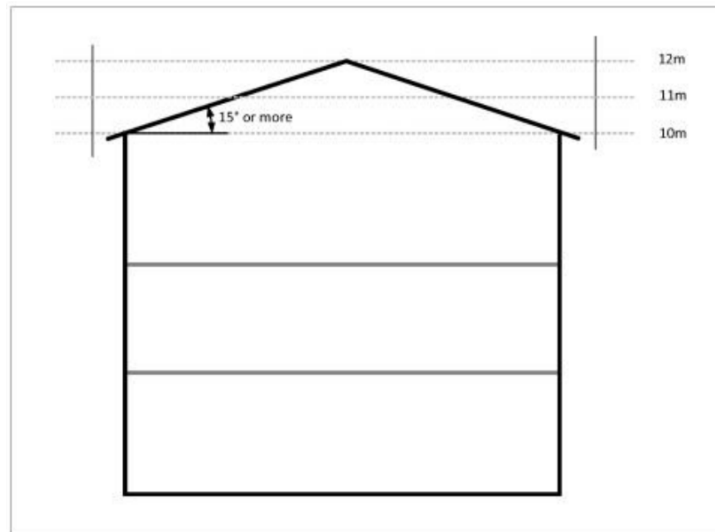
<b>GRZ-P12</b>	Landscaping
<p><i>Landscaping</i> will be required <del>for non-residential activities and intensive residential development in the Residential Zones</del> to enhance residential amenity, while promoting <i>water</i> conservation and biodiversity and allowing for the natural infiltration of surface <i>waters</i> through permeable treatments. Landscaping <del>will</del> <a href="#">is encouraged to</a> be located and designed in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. the visual impact of large <i>buildings</i> will be reduced by appropriate screening and planting;</li> <li>2. service areas, loading areas and <i>outdoor storage</i> areas will be screened;</li> <li>3. on-site <i>outdoor living spaces</i> will be defined and enhanced by <i>landscaping</i>;</li> <li>4. <i>sunlight</i> access and passive surveillance to adjoining areas will not be unreasonably restricted;</li> <li>5. public <i>infrastructure</i> and services will not be damaged or blocked;</li> <li>6. planting of locally <i>indigenous vegetation</i> will be encouraged; and</li> </ol>	

7. permeable surfaces will be provided for the natural infiltration of surface waters.

<b>GRZ-R4</b>	Shared and group accommodation and supported living accommodation.
Permitted Activity	<p><b>Standards</b></p> <p>Number of residents and <i>residential units</i></p> <ol style="list-style-type: none"> <li>1. No more than 6 residents shall be accommodated at any time.</li> <li>2. No more than one <i>residential unit</i> shall be provided.</li> </ol> <p>Buildings</p> <ol style="list-style-type: none"> <li>3. Any building (excluding minor buildings) used for the purposes of shared and group accommodation or supported living accommodation must comply with the standards in GRZ-R6 excluding standard 2 1 a) i., GRZ-Rx1, <del>GRZ-Rx2</del> or GRZ-Rx3.</li> </ol>

<b>GRZ-Rx1</b>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <u>Buildings and structures within the Coastal Qualifying Matter Precinct (refer rule GRZ-R6)</u></li> <li>• <del><u>Buildings and structures within any Residential Intensification Precinct (refer rule GRZ-Rx2)</u></del></li> <li>• <u>Buildings and structures within the Marae Takiwā Precinct (refer rule GRZRx3)</u></li> <li>• <u>Papakāinga (refer rules GRZ-Rx4 or GRZ-Rx9)</u></li> <li>• <u>Minor Buildings</u></li> </ul> <p>[s80H(1)(a)(i) note: this rule incorporates the density standards in Part 2 of Schedule 3A of the Act. This note does not form part of the IPI and will be removed when the IPI becomes operative.]</p> <p>[s86E note: this rule has immediate legal effect in accordance with section 86BA of the RMA, except that:</p> <ul style="list-style-type: none"> <li>• <u>This rule does not have immediate legal effect in any qualifying matter area;</u></li> <li>• <u>This rule does not have immediate legal effect in any area of new General Residential Zone proposed as part of this Plan Change.]</u></li> </ul>
Permitted Activity	<p><b>Standards</b></p> <p><u>Number of residential units per site</u></p> <ol style="list-style-type: none"> <li>1. <u>There must be no more than 3 residential units per site.</u></li> </ol> <p><u>This standard does not apply to minor works, additions, or alterations to buildings and structures that do not increase the number of residential units.</u></p> <p><u>Height</u></p> <ol style="list-style-type: none"> <li>2. Buildings and structures must not exceed <u>a height of:</u> <ol style="list-style-type: none"> <li>a. <u>11 metres in height;</u> or</li> <li>b. <u>14 metres where identified on the Planning Maps as a Height Variation Control</u></li> </ol> </li> </ol> <p><u>2. —</u>  <u>Except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre,</u></p>

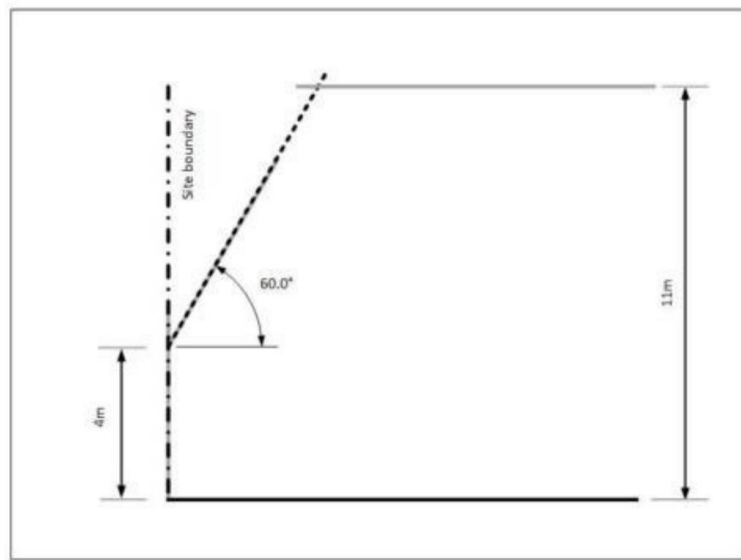
where the entire roof slopes 15° or more, as shown on the following diagram:



**GRZ-Diagram x1 – Building height**

Height in relation to boundary

3. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



**GRZ-Diagram x2 – Height in relation to boundary**

This standard does not apply to:

- a. a boundary with a road;
- b. existing or proposed internal boundaries within a site;
- c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Setbacks

4. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:

<b>GRZ-Table x – Yard setbacks</b>	
<b><u>Yard</u></b>	<b><u>Minimum depth</u></b>
<u>Front</u>	<u>1.5 metres</u>
<u>Side</u>	<u>1 metre</u>
<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>

This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Building coverage

5. The maximum building coverage must not exceed 50% of the net site area.

Outdoor living space (per unit)

6. A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that:

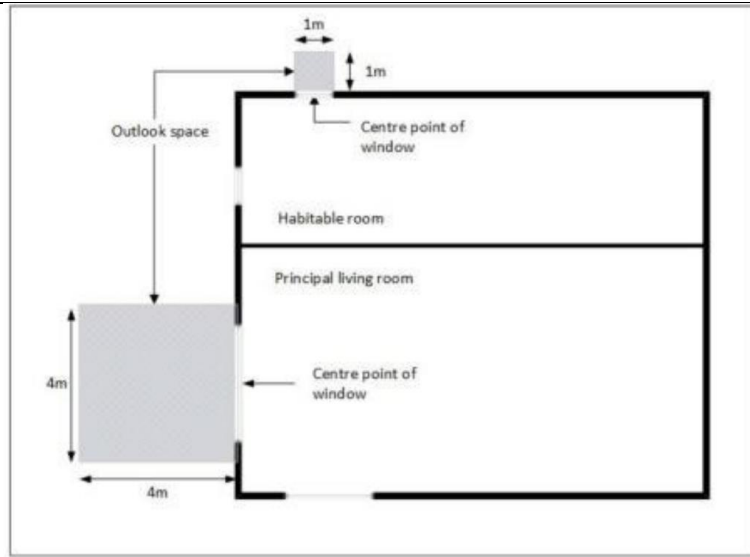
- a. Where located at ground level, has no dimension less than 3 metres; and
- b. where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
- c. is accessible from the residential unit; and
- d. may be:
  - i. grouped cumulatively by area in 1 communally accessible location; or
  - ii. located directly adjacent to the unit; and
- e. is free of buildings, parking spaces, and servicing and manoeuvring areas.

7. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:

- a. is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
- b. is accessible from the residential unit; and
- c. may be:
  - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
  - ii. located directly adjacent to the unit.

Outlook space (per unit)

8. An outlook space must be provided for each residential unit as specified in this standard:
  - a. An outlook space must be provided from habitable room windows as shown in the diagram below:



**GRX-Diagram x3 – Outlook space**

- b. The minimum dimensions for a required outlook space are as follows:
- i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - ii. all other *habitable rooms* must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- c. The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies.
- d. Outlook spaces may be over *driveways* and footpaths within the *site* or over a public street or other public open space.
- e. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey *building*.
- f. Outlook spaces may be under or over a balcony.
- g. Outlook spaces required from different rooms within the same *building* may overlap.
- h. Outlook spaces must:
- i. be clear and unobstructed by *buildings*; and
  - ii. not extend over an outlook space or *outdoor living* space required by another dwelling.

Windows to street

9. Any *residential unit* facing the street must have a minimum of 20% of the street-facing *façade* in glazing. This can be in the form of windows or doors.

Landscaped area

10. A *residential unit* at ground floor level must have a landscaped area of a minimum of 20% of a developed *site* with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
11. The landscaped area may be located on any part of the *development site*, and does not need to be associated with each *residential unit*.

**GRZ-Rx2**

~~New buildings and structures, and any minor works, additions or alterations to any building or structure within a Residential Intensification Precinct.~~

The following are excluded from this rule:

- ~~Papakāinga (refer rules GRZ-Rx4 or GRZ-Rx9)~~
- ~~Minor Buildings~~

Measurement criteria apply to some activities under this rule.

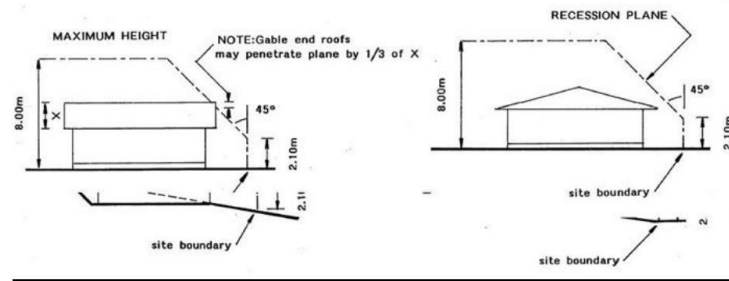
	<p><del>[s86E note: this rule has immediate legal effect in accordance with s86BA of the RMA, except that:</del></p> <ul style="list-style-type: none"> <li><del>• This rule does not have immediate legal effect in any <i>qualifying matter area</i>;</del></li> <li><del>• This rule does not have immediate legal effect in any area of new General Residential Zone proposed as part of this Plan Change;</del></li> <li><del>• Standard 2 under this Rule does not have immediate legal effect. Clause 11 of Schedule 3A of the RMA (which relates to building height) has immediate legal effect in place of standard 2.]</del></li> </ul>
<p><u>Permitted Activity</u></p>	<p><b><u>Standards</u></b></p> <p><del>1. Compliance with the standards set out under rule GRZ-Rx1, except for standard 2.</del></p> <p><u>Height</u></p> <p><del>1. Buildings and Structures must not exceed:</del></p> <ul style="list-style-type: none"> <li><del>a. 20 metres in height, where located in Residential Intensification Precinct A;</del></li> <li><del>b. 14 metres in height, where located in Residential Intensification Precinct B.</del></li> </ul> <p><del>_____</del></p> <p><del>_____ <u>Measurement criteria:</u></del></p> <p><del>_____ <u>Height must be measured using the height measurement criteria.</u></del></p>
<p><b><u>GRZ-Rx3</u></b></p>	<p><del>New buildings and structures, and any minor works, additions or alterations to any building or structure within the Marae Takiwā Precinct.</del></p> <p><del>The following are excluded from this rule:</del></p> <ul style="list-style-type: none"> <li><del>• <u>Papakāinga</u> (refer rules GRZ-Rx4 or GRZ-Rx9)</del></li> <li><del>• <u>Minor Buildings</u></del></li> </ul> <p><del><u>Measurement criteria</u> apply to some activities under this rule.</del></p>
<p><u>Permitted Activity</u></p>	<p><b><u>Standards</u></b></p> <p><del>1. Compliance with the standards set out under rule GRZ-Rx1 except for:</del></p> <ul style="list-style-type: none"> <li><del>a. Standard 1;</del></li> <li><del>b. Standard 2; and</del></li> <li><del>c. For boundaries with Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, standard 3.</del></li> </ul> <p><del><u>Number of residential units per site</u></del></p> <p><del>2. There must be no more than 1 residential unit per site.</del></p> <p><u>Height</u></p> <p><del>3. Buildings and structures must not exceed 8 metres in height.</del></p> <p><del>_____ <u>Measurement criteria:</u></del></p> <p><del>_____ <u>Height must be measured using the height measurement criteria.</u></del></p> <p><del><u>Height in relation to boundary</u></del></p>



4. For boundaries with Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, any building or structure must fit within a height in relation to boundary envelope which is made up of recession planes which commence at a point 2.1 metres above the original ground level at the site boundary and inclines inwards at an angle of 45 degrees.

Measurement Criteria:

- a. 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).
- b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the height in relation to boundary
- c. Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the height in relation to boundary envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.



d. \_\_\_\_\_

Note: Any solar panel erected on, or anchored to, a building is exempt from the standard above where it does not breach the maximum permitted height in relation to boundary envelope by more than 1 metre (measured vertically) (see ENGY-R2).

**GRZ-Rx4**

*Papakāinga on land held under Te Ture Whenua Māori Act 1993.*

Permitted Activity

**Standards**

1. Buildings and structures (excluding minor buildings) must comply with the following Standards:
  - a. Standards 2, 3, 4 and 5 set out under rule GRZ-Rx1; or
  - b. where the papakāinga is in a Residential Intensification Precinct, Standards 3, 4 and 5 set out under rule GRZ-Rx1 and Standard 2 set out under rule GRZ-Rx2; or
  - c. where the papakāinga is in the Coastal Qualifying Matter Precinct, Standards 4, 6, 7 and 10 set out under rule GRZ-R6.
2. The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m<sup>2</sup>.

**Note:** refer to chapter PK – Papakāinga for Objectives and Policies specific to *papakāinga*.

<p><b>GRZ-Rx5</b></p>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with one or more of the standards under rules GRZ-Rx1 or GRZ-Rx2, except for standard 1 under rule GRZ-Rx1.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u></li> </ul> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded. <u>Limited notification of an application for <i>resource consent</i> under this Rule is precluded where the application results in a breach to standards 6 to 10 of GRZ-Rx1.</u></p>
<p><u>Restricted Discretionary Activity</u></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li><del>1. The relevant matters contained in the Residential Design Guide in Appendix x1.</del></li> <li>The matters contained in the <i>Land Development Minimum Requirements</i>.</li> <li>Consideration of the effects of the standard not met.</li> <li><del>4. Cumulative effects.</del></li> <li>The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter.</li> </ol>

<p><b>GRZ-Rx6</b></p>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, that <del>comply with all of the standards under rules GRZ-Rx1 or GRZ-Rx2, except for standard GRZ-Rx1.</del> do not comply with standard 1 under rule GRZ-Rx1.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u></li> </ul> <p><b>Notification</b> Public and limited notification of an application for resource consent under this Rule is precluded.</p>
<p><u>Restricted Discretionary Activity</u></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li><del>The matters contained in the Residential Design Guide in Appendix x1.</del></li> <li>The extent to which the development, building design, siting and external appearance achieves an Urban Design outcome that: <ol style="list-style-type: none"> <li>Responds to the planned urban built form of the zone;</li> <li>Contributes to attractive and safe streets and public open spaces, and provides safe pedestrian access to buildings from the street;</li> <li>Achieves quality onsite living environments</li> </ol> </li> <li>The extent to which residential units:</li> </ol>

		<ul style="list-style-type: none"> <li>a. <u>Orientate and locate windows to maximise privacy and encourage natural cross ventilation within the dwelling</u></li> <li>b. <u>Maximise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space</u></li> <li>c. <u>Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.</u></li> <li>d. <u>Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.</u></li> </ul> <ol style="list-style-type: none"> <li>4. <u>The extent to which the activity may adversely impact on traffic generation, road safety, and access.</u></li> <li>5. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> <li>6. <u>Site layout.</u></li> <li>7. <u>Building density, form and appearance.</u></li> <li>8. <u>Streetscape.</u></li> <li>9. <u>Landscaping.</u></li> <li>10. <u>Reverse sensitivity.</u></li> <li>11. <u>Transport effects.</u></li> <li>12. <u>Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9 effects on cultural values.</u></li> <li>13. <u>Where the site is located adjacent to a site containing a <i>historic heritage feature</i>, effects on historic heritage values.</u></li> <li>14. <u>Cumulative effects.</u></li> <li>15. <u>The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter</u></li> </ol>
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<b>GRZ-P16</b>	Supported Living and Older Persons Accommodation
<p>The development of <i>supported living accommodation</i> will be provided for in a range of forms, including units, <i>minor residential units</i>, complexes, shared accommodation, rest homes and retirement accommodation, <del>where it is located within the Residential Zones and integrated with the surrounding environment to meet the particular needs and characteristics of older persons.</del> <i>Supported living accommodation</i> includes accommodation <del>specifically designed for older persons that is suitable for the particular needs and characteristics of older persons.</del></p> <p><i>Supported living accommodation</i> will be undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. on-site pedestrian movement and use of <i>open space</i> by residents will not be unduly restricted by the slope of the <i>land</i>;</li> <li>2. design and development to promote interaction with surrounding communities, without compromising privacy and safety;</li> <li>3. the scale and design of <i>development</i> will <del>reflect be consistent with</del> the <u>planned</u> residential nature and character of the location, and ensure access through the <i>subject site</i> by the public and residents, including the provision of public <i>legal roads</i> and pedestrian accessways consistent with residential scale blocks; and</li> <li>4. where practicable, the <i>development</i> will be located within walking distance of essential facilities such as local <i>shops</i>, health and community services and public transport networks.</li> </ol>	

## MCZ – Metropolitan Centre Zone

<b>MCZ-P2</b>	Metropolitan Centre Zone Precincts
<p><i>Subdivision</i>, use and <i>development</i> in the <i>Metropolitan Centre Zone</i> will be undertaken in accordance with the <i>Metropolitan Centre Zone</i> Structure Plan in Appendix 19 <del>and the principles in the Centres Design Principles in Appendix 20</del> <u>consistent with the relevant matters in the Centres Design Guide in Appendix x2</u>, in a manner that reinforces the following specific management principles for each precinct:</p> <p>[...]</p>	

<b>MCZ-P7</b>	Mixed Use Activities in Centres
<p>Mixed use development, including <i>residential activities</i>, will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved <del>in accordance with the principles in Appendix 20 Centres Design Principles</del> <u>through development that is consistent with the relevant matters in the Centres Design Guide in Appendix x2.</u></p>	

<b>MCZ-P8</b>	Urban form and design of centres
<p><i>Subdivision</i>, use and <i>development</i> in <i>centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District's consolidated urban form and sense of place, and provides for a <u>high</u> quality interface between built form and public space. <del>To achieve this, the principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.</del></p> <p>A higher density of urban built form will be enabled in the <i>Metropolitan Centre Zone</i>, <u>including buildings up to 12 storeys.</u></p> <p><u>Development shall be undertaken in a manner that achieves a quality built form, taking into consideration the following design objectives and the planned urban built environment of the zone</u></p>	

1. Buildings are well-designed and contribute to a high-quality vibrant public realm through visual interest and aesthetic coherence achieved through façade design, materials, and active edges;
2. Buildings abut the street edge and define and enclose the streets, and define the edges of open space.
3. Street corners are legible and enhanced through architectural treatment and form and maximised activity;
4. Pedestrian amenity is maximised through good permeability and activation, which contributes to safety and walkability;
5. Servicing and parking are subservient to the built form to maximise an attractive and active pedestrian interface at the street edge;
6. Servicing plant is integrated within the architectural design, to avoid an ‘add on’ appearance and ensure a well-designed top to buildings;
7. Residential activity is provided with a good quality living environment, including access to reasonable privacy, outlook, and sun access;
8. Development responds to the positive contextual elements (existing and potential) including neighbouring buildings, elements such as trees and crossing points in the street.

<p><b>MCZ-R13</b></p>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings and structures</i> where one or more of the <i>permitted activity</i> standards in MCZ-R7 or one or more of the controlled activity standards in MCZ-R11 are not met.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga (refer to rule MCZ-Rx3)</i></li> <li>• New <i>minor buildings and additions and alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Measurement criteria apply to activities under this rule.</u></p> <p><b>Notification</b>  <u>Public notification of an application for <i>resource consent</i> under this rule is precluded for non-compliance with the following standards:</u></p> <ul style="list-style-type: none"> <li>• <u>Standards 2, 3, 4, 5 or 16 under rule MCZ-R7.</u></li> </ul>	
<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. For <i>active retail frontages</i> in Precinct A, the distance between pedestrian entrances must not exceed 18 metres.</li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li>2. <u><i>Buildings and structures</i> must not exceed 53 40 metres in height.</u></li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed development, <u>and whether the building’s height, bulk, form and scale is appropriately located on site having regard to the planned urban built environment of the metropolitan centre zone.</u></li> <li>2. <del>Consideration of the standard(s) not met.</del></li> </ol>

	<p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p>	<ol style="list-style-type: none"> <li>3. <del>Visual, character, amenity, historic heritage and streetscape effects.</del></li> <li>4. <del>The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20.</del></li> <li>5. <del>Effects on landform and landscape.</del></li> <li>6. <del>Traffic and transport effects.</del></li> <li>7. <del>Design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people, having regard to:</del> <ol style="list-style-type: none"> <li>a) <del>the contribution that the building makes to the attractiveness pleasantness and enclosure of the public space;</del></li> <li>b) <del>the maintenance or enhancement of amenity for pedestrians using the public space or street;</del></li> <li>c) <del>the provision of convenient and direct access between the street and building for people of all ages and abilities;</del></li> <li>d) <del>the need to ensure an appropriate level of natural light, outlook and ventilation for any habitable spaces; and</del></li> <li>e) <del>measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space.</del></li> </ol> </li> <li>8. <del>Location and design of parking, traffic circulation areas, loading and access.</del></li> <li>9. <del>Public safety.</del></li> <li>10. <del>Context and surroundings.</del></li> <li>11. <del>Cumulative effects.</del></li> <li>12. <del>Whether any nuisance effects are created.</del></li> </ol>
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		13. The consistency with the relevant objectives and policies.	
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## TCZ – Town Centre Zone

<b>TCZ-P5</b>	Mixed Use Activities in Centres
<p>Mixed use development, including <i>residential activities</i>, will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved. <del>in accordance with the principles in Appendix 20 Centres Design Principles</del> <u>through development that is consistent with the relevant matters in the Centres Design Guide in Appendix <del>x2</del>.</u></p>	

<b>TCZ-P6</b>	Urban form and design of centres
<p><i>Subdivision, use and development in centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District's consolidated urban form and sense of place, and provides for a <b>high good</b> quality interface between built form and public space. <u>To achieve this, the principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.</u></p> <p><u>A higher density of urban built form will be enabled in the <i>Town Centre Zone</i>, including <i>buildings up to 6-storeys</i>.</u></p> <p><u>Development shall be undertaken in a manner that achieves a quality built form, taking into consideration the following design objectives, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> <li>1. <u>Maximise the potential of the site with retail and commercial or community activities at ground floor and residential activities above;</u></li> <li>2. <u>Buildings are well-designed and contribute to a high-quality vibrant public realm through visual interest and aesthetic coherence achieved through façade design, materials, and active edges in response to the context;</u></li> <li>3. <u>Buildings generally abut the street edge however open spaces or courtyards are encouraged to create intimate or local meeting places;</u></li> <li>4. <u>Building form and detailing assist with legibility for the immediate area;</u></li> <li>5. <u>Pedestrian amenity is maximised through good permeability and activation, which contributes to safety and walkability;</u></li> <li>6. <u>Servicing and parking are subservient to the built form to maximise an attractive and active pedestrian interface at the street edge;</u></li> <li>7. <u>Servicing plant is integrated within the architectural design, to avoid an 'add on' appearance and ensure a well-designed top to buildings;</u></li> <li>8. <u>Residential activity is provided with a good quality living environment including access to reasonable privacy, outlook and sun access.</u></li> <li>9. <u>Provide reasonable internal visual privacy for all units through well considered location of elements, rather than relying on window coverings.</u></li> </ol>	

<b>TCZ-R10</b>	<i>Retail activities</i> that do not comply with one or more of the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Retail activities</i> in the following zones shall have a ground level <i>retail floor space</i> less than: <ol style="list-style-type: none"> <li>a. 1000m<sup>2</sup> in the Raumati Beach Town Centre Zone;</li> </ol> </li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. The extent of consistency with the <del>Crime Prevention Through Environmental Design Guidelines in Appendix 6,</del> <u>Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</u> <b>Subdivision and</b></li> </ol>



	<p>b. 1000m<sup>2</sup> in the Ōtaki Main Street <i>Town Centre Zone</i>;</p> <p>c. 2000m<sup>2</sup> in the Paraparaumu Beach <i>Town Centre Zone</i>.</p> <p>2. <i>Supermarkets</i> in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone.</p>	<p><b>Development Principles and Requirements 2012</b> and the <i>Centres Design Principles</i> in Appendix 20.</p> <ol style="list-style-type: none"> <li>4. Visual, character, amenity and streetscape <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Location and design of parking, traffic circulation areas, loading and access.</li> <li>7. Public safety.</li> <li>8. Context and surroundings.</li> <li>9. Cumulative <i>effects</i>.</li> <li>10. Whether any <i>nuisance effects</i> are created.</li> <li>11. The consistency with the relevant objectives and policies.</li> <li>12. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>.</li> </ol>
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<p><b>TCZ-R11</b></p>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings and structures</i> where one or more of the <i>permitted activity</i> standards is not met.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga</i> (refer rule TCZ-Rx3)</li> <li>• <i>Buildings and structures</i> within the Marae Takiwā Precinct (refer rule TCZ-Rx4)</li> <li>• New <i>minor buildings and additions and alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Height measurement criteria apply to activities under this rule.</u></p> <p><b>Notification</b>  <u>Public notification of an application for resource consent under this rule is precluded for non-compliance with the following standards:</u></p> <ul style="list-style-type: none"> <li>• <u>Standards 2, 3, 4, 5, 6 or 13 under rule TCZ-R6.</u></li> </ul>
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<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres.</li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li>2. <u><i>Buildings and structures</i> must not exceed 21 metres in <i>height</i>.</u></li> </ol> <p><u>Measurement criteria:</u>  <u>Height must be measured using the <i>height measurement criteria</i>.</u></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i> <u>and whether the building's height, bulk, form and scale is appropriately located on site having regard to the planned urban built environment of the zone.</u></li> <li><del>2. Consideration of the standard(s) not met.</del></li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. The extent of consistency with the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <i>Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements Subdivision and Development</i></li> </ol>
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		<p><b>Principles and Requirements 2012</b> and the <i>Centres Design Principles</i> in Appendix-20.</p> <ol style="list-style-type: none"> <li>5. <i>Effects</i> on landform and landscape.</li> <li>6. Traffic and transport <i>effects</i>.</li> <li>7. Design and appearance of <i>buildings</i> <a href="#">in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people, having regard to:</a> <ol style="list-style-type: none"> <li>a) <a href="#">the contribution that the building makes to the attractiveness pleasantness and enclosure of the public space;</a></li> <li>b) <a href="#">the maintenance or enhancement of amenity for pedestrians using the public space or street;</a></li> <li>c) <a href="#">the provision of convenient and direct access between the street and building for people of all ages and abilities;</a></li> <li>d) <a href="#">the need to ensure an appropriate level of natural light, outlook and ventilation for any habitable spaces;</a></li> <li>and</li> <li>e) <a href="#">measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space.</a></li> </ol> </li> <li>7. Location and design of parking, traffic circulation areas, loading and access.</li> <li>8. Public safety.</li> <li>9. Context and surroundings.</li> <li>10. Cumulative <i>effects</i>.</li> <li>11. Whether any <i>nuisance effects</i> are created.</li> <li>12. The consistency with the relevant objectives and policies.</li> </ol>
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<b>TCZ-R13</b>	<i>Development</i> which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</li> <li>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>).</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Ecological or biodiversity <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Proposed mitigation, remediation or ongoing management measures.</li> <li>7. <i>Effect</i> on natural character values.</li> <li>8. Cumulative <i>effects</i>.</li> </ol>

		9. <del>The Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2.</del>
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## LCZ - Local Centre Zone Chapter

<b>LCZ-P5</b>	Mixed Use Activities in Centres
<p>Mixed use development, including <i>residential activities</i>, will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved <del>in accordance with the principles in Appendix 20 Centres Design Principles through development that is consistent with the relevant matters in the Centres Design Guide in Appendix x2.</del></p>	

<b>LCZ-P6</b>	Urban form and design of centres
<p><i>Subdivision</i>, use and <i>development</i> in <i>centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District's consolidated urban form and sense of place, and provides for a <b>high good</b> quality interface between built form and public space. <del>To achieve this, the principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.</del></p> <p>A higher density of urban built form will be enabled in the <i>Local Centre Zone</i> including:</p> <ol style="list-style-type: none"> <li>1. <u><i>buildings</i> up to 4-storeys within the <i>Local Centre Zone</i>; or</u></li> <li>2. <u><i>buildings</i> up to 6-storeys within the <i>Local Centre Zone</i> at Paekākāriki.</u></li> </ol> <p><u>Development shall be undertaken in a manner that achieves a quality built form, taking into consideration the following design objectives, development type, and the planned urban built environment of the zone:</u></p> <ol style="list-style-type: none"> <li>1. <u>Maximise the potential of the site with small scale retail and commercial or community activities at ground floor and residential activities and professional services above;</u></li> <li>2. <u>Buildings are well-designed and contribute to a high-quality vibrant public realm through visual interest and aesthetic coherence achieved through façade design, materials, and active edges in response to the context;</u></li> <li>3. <u>Buildings generally abut the street edge however open spaces or courtyards are encouraged to create intimate or local meeting places;</u></li> <li>4. <u>Building form and detailing assist with legibility for the immediate area;</u></li> <li>5. <u>Pedestrian amenity is maximised through good permeability and activation, which contributes to safety and walkability;</u></li> <li>6. <u>Servicing and parking are subservient to the built form to maximise an attractive and active pedestrian interface at the street edge;</u></li> <li>7. <u>Servicing plant is integrated within the architectural design, to avoid an 'add on' appearance and ensure a well-designed top to buildings;</u></li> <li>8. <u>Residential activity is provided with a good quality living environment including access to reasonable privacy, outlook and sun access.</u></li> <li>9. <u>Provide reasonable internal visual privacy for all units through well considered location of elements, rather than relying on window coverings.</u></li> </ol>	

<p><b>LCZ-R12</b></p>	<p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> in the Local Centre Zone (except in Paekākāriki) where one or more of the following permitted activity standards is not met:</p> <ol style="list-style-type: none"> <li>1. <del>active retail frontages;</del></li> <li>2. <del>height in relation to boundary envelope;</del></li> <li>3. <del>landscaping;</del></li> <li>4. <del>lighting;</del></li> <li>5. <del>verandahs;</del></li> <li>6. <del>buildings adjoining Residential Zones;</del></li> <li>7. <del>building setback;</del></li> <li>8. <del>pedestrian pathways; and</del></li> <li>9. <del>vehicle entrances.</del></li> </ol> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <b>Papakāinga</b> (refer to rule LCZ-Rx3)</li> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Measurement criteria</u> apply to activities under this rule.</p> <p><b>Notification</b>  <u>Public notification of an application for resource consent under this rule is precluded for non-compliance with the following standards:</u></p> <ul style="list-style-type: none"> <li>• <b>Standards 2, 3, 4, 5, 6 or 13 under rule LCZ-R6.</b></li> </ul>	
<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. For <i>active retail frontages</i> the distance between pedestrian entrances must not exceed 18 metres.</li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li>2. <u>Buildings and structures</u> must not exceed 15 metres in <u>height</u>; except that</li> <li>3. <u>Buildings and structures</u> within the <u>Local Centre Zone</u> at <u>Paekākāriki</u> must not exceed 21 metres in <u>height</u>.</li> </ol> <p><u>Measurement criteria:</u>  <u>Height</u> must be measured using the <u>height measurement criteria</u>.</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i> <u>and whether the building's height, bulk, form and scale is appropriately located on site having regard to the planned urban built environment of the zone.</u></li> <li>2. <del>Consideration of the standard(s) not met.</del></li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream effects.</li> <li>4. The extent of consistency with the <del>Crime Prevention Through Environmental Design Guidelines in Appendix 6, Councils Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</del> <b>Subdivision and Development Principles and Requirements 2012</b> and the <del>Centres Design Principles in Appendix 20.</del></li> <li>5. <i>Effects</i> on landform and landscape.</li> <li>6. Traffic and transport effects.</li> <li>8. Design and appearance of <i>buildings</i> <u>in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people, having regard to:</u> <ol style="list-style-type: none"> <li>a) <u>the contribution that the building makes to the attractiveness</u></li> </ol> </li> </ol>

		<p><a href="#">pleasantness and enclosure of the public space;</a>  <a href="#">b) the maintenance or enhancement of amenity for pedestrians using the public space or street;</a>  <a href="#">c) the provision of convenient and direct access between the street and building for people of all ages and abilities;</a>  <a href="#">d) the need to ensure an appropriate level of natural light, outlook and ventilation for any habitable spaces; and</a>  <a href="#">e) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space.</a></p> <ol style="list-style-type: none"> <li>7. Location and design of parking, traffic circulation areas, loading and access.</li> <li>8. Public safety.</li> <li>9. Context and surroundings.</li> <li>10. Cumulative <i>effects</i>.</li> <li>11. Whether any <i>nuisance effects</i> are created.</li> <li>12. The consistency with the relevant objectives and policies.</li> </ol>
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## MUZ - Mixed Use Zone Chapter

<b>MUZ-P6</b>	Mixed Use Activities in Centres
<p>Mixed use development, including <i>residential activities</i>, will be enabled in <i>centres</i> to enhance the viability and vitality of the <i>centre</i> where a high level of amenity for residents, businesses and visitors is achieved <del>in accordance with the principles in Appendix 20 Centres Design Principles through development that is consistent with the Centres Design Guide in Appendix x2.</del></p>	

<b>MUZ-P7</b>	Urban form and design of centres
<p><i>Subdivision</i>, use and <i>development</i> in <i>centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District's consolidated urban form and sense of place, and provides for a <b>high good</b> quality interface between built form and public space. <del>To achieve this, the principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.</del></p> <p>A higher density of urban built form will be enabled in the Mixed Use Zone including:</p> <ol style="list-style-type: none"> <li>1. <u><i>buildings</i> up to 6-storeys within the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone; or</u></li> <li>2. <u><i>buildings</i> up to 3-storeys within the Paraparaumu North Gateway Precinct of the Mixed Use Zone.</u></li> </ol> <p><u>Development shall be undertaken in a manner that achieves a quality built form, taking into consideration the following design objectives, development type, and the planned urban built environment of the zone.</u></p> <ol style="list-style-type: none"> <li>1. <u>Maximise built form on the site for one use, or a mix of uses;</u></li> <li>2. <u>Buildings generally about the street, however variation in building alignment and form along the street is anticipated depending on the onsite activity(ies);</u></li> </ol>	

3. [Buildings front the street with clear pedestrian entrances from the street footpath, with an active edge for at least the entry acknowledging the function of the activity;](#)
4. [Minimise the impact of vehicle access, parking and manoeuvring on the public realm with an integrated design including trees and shrubs, acknowledging any functional requirement of the activity. The built form has visual prominence over car parking.](#)
5. [Rubbish areas and plant are effectively screened from the public realm and neighbouring residential activities.](#)
6. [Achieve a coherent building design with an integrated building top and roof design and at least articulated simply with robust materials.](#)
7. [Residential activity is provided with a good quality living environment including access to reasonable privacy, outlook and sun access.](#)
8. [Provide reasonable internal visual privacy for all units through well considered location of elements, rather than relying on window coverings.](#)

<b>MUZ-R11</b>	<i>Retail activities</i> in the Paraparaumu North Gateway Precinct that do not meet the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>
	<ol style="list-style-type: none"> <li>1. <i>Retail activities</i> must be limited to <i>yard based retail</i> activities and have a maximum <i>retail floor space</i> of 300m<sup>2</sup> per total <i>site</i> area.</li> </ol>	<ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. The extent of consistency with the Crime Prevention through Environmental Design Guidelines in Appendix 6, <i>Council's Subdivision and Development Principles and Requirements, 2012 Land Development Minimum Requirements and the Centres Design Guide in Appendix 20 Centres Design Guide in Appendix x2.</i></li> <li>3. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i>.</li> <li>4. Visual, character and amenity <i>effects</i>.</li> <li>5. Traffic and transport <i>effects</i>.</li> <li>6. Location and design of parking, <i>traffic</i> circulation areas, loading and access.</li> <li>7. Context and surroundings.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. Whether any <i>nuisance effects</i> are created.</li> <li>10. The consistency with the relevant objectives and policies.</li> </ol>

<b>MUZ-R13</b>	<p>New <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> and <i>structures</i> where one or more of the <i>permitted activity</i> standards in MUZ-R6 is not met.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga</i> (refer to rule MUZ-Rx3)</li> </ul>
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	<ul style="list-style-type: none"> <li>New <i>minor buildings and additions and alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><u>Measurement criteria apply to activities under this rule.</u></p> <p><b>Notification</b>  <u>Public notification of an application for <i>resource consent</i> under this rule is precluded for non-compliance with the following standards:</u></p> <ul style="list-style-type: none"> <li><u>Standards 2, 3, 4, 5 or 10 under rule MUZ-R6.</u></li> </ul>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <p><u>Height</u></p> <p>1. <u><i>Buildings and structures must not exceed 21 metres in height;</i></u></p> <p><u>Measurement criteria:</u>  <u>Height must be measured using the <i>height measurement criteria</i>.</u></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>Location, layout, size and design of proposed <i>development</i> <u>and whether the building's height, bulk, form and scale is appropriately located on site having regard to the planned urban built environment of the zone.</u></li> <li><del>Consideration of the <i>permitted activity standard not met</i>.</del></li> <li>Visual, character, amenity, <i>historic heritage</i>, streetscape and stream effects.</li> <li>The extent of consistency with the <del>Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's <i>Centres Design Guide in Appendix x2</i> and the <i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i> and the <i>Centres Design Principles</i> in Appendix 20.</del></li> <li><i>Effects</i> on landform and landscape.</li> <li>Traffic and transport <i>effects</i>.</li> <li>Design and appearance of <i>buildings</i> <u>in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people, having regard to:</u> <ol style="list-style-type: none"> <li><u>the contribution that the building makes to the attractiveness pleasantness and enclosure of the public space;</u></li> <li><u>the maintenance or enhancement of amenity for pedestrians using the public space or street;</u></li> <li><u>the provision of convenient and direct access between the street and building for people of all ages and abilities;</u></li> <li><u>the need to ensure an appropriate level of natural light, outlook and ventilation for any habitable spaces;</u></li> <li><u>and</u></li> <li><u>measures adopted for limiting the adverse visual effects of any blank</u></li> </ol> </li> </ol>

		<p>walls along the frontage of the public space.</p> <ol style="list-style-type: none"> <li>7. Location and design of parking, traffic circulation areas, loading and access.</li> <li>8. Public safety.</li> <li>9. Context and surroundings.</li> <li>10. Cumulative effects.</li> <li>11. Any nuisance effects.</li> <li>12. The consistency with the relevant objectives and policies.</li> </ol>
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## SUB-DW - District Wide Subdivision Chapters

<p><b>SUB-DW-Rx1</b></p>	<p><i>Subdivision of land creating new allotments in the General Residential Zone and High Density Residential Zone that complies with all controlled activity standards under rule SUB-RES-Rx1.</i></p> <p><b>Notification</b> Public and limited notification of an application for resource consent under this rule is precluded.</p>	
<p>Controlled Activity</p>	<p><b>Standards</b></p> <p><b><u>Hydraulic neutrality</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Stormwater systems must be designed to ensure that the stormwater runoff from all new impermeable surfaces will be disposed of or stored on-site and released at a rate that does not exceed the peak stormwater runoff when compared to the pre-development situation for the 50%, 20%, 10% and 1% Annual Exceedance Probability flood events.</u></li> <li>2. <u>Existing <del>waterways</del> waterbodies and stormwater detention areas must be retained, and be enhanced with plantings to create attractive features.</u></li> </ol> <p><b>Note:</b> <u>Any stormwater discharge may need to meet threshold limits for the receiving waters under Council's network discharge consent or under the National Policy Statement for Freshwater Management.</u></p> <p>[...]</p>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. <u>Those matters listed under rule <del>SUB-RES-R26</del> SUB-RES-Rx1 in the Subdivision in Residential Zones chapter;</u></li> <li>2. <u>The degree of compliance with Council's Land Development Minimum Requirements;</u></li> </ol> <p><b>Stormwater</b></p> <ol style="list-style-type: none"> <li>3. <u>The provision of grassed swales to direct road-run-off (instead of concrete kerb and channel) where grassed swales would be functional and in keeping with the surrounding environment.</u></li> </ol>



## SUB-RES – Subdivision in Residential Zones

<p><b>SUB-RES-Rx1</b></p>	<p>Except as provided for under Rule SUB-RES-R25 <del>or SUB-RES-R26</del>, <u>subdivision of land within the General Residential Zone and the High Density Residential Zone.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <u>Subdivision of land in the Coastal Qualifying Matter Precinct.</u></li> </ul> <p><b>Notification</b> Public and limited notification of an application for <i>resource consent</i> under this rule is precluded.</p>	
<p>Controlled Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <u>Where the parent allotment contains an existing residential unit:</u> <ol style="list-style-type: none"> <li>a. <u>the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3; or</u></li> <li>b. <u>the subdivision must comply with an approved land use resource consent.</u></li> </ol> </li> <li>2. <u>Where the parent allotment does not contain an existing residential unit:</u> <ol style="list-style-type: none"> <li>a. <u>it must be demonstrated that it is practicable to construct residential units on the parent allotment that comply with Rules GRZ-Rx1, HRZ-Rx1, or HRZ-Rx2 GRZ-Rx2 or GRZ-Rx3; or</u></li> <li>b. <u>the subdivision must comply with an approved land use resource consent.</u></li> </ol> </li> <li>3. <u>Each allotment must have legal and physical access to a legal road.</u></li> <li>4. <u>Each vacant allotment must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.</u></li> </ol> <p><b>Minimum allotment size and shape factor</b></p> <ol style="list-style-type: none"> <li>5. <u>Compliance with SUB-RES-Table x1.</u></li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. <u>The design and layout of the subdivision (excluding allotment size, shape, or other size-related subdivision requirements) and any associated earthworks.</u></li> <li>2. <u>The imposition of conditions to manage character and amenity effects.</u></li> <li>3. <u>The design and location of reserves and esplanade reserves.</u></li> <li>4. <u>The imposition of conditions in accordance with Council's Land Development Minimum Requirements.</u></li> <li>5. <u>The imposition of financial contributions in accordance the Financial Contributions chapter.</u></li> </ol> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <ol style="list-style-type: none"> <li>6. <u>Vehicle access points onto legal road including the State Highway network and any transport effects.</u></li> <li>7. <u>Any legal mechanisms required for legal access.</u></li> <li>8. <u>The location of any associated building area(s) relative to any identified natural hazards, natural wetland, historic heritage feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character.</u></li> <li><del>9. <u>The imposition of conditions in accordance with sections 108</u></del></li> </ol>

**Infrastructure, access and services**

6. Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's Land Development Minimum Requirements.
7. The maximum number of allotments gaining legal and physical ~~access~~ vehicle access by rights of way shall be 6.
8. Access to all allotments must comply with the standards in the Transport chapter.
9. Within the General Residential Zone at Te Horo Beach, a firefighting water supply must be provided which complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

**Advice Note:** Applicants should consult with Fire and Emergency New Zealand on a specific method of complying with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008, as part of preparing an application.

**Wastewater disposal – non-sewered allotments**

10. Any subdivision occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic wastewater disposal is suitable for each allotment in accordance with AS/NZS 1547:2012 "On-site Domestic Wastewater Management."

Note: attention is drawn to the requirements for on-site domestic wastewater disposal enforced by the Regional Council.

**County Road Ōtaki Precinct**

~~and 220 of the Resource Management Act 1991.~~

**Note:** Where consent is required under other rules in the Plan which are associated with an activity considered under this rule, additional matters of control may also apply. Other rules in the Plan may also affect the activity status of subdivision under this rule.

	<p>11. For <i>land</i> in the County Road Ōtaki Precinct:</p> <ol style="list-style-type: none"> <li>a. <u>the protection of <i>ecological site</i> (K212) shall be secured via an encumbrance on the new <i>allotments</i> within which K212 is located;</u></li> <li>and</li> <li>b. <u>an integrated traffic assessment must be undertaken for all <i>subdivisions</i> creating more than six <i>allotments</i> with vehicle access only onto County Road.</u></li> </ol> <p><b><u>Esplanades</u></b></p> <p>12. <u>The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</u></p> <p><b><u>Financial Contributions</u></b></p> <p>13. <u>Compliance with FC-Table 1.</u></p>	
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SUB-RES-R30	<p>Any <i>subdivision of land</i> in the General Residential Zone <u>and High Density Residential Zone</u> which is not a controlled activity under SUB-RES-R25 or SUB-RES-Rx1. <del>at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding land within any precinct identified in UFD-P13 where the land to be subdivided is less than 3,000m<sup>2</sup> in area and it:</del></p> <ol style="list-style-type: none"> <li><del>1. is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx1;</del></li> <li><del>2. meets all standards under SUB-RES-R27 except standard (3);</del></li> <li><del>3. has a minimum allotment area of 450m<sup>2</sup>; and</del></li> <li><del>4. each allotment can accommodate a 15m diameter circle.</del></li> </ol> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <del><i>Subdivision</i> of land in the Coastal Qualifying Matter Precinct.</del></li> </ul> <p><b><u>Notification</u></b> Public and limited notification of an application for <i>resource consent</i> under this rule is <u>precluded.</u></p>	
Discretionary Activity		

<b><u>SUB-RES-Table x1 – Minimum allotment size and shape factor</u></b>	<b><u>Allotment type</u></b>	<b><u>Minimum allotment area</u></b>	<b><u>Minimum average allotment area for the entire subdivision</u></b>	<b><u>Minimum allotment shape factor</u></b>
	<p>An <u>allotment</u> that contains a <u>residential unit</u>, or has an approved land use <u>resource consent</u> for a <u>residential unit</u>, or it can be demonstrated that it is practicable to construct <u>residential units</u> within the <u>allotment</u> that comply with Rules <u>GRZ-Rx1</u>, <u>HRZ-Rx1</u>, or <u>HRZ-Rx2</u> <u>GRZ-Rx2</u> or <u>GRZ-Rx3</u></p>	<p>No minimum <u>allotment area</u></p>	<p>No minimum <u>average allotment area</u></p>	<p>No minimum <u>allotment shape factor</u></p>
	<p><u>Vacant allotment</u> (excluding <u>access sites</u>) created through subdivision in the <u>General Residential Zone</u> and <u>High Density Residential Zone</u></p>	<p><del>450m<sup>2</sup></del> <u>420m<sup>2</sup></u> (<u>inclusive of access</u>)</p>	<p>No minimum <u>average allotment area</u></p>	<p><u>Must be capable of accommodating a 13 metre diameter circle.</u></p> <p><u>Shall accommodate a shape factor comprising a rectangle of 8m x 15m;</u></p> <p><u>This shape factor shall be located outside of:</u></p> <ul style="list-style-type: none"> <li>i. <u>Any existing or proposed easement areas required for access or services purposes;</u></li> <li>ii. <u>Network Utilities.</u></li> </ul>

				<a href="#">including private and public lines.</a>
	[...]			

## SUB-WORK – Subdivision in Working Zones Chapter

**Amend rule SUB-WORK-R36 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

Delete reference to the Centres Design Guide in Appendix x2 within point 7 under the listed Matters of Control, as follows:

7. The extent of consistency with ~~Council's Subdivision and Development Principles and Requirements 2012~~ [Land Development Minimum Requirements and the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2.](#)

**Amend following rules as follows**

- **SUB-WORK-R37 in the SUB-WORK Subdivision in Working Zones Chapter**
- **SUB-WORK-R39 in the SUB-WORK Subdivision in Working Zones Chapter**
- **SUB-WORK-R39 in the SUB-WORK Subdivision in Working Zones Chapter**

Delete reference to the Centres Design Guide in Appendix x2 within point 7 under the listed Matters of Control, as follows:

7. ~~Council's Subdivision and Development Principles and Requirements 2012~~ [Land Development Minimum Requirements and the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2.](#)

**Amend following rules as follows**

- **SUB-WORK-R40 in the SUB-WORK Subdivision in Working Zones Chapter**
- **SUB-WORK-R43 in the SUB-WORK Subdivision in Working Zones Chapter**
- **SUB-WORK-R44 in the SUB-WORK Subdivision in Working Zones Chapter**

Delete reference to the Centres Design Guide in Appendix x2 within point 7 under the listed Matters of Discretion, as follows:

7. The extent of consistency with ~~Council's Subdivision and Development Principles and Requirements 2012~~ [Land Development Minimum Requirements and the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2.](#)

**Amend rule SUB-WORK-R41 in the SUB-WORK Subdivision in Working Zones Chapter**

Delete reference to the Centres Design Guide in Appendix x2 within point 7 under the listed Matters of Discretion, as follows:

7. ~~Council's Subdivision and Development Principles and Requirements 2012~~ [Land Development Minimum Requirements and the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2.](#)

## Other proposed consequential or supporting amendments

### Amend Part 1 – Introduction and General Provisions / How the Plan Works / General Approach

#### 8. APPLICATIONS REQUIRING A DESIGN STATEMENT

Resource consent applications for restricted discretionary activities where the Residential Design Guide in Appendix x1 or Centres Design Guide in Appendix x2 are identified as a matter of discretion, or for discretionary or non-complying activities where the Design Guides are relevant to the activity, must include a Design Statement. The information required to be included in a Design Statement is identified in the Design Guides.

### Amend Part 1 – Introduction and General Provisions / Interpretation / Definitions

**RELEVANT RESIDENTIAL ZONE** means the General Residential Zone and the High Density Residential Zone

## Proposed amendments to the District Plan Appendices

### Amend Part 4 - Appendices

~~Add a new appendix APPx1 – Residential Design Guide (after appendix APP1), as contained in Appendix B of this IPI.~~

~~Add a new appendix APPx2 – Centres Design Guide (after appendix APPx1), as contained in Appendix C of this IPI.~~

# High Density Residential Zone

The High Density Residential Zone provides opportunities for the development of high density, multi-storey housing within a walkable catchment of identified train stations and commercial centres. Building heights in the High Density Residential Zone are generally enabled to 6 storeys, except near the Metropolitan Centre Zone, where greater building heights are enabled in response to the scale and primacy of this zone.

Development at higher densities will provide an efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to amenities, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walking and cycling neighbourhoods that are connected to and contribute to the vitality of centres.

The development of papakāinga is also provided for within the Zone.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Zone will change over time as existing housing stock is redeveloped with more intensive typologies and densities. Development within the zone is expected to achieve quality urban design outcomes and manage transitions in building bulk and scale.

Within the High Density Residential Zone is the Marae Takiwā Precinct, which recognises and provides for cultural values as set out below:

**Marae Takiwā Precinct**

The purpose of the Marae Takiwā Precinct is to recognise that the cultural and traditional practices that occur at marae are likely to be sensitive to the effects of surrounding development. The precinct seeks to manage these effects by providing for a lower level of development to occur adjacent to marae as a permitted activity. Where development breaches permitted activity standards, it must avoid, remedy or mitigate adverse effects on the cultural values and tikanga Māori associated with the marae, and the use and function of the marae.

**Strategic Context**

The Primary Objectives that this chapter implements are:

- [DO-O1 – Tāngata Whenua;](#)
- [DO-O3 – Development Management;](#)
- [DO-Ox1 – Well-functioning Urban Environments;](#)
- [DO-Ox2 – Housing in Relevant Residential Zones;](#)
- [DO-Ox3 – Residential Zones;](#)
- [DO-O11 – Character and Amenity Values;](#)
- [DO-O12 – Housing Choice and Affordability;](#)
- [DO-O13 – Infrastructure;](#)
- [DO-O14 – Access and Transport;](#)
- [DO-O17 – Open Spaces / Active Communities; and](#)
- [DO-O19 – Housing Bottom Lines.](#)

<b>DO-O1</b>	<a href="#">Tāngata Whenua</a>
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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).

<b>DO-O3</b>	<a href="#">Development Management</a>
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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 recognising that it may be appropriate to be less enabling of development to accommodate an identified qualifying matter;

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, particularly rapid transit;
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.

<b><u>DO-Ox1</u></b>	<b><u>Well-functioning Urban Environments</u></b>
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A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

<b><u>DO-Ox2</u></b>	<b><u>Housing in Relevant Residential Zones</u></b>
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Relevant residential zones provide for a variety of housing types and sizes that respond to:

1. Housing needs and demand; and
2. The neighbourhood's planned urban built character, including 3-storey buildings.

<b><u>DO-Ox3</u></b>	<b><u>Residential Zones</u></b>
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Residential Zones provide for higher density housing types and sizes that respond to:

1. Housing needs and demand;
2. The proximity of the area to the Metropolitan Centre Zone, Town Centre Zone or Local Centre Zone;
3. Accessibility to and from the area by active or public transport; and
4. The neighbourhood's planned urban built character, including:
  - a. Buildings of at least 6-storeys within the High Density Residential Zone (with greater height being enabled in proximity to the Metropolitan Centre Zone); and
  - b. buildings up to 4-storeys within the General Residential Zone.

<b><u>DO-O11</u></b>	<b><u>Character and Amenity Values</u></b>
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To provide for the character and amenity values of the District's urban environment 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 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-012** | Housing Choice and Affordability

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

1. is of densities, locations, types, attributes and size 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-013** | 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-014** | 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 effects 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-017** | 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 effects 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-019** | 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. 6,123 additional residential units over the short-medium term (2021 – 2031); and
2. 10,063 additional residential units over the long term (2031-2051).

<b><u>Policies</u></b>	
<b><u>HRZ-Px1</u></b>	<u>Medium Density Residential Standards – Policy 1</u>
<u>Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.</u>	
<b><u>HRZ-Px2</u></b>	<u>Medium Density Residential Standards – Policy 2</u>
<u>Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga).</u>	
<b><u>HRZ-Px3</u></b>	<u>Medium Density Residential Standards – Policy 3</u>
<u>Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.</u>	
<b><u>HRZ-Px4</u></b>	<u>Medium Density Residential Standards – Policy 4</u>
<u>Enable housing to be designed to meet the day-to-day needs of residents.</u>	
<b><u>HRZ-Px5</u></b>	<u>Medium Density Residential Standards – Policy 5</u>
<u>Provide for more intensive housing developments and encouraging best practice urban design outcomes.</u>	
<b><u>HRZ-Px6</u></b>	<u>Achieving positive urban design outcomes</u>
<u>Provide for residential intensification of a site where it can be demonstrated that the development achieves positive urban design outcomes and living environments, taking into consideration the following design objectives, development type, and the planned urban built environment of the High Density Residential Zone:</u>	
<ol style="list-style-type: none"> <li><u>1. Ensure the building location, form and appearance is comprehensively designed with the landscape and is compatible with the planned high density urban built character of the zone.</u></li> <li><u>2. Achieve a positive frontage that engages and interacts with the street with a focus on human activity and scale.</u></li> <li><u>3. Achieve visual interest and aesthetic coherence using architectural and landscape design techniques.</u></li> <li><u>4. Minimise the impact of driveways, manoeuvring and parking areas on the quality of the site and street, while ensuring safety.</u></li> <li><u>5. Integrate building form and open space design to achieve safe and functional outcomes for residents in both private and communal spaces, while respectful of neighbouring sites.</u></li> <li><u>6. Achieve reasonable sunlight, daylight, and outlook for all residential units and associated outdoor spaces where possible, while minimising overlooking of neighbouring living and private outdoor spaces.</u></li> <li><u>7. Provide reasonable internal visual privacy for all units through well considered location of elements, rather than relying on window coverings.</u></li> <li><u>8. Achieve legible, safe and efficient circulation.</u></li> <li><u>9. Provide for servicing that is suitably generous, convenient, and visually discreet.</u></li> </ol>	
<b><u>HRZ-Px7</u></b>	<u>Marae Takiwā Precinct</u>
<u>Within the Marae Takiwā Precinct, subdivision, use and development will avoid, remedy or mitigate adverse effects on the cultural values and tikanga Māori associated with the marae, and the use and function of the marae, including by:</u>	
<ol style="list-style-type: none"> <li><u>1. Seeking to avoid buildings that overlook the marae;</u></li> <li><u>2. Seeking to avoid buildings and structures that further obstruct views from the marae to the Tararua Range;</u></li> <li><u>3. Recognising that activities adjacent to a marae may be sensitive to the effects of activities that occur on a marae, by mitigating these effects through the design of the development;</u></li> </ol> <u>while providing for residential buildings up to 2-storeys.</u>	
<b><u>HRZ-Px8</u></b>	<u>High Density Urban Form</u>

<p><u>Enable the development of high density residential environments with a built form outcome that:</u></p> <ol style="list-style-type: none"> <li><u>1. Is responsive to the degree of accessibility to services and facilities, public open space and multimodal and transport corridors;</u></li> <li><u>2. Is responsive to housing demand;</u></li> <li><u>3. Is of a scale, form and typology that is of a greater intensity than provided for in the General Residential Zone, including buildings of at least 6 storeys.</u></li> </ol>	
<b><u>HRZ-P9</u></b>	<u>Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)</u>
<p><u>Residential activities will be recognised and provided for as the principal use in the High Density Residential Zone, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li><u>1. adverse effects on natural systems will be avoided, remedied or mitigated;</u></li> <li><u>2. new built development will respond to the planned urban form of the Zone;</u></li> <li><u>3. transport choice, efficiency and accessibility to active or public transport will be maximised;</u></li> <li><u>4. housing types which meet the need of multiple households on a site will be provided for;</u></li> <li><u>5. the functional and operational requirements of different types of housing are recognized.</u></li> </ol>	
<b><u>HRZ-P10</u></b>	<u>Residential Amenity</u>
<p><u>Subdivision, use and development will be required to achieve on-site amenity for residents in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li><u>1. the bulk, scale and site layout of buildings will:</u> <ul style="list-style-type: none"> <li><u>- provide for adequate daylight access</u></li> <li><u>- provide outlook with privacy separation;</u></li> </ul> </li> <li><u>2. usable and easily accessible private outdoor living spaces will be provided;</u></li> <li><u>3. buildings and structures will be designed and located to respond to the planned urban form of the Zone;</u></li> <li><u>4. yards will be provided to achieve appropriate building setbacks from neighbouring areas and the street;</u></li> <li><u>5. hard and impermeable surfaces will be offset by permeable areas on individual allotments;</u></li> <li><u>6. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided;</u></li> <li><u>7. non-residential buildings will be of a form and scale which is compatible with the surrounding residential environment; and</u></li> <li><u>8. service areas for non-residential activities will be screened, and planting and landscaping will be provided.</u></li> </ol>	
<b><u>HRZ-P11</u></b>	<u>Residential Streetscape</u>
<p><u>Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape. To achieve a positive relationship between development and the street, development will be undertaken in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li><u>1. direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;</u></li> <li><u>2. the safety of road users, including pedestrians and cyclists, will not be adversely affected; and</u></li> <li><u>3. on-site vehicle manoeuvring will be provided for rear allotments, allotments with significant sloping driveways and on strategic arterial routes.</u></li> <li><u>4. adverse effects on the amenity and safety of people using public spaces will be minimized.</u></li> </ol>	
<b><u>HRZ-P12</u></b>	<u>Landscaping</u>
<p><u>Landscaping will be located and designed in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li><u>1. enhance residential amenity</u></li> <li><u>2. service areas, loading areas and outdoor storage areas will be screened;</u></li> <li><u>3. on-site outdoor living spaces will be defined and enhanced by landscaping;</u></li> <li><u>4. sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;</u></li> <li><u>5. planting of locally indigenous vegetation will be encouraged; and</u></li> </ol>	

6. <a href="#">permeable surfaces will be provided for the natural infiltration of surface waters.</a>	
<b>HRZ-P13</b>	<a href="#">Energy Efficiency</a>
<a href="#">Where practicable, development and subdivision 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:</a>	
<ol style="list-style-type: none"> <li>1. <a href="#">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</a></li> <li>2. <a href="#">the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months.</a></li> </ol>	
<b>HRZ-P14</b>	<a href="#">Supported Living and Older Persons Accommodation</a>
<a href="#">Supported living accommodation will be undertaken in accordance with the following principles:</a>	
<ol style="list-style-type: none"> <li>1. <a href="#">on-site pedestrian movement and use of open space by residents will not be unduly restricted by the slope of the land;</a></li> <li>2. <a href="#">design and development to promote interaction with surrounding communities, without compromising privacy and safety;</a></li> <li>3. <a href="#">the scale and design of development will be consistent with the planned 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</a></li> <li>4. <a href="#">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.</a></li> </ol>	
<b>HRZ-P15</b>	<a href="#">Shared and Group Accommodation</a>
<a href="#">Shared and group accommodation will be undertaken in accordance with the following principles. The development should be:</a>	
<ol style="list-style-type: none"> <li>1. <a href="#">located within walking distance of essential facilities such as local shops, health and community services and public transport networks;</a></li> <li>2. <a href="#">located where on-site pedestrian movement of residents is not unduly restricted by the slope of the land;</a></li> <li>3. <a href="#">located and designed to promote interaction with other sections of the community, without compromising privacy and safety;</a></li> <li>4. <a href="#">of a scale and appearance that reflects the planned urban built form of the surrounding neighbourhood; and</a></li> <li>5. <a href="#">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.</a></li> </ol>	
<b>HRZ-P16</b>	<a href="#">Home Business</a>
<a href="#">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.</a>	
<b>HRZ-P17</b>	<a href="#">Non-Residential Activities</a>
<a href="#">Non-residential activities will be allowed where activities are compatible with residential activities. In determining whether or not the scale of effects of non-residential activities is appropriate, particular regard shall be given to:</a>	
<ol style="list-style-type: none"> <li>1. <a href="#">the appropriateness of the scale, size and intensity of the proposed buildings and activities and visual or landscape mitigation proposed;</a></li> <li>2. <a href="#">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;</a></li> <li>3. <a href="#">the appropriateness – in the design and amount – of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;</a></li> <li>4. <a href="#">the hours of operation, including the timing and frequency of delivery/service vehicles;</a></li> </ol>	

	<ol style="list-style-type: none"> <li>5. <u>the effects on residential character and the planned urban form of the surrounding environment;</u></li> <li>6. <u>nuisance effects (including noise, odour, light, glare, smoke and dust) produced on-site;</u></li> <li>7. <u>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 planned character of the surrounding environment;</u></li> <li>8. <u>whether the activities adversely affect the vitality of centres;</u></li> <li>9. <u>whether the activity provides goods and services to meet the daily needs of the local neighbourhood; and</u></li> <li>10. <u>any cumulative effects.</u></li> </ol>
<b>HRZ-P18</b>	<u>Beach Residential Precincts</u>
	<p><u>Subdivision, use and development in the Beach Residential Precincts will give consideration to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Maintaining, where practicable, the intactness of existing dune landforms;</u></li> <li>2. <u>Retaining, where practicable, existing mature trees and areas of extensive vegetation; and</u></li> <li>3. <u>The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).</u></li> </ol>
<b>HRZ-P19</b>	<u>Waikanae Garden Precinct</u>
	<p><u>Subdivision, use and development in the Waikanae Garden Precinct will give consideration to:</u></p> <ol style="list-style-type: none"> <li>1. <u>Retaining, where practicable, existing mature trees and areas of extensive vegetation; and</u></li> <li>2. <u>The relationship between built form and the landscape and streetscape setting, having regard to (1).</u></li> </ol>

<b>Rules</b>	
<b>HRZ-R1</b>	<u>Any activity that is a permitted activity under the rules in this chapter.</u>
<b>HRZ-R2</b>	<u>Any residential activity which is not specified as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity in the rules in this chapter.</u>
<u>Permitted Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <u>The activity complies with all permitted activity standards in this chapter.</u></li> </ol>
<b>HRZ-R3</b>	<u>Fences and Walls</u>
<u>Permitted Activity</u>	<p><b>Standards</b></p> <p><u>Height (measured above original ground level)</u></p> <ol style="list-style-type: none"> <li><del>1. <u>The maximum height of any fence or wall on a boundary shall be 2 metres, except:</u></del> <ol style="list-style-type: none"> <li><del>a. <u>in the front yard, where the maximum height shall be 1.8 metres;</u></del></li> <li><del>b. <u>along any boundary which adjoins any Natural Open Space or Open Space Zone (excluding the Private Recreation and Leisure Precinct), esplanade or any access strip, where the maximum height shall be 1.8 metres.</u></del></li> </ol> </li> <li>1. <u>Fences, walls and retaining structures adjoining any Natural Open Space or Open Space Zone, esplanade, access strip or public walkway, or within 1.5 metres of the road boundary shall have a combined height of:</u> <ol style="list-style-type: none"> <li>a. <u>1.2 metres; or</u></li> <li>b. <u>1.8 metres for no more than 50 percent of the site frontage and 1.2 metres for the remainder; or</u></li> <li>c. <u>1.8 metres if the fence is at least 50 percent visually permeable as viewed perpendicular to the boundary.</u></li> </ol> </li> </ol>

	<p>2. <a href="#">Any fence or standalone wall, retaining wall or combination of these structures, must not exceed a maximum height of 2 metres above ground level where within 1 metre of any side or rear boundary.</a></p> <p>3. <a href="#">For the purposes of calculating maximum height where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.</a></p> <div data-bbox="475 439 1374 842" data-label="Diagram"> <p>The diagram illustrates a cross-section of a fence and retaining wall. The retaining wall is shown as a series of horizontal blocks with vertical joints. On top of the retaining wall, a fence is constructed. A vertical double-headed arrow on the right side of the diagram indicates the height measurement, which is taken from the base of the retaining wall to the top of the fence.</p> </div> <p><b>Note:</b> <a href="#">For the avoidance of doubt, the standards for fences and walls do not apply to seawalls that are constructed for natural hazard mitigation purposes. In addition, any wall used as an internal partition or external surface of any building shall be excluded from this rule.</a></p>
<b><a href="#">HRZ-R4</a></b>	<a href="#">Shared and group accommodation and supported living accommodation.</a>
<a href="#">Permitted Activity</a>	<p><b><a href="#">Standards</a></b></p> <p><a href="#">Number of residents and residential units</a></p> <p>1. <a href="#">No more than 10 residents shall be accommodated at any time.</a></p>
<b><a href="#">HRZ-R5</a></b>	<a href="#">Outdoor storage associated with non-residential activities.</a>
<a href="#">Permitted Activity</a>	<p><b><a href="#">Standards</a></b></p> <p><a href="#">Location</a></p> <p>1. <a href="#">Outdoor storage must not be located in any front yard or any coastal yard.</a></p> <p><a href="#">Screening</a></p> <p>2. <a href="#">Outdoor storage must be screened from neighbours and any legal road by landscaping or a fence or wall to a maximum height of 2 metres (measured above original ground level). Outdoor storage must not exceed the height of the screening.</a></p> <p><a href="#">Maximum area</a></p> <p>3. <a href="#">Outdoor storage (including screening or landscaping) must not exceed a total area of 25m<sup>2</sup>.</a></p>
<b><a href="#">HRZ-Rx1</a></b>	<p><a href="#">New buildings and structures, and any minor works, additions or alterations to any building or structure.</a></p> <p><a href="#">The following are excluded from this rule:</a></p> <ul style="list-style-type: none"> <li><a href="#">Buildings and structures within the Marae Takiwā Precinct (refer rule HRZRx2)</a></li> <li><a href="#">Papakāinga (refer rules HRZ-Rx4 or HRZ-Rx9)</a></li> <li><a href="#">Minor Buildings</a></li> </ul>
<a href="#">Permitted Activity</a>	<p><b><a href="#">Standards</a></b></p> <p><a href="#">Number of residential units per site</a></p>

1. There must be no more than 3 residential units per site.

This standard does not apply to minor works, additions, or alterations to buildings and structures that do not increase the number of residential units.

#### Height

2. Buildings and structures must not exceed a height of:
  - a. 21 metres; or
  - b. 36 metres where identified on the Planning Maps as a Height Variation Control

#### Height in relation to boundary

3. a. Where no more than 3 residential units occupy the site:
  - i. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries
- b. Where four or more units occupy the site:
  - i. Buildings and structures must not project beyond a 60° recession plane measured from a point 19m vertically above ground level along the first 22m of the side boundary as measured from the road frontage.
  - ii. 60° recession plane measured from a point 8m vertically above ground level along all other boundaries
  - iii. Except no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along any boundary that adjoins a site:
    - a. in the General Residential Zone;
    - b. containing a scheduled historic heritage building or structure or an area scheduled as waahi tapu and other places and areas of significance to Māori:

Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

#### This standard does not apply to:

- a. a boundary with a road;
- b. existing or proposed internal boundaries within a site;
- c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

#### Setbacks

4. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:

<u>HRZ-Table x – Yard setbacks</u>	
<u>Yard</u>	<u>Minimum depth</u>
<u>Front</u>	<u>1.5 metres</u>
<u>Site</u>	<u>1 metre</u>
<u>Rear</u>	<u>1 metre (excluded on corner sites)</u>

This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

#### Building coverage

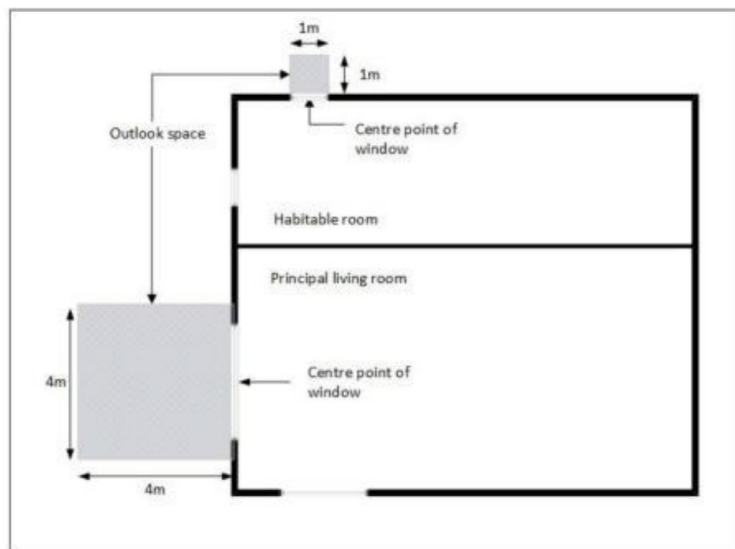
5. The maximum building coverage must not exceed 50% of the net site area.

Outdoor living space (per unit)

6. A residential unit at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that:
- i. Where located at ground level, has no dimension less than 3 metres; and
  - ii. where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - iii. is accessible from the residential unit; and
  - iv. may be:
    - i. grouped cumulatively by area in 1 communally accessible location; or
    - ii. located directly adjacent to the unit; and
  - v. is free of buildings, parking spaces, and servicing and manoeuvring areas.
7. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
- i. is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - ii. is accessible from the residential unit; and
  - iii. may be:
    - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - ii. located directly adjacent to the unit.

Outlook space (per unit)

8. An outlook space must be provided for each residential unit as specified in this standard:
- i. An outlook space must be provided from habitable room windows as shown in the diagram below:



HRX-Diagram x2 – Outlook space

- ii. The minimum dimensions for a required outlook space are as follows:
  - i. a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

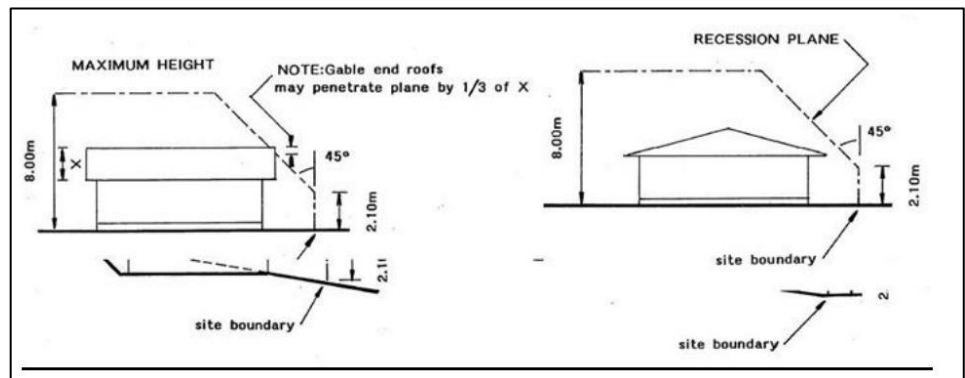


	<p>iii. <u>The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</u></p> <p>iv. <u>Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</u></p> <p>v. <u>Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</u></p> <p>vi. <u>Outlook spaces may be under or over a balcony.</u></p> <p>vii. <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>viii. <u>Outlook spaces must:</u></p> <ol style="list-style-type: none"> <li>i. <u>be clear and unobstructed by buildings; and</u></li> <li>ii. <u>not extend over an outlook space or outdoor living space required by another dwelling.</u></li> </ol> <p><u>Windows to street</u></p> <p>9. <u>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</u></p> <p><u>Landscaped area</u></p> <p>10. <u>A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p>11. <u>The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></p>
<p><b><u>HRZ-Rx2</u></b></p>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure within the Marae Takiwā Precinct.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li>• <u>Papakāinga (refer rules HRZ-Rx4 or HRZ-Rx9)</u></li> <li>• <u>Minor Buildings</u></li> </ul> <p><u>Measurement criteria apply to some activities under this rule.</u></p>
<p><b><u>Permitted Activity</u></b></p>	<p><b><u>Standards</u></b></p> <p>1. <u>Compliance with the standards set out under rule HRZ-Rx1 except for:</u></p> <ol style="list-style-type: none"> <li>a. <u>HRZ-Rx1 Standard 1;</u></li> <li>b. <u>HRZ-Rx1 Standard 2; and</u></li> <li>c. <u>HRZ-Rx1 Standard 3</u></li> </ol> <p><u>Number of residential units per site</u></p> <p>2. <u>There must be no more than 1 residential unit per site.</u></p> <p><u>Height</u></p> <p>3. <u>Buildings and structures must not exceed 8 metres in height.</u></p> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p> <p><u>Height in relation to boundary</u></p> <p>4. <u>Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries.</u></p> <p><u>Except for boundaries with Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, where any building or structure must fit within a height in relation to boundary envelope which is made</u></p>

up of recession planes which commence at a point 2.1 metres above the original ground level at the *site boundary* and inclines inwards at an angle of 45 degrees.

Measurement Criteria:

- a. The *height in relation to boundary envelope* must be measured from a point above the original ground level at the *boundary*.
- b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the *height in relation to boundary*
- c. Where there is a right-of-way or an *access strip/leg* adjoining the *allotment boundary*, the height in relation to boundary envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or *access strip/leg*.



**Note:** Any solar panel erected on, or anchored to, a building is exempt from the standard above where it does not breach the maximum permitted *height in relation to boundary envelope* by more than 1 metre (measured vertically) (see ENGY-R2).

**HRZ-R6**

Relocation of any building excluding minor buildings.

Permitted Activity

Standards

1. Any relocated building must be able to comply with the permitted activity standards for buildings set out under Rule HRZ-Rx1 or HRZ-Rx2.

**HRZ-R7**

Home business and home craft occupations  
Qualifying criteria apply to activities under this rule.

Permitted Activity

Standards

1. Home businesses and home craft occupations must:
  - a. be carried out within a lawfully established residential building (excluding minor buildings) or an associated accessory building that meets the permitted activity standards in Rule HRZ-Rx1 or HRZ-Rx2.
  - b. not involve the use of any source of motor power other than electric motors of not more than 0.56kw;
  - c. not have more than one non-resident person working in the residential unit at any one time; and
  - d. not have any deliveries related to the activity made to or from the residential unit between the hours of 7pm and 7am.
2. The total floor area used for home businesses or home craft occupations must not exceed 40m<sup>2</sup> per residential unit.
3. In addition to Standards (1) and (2) above, for any home businesses:
  - a. any retailing must be an ancillary activity to the home business;
  - b. no goods on display shall be visible from outside the building in which the home business is undertaken; and
  - c. the maximum retail floor space or sales area must not exceed 10m<sup>2</sup> per residential unit.

	<p><u>Qualifying Criteria:</u>  Home businesses and home craft occupations are performed entirely within a residential building or accessory building. Home businesses and home craft occupations shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, heavy trade vehicles, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service (except that empty, clean drums may be stored in a suitably screened area), wrought iron work or manufacture, motor body building, fish processing, breeding or boarding of dogs or cats, visitor accommodation or any process which involves repetitive use of power tools, drills or hammering or any business activity, trade, craft or profession which creates a nuisance effect at or beyond the boundary of the property on which the activity is occurring, and does not include temporary residential rental accommodation.</p>	
<b>HRZ-Rx4</b>	Papakāinga on land held under Te Ture Whenua Māori Act 1993.	
<u>Permitted Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><u>Buildings and structures (excluding minor buildings) must comply with the following Standards:</u> <ol style="list-style-type: none"> <li>Standards 2, 3, 4 and 5 set out under rule HRZ-Rx1</li> </ol> </li> <li>The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m<sup>2</sup>.</li> </ol>	
<b>HRZ-R8</b>	Visitor accommodation, excluding temporary residential rental accommodation and excluding the use of land for accommodating five or less visitors, subject to a tariff being paid.	
<u>Controlled Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><u>Any building (excluding minor buildings) associated with the activity must comply with the permitted activity standards under HRZ-Rx1.</u></li> <li><u>The activity must not receive any delivery between the hours of 7pm and 7am.</u></li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li><u>Transport effects.</u></li> <li><u>Landscaping.</u></li> <li><u>Noise effects.</u></li> <li><u>Layout, size, design and location of any proposed buildings (excluding minor buildings) associated with the activity.</u></li> <li><u>The imposition of conditions to manage visual, character and amenity effects.</u></li> <li><u>Any positive effects to be derived from the activity.</u></li> <li><u>Cumulative effects.</u></li> <li><u>The imposition of financial contributions in accordance with the Financial Contributions Chapter of this Plan.</u></li> </ol> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p>
<b>HRZ-R9</b>	Any activity which is listed as a permitted activity or a controlled activity and does not comply with one of more of the associated standards, unless otherwise specifically stated.	
<u>Restricted Discretionary Activity</u>		<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li><u>The effect of non-compliance with the relevant standard, including any positive effects.</u></li> <li><u>Measures to avoid, remedy or mitigate adverse effects.</u></li> <li><u>Cumulative effects.</u></li> </ol>

<p><b><u>HRZ-Rx5</u></b></p>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with one or more of the standards under rule HRZ-Rx1, except for standard 1 under rule HRZ-Rx1.</u>  <u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u></li> </ul> <p><b><u>Notification</u></b>  <u>Public notification of an application for resource consent under this Rule is precluded.</u>  <u>Limited notification is precluded where the application results in a breach to any of the standards 6 to 10 of HRZ-Rx1.</u></p>	
<p><b><u>Restricted Discretionary Activity</u></b></p>		<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The matters contained in the Land Development Minimum Requirements.</u></li> <li>2. <u>The effect of non-compliance with the relevant standard, including any positive effects.</u></li> <li>3. <u>Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9 effects on cultural values.</u></li> <li>4. <u>Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.</u></li> <li>5. <u>The imposition of financial contributions in accordance with the Financial Contributions Chapter.</u></li> </ol>
<p><b><u>HRZ-Rx6</u></b></p>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with standard 1 under rule HRZ-Rx1.</u>  <u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u></li> </ul> <p><b><u>Notification</u></b>  <u>Public and limited notification of an application for resource consent under this Rule is precluded.</u></p>	
<p><b><u>Restricted Discretionary Activity</u></b></p>		<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The extent to which the development, building design, siting and external appearance achieves an outcome that:</u> <ol style="list-style-type: none"> <li>a. <u>Responds to the planned urban built form of the zone;</u></li> <li>b. <u>Contributes to attractive and safe streets and public open spaces, and provides safe pedestrian access to buildings from the street;</u></li> <li>c. <u>Achieves onsite living environments, including landscaping, which support resident amenity and liveability.</u></li> </ol> </li> <li>2. <u>The extent to which residential units:</u> <ol style="list-style-type: none"> <li>a. <u>Orientate and locate windows to maximise privacy and encourage natural cross ventilation within the dwelling</u></li> <li>b. <u>Maximise sunlight and daylight access based on orientation, function, window design and</u></li> </ol> </li> </ol>

		<p><u>location, and depth of the dwelling floor space</u></p> <p>c. <u>Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.</u></p> <p>d. <u>Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.</u></p> <p>3. <u>The extent to which the activity may adversely impact on traffic generation, road safety, and access.</u></p> <p>4. <u>The matters contained in the Land Development Minimum Requirements.</u></p> <p>5. <u>The imposition of financial contributions in accordance with the Financial Contributions Chapter</u></p>
<b>HRZ-Rx7</b>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, within the Marae Takiwā Precinct that do not comply with one or more of the standards under rule HRZ-Rx2.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li><u>Papakāinga</u></li> </ul> <p><b><u>Notification</u></b> <u>Public notification of an application for resource consent under this Rule is precluded.</u></p>	
<b>Restricted Discretionary Activity</b>		<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li><u>The matters of discretion listed under rule HRZ-Rx6.</u></li> <li><u>Effects on cultural values and tikanga Māori.</u></li> <li><u>Effects on the use and function of the marae.</u></li> </ol>
<p><b><u>Notes:</u></b></p> <ol style="list-style-type: none"> <li><u>For resource consent applications under this rule, the owners and occupiers of the relevant marae will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</u></li> <li><u>For resource consent applications under this rule, the Council will seek advice from the relevant iwi authority and will rely on this advice. The matters that Council will seek advice from iwi authorities on include the cultural values and tikanga Māori associated with the marae.</u></li> </ol>		
<b>HRZ-Rx8</b>	<u>Papakāinga on general title land.</u>	
<b>Restricted Discretionary Activity</b>	<p><b><u>Standards</u></b></p> <ol style="list-style-type: none"> <li><u>The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.</u></li> <li><u>Compliance with the Standards set out under rule HRZ-Rx4.</u></li> </ol>	<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li><u>Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;</u></li> <li><u>Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</u></li> <li><u>The matters contained in the Land Development Minimum Requirements.</u></li> </ol>
<b>HRZ-Rx9</b>	<p><u>Papakāinga on land held under Te Ture Whenua Māori Act 1993 or on general title land that do not comply with one or more of the Standards set out under Rules HRZ-Rx4 or HRZ-Rx8.</u></p> <p><b><u>Notification</u></b> <u>Public notification of an application for resource consent under this Rule is precluded.</u></p>	

<p><u>Restricted Discretionary Activity</u></p>	<p><u>Standards</u> For papakāinga on general title land, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.</p>	<p><u>Matters of Discretion</u></p> <ol style="list-style-type: none"> <li><u>The effect of non-compliance with the relevant standard, including any positive effects.</u></li> <li><u>Measures to avoid, remedy or mitigate adverse effects.</u></li> <li><u>The matters contained in the Land Development Minimum Requirements.</u></li> <li><u>For papakāinga on general title land:</u> <ol style="list-style-type: none"> <li><u>Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;</u></li> <li><u>Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</u></li> </ol> </li> </ol>
<p><u>Notes:</u></p> <ol style="list-style-type: none"> <li><u>Refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.</u></li> <li><u>For resource consent applications under this rule, the Council will seek advice from the relevant iwi authority (Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai) and will rely on this advice. The matters that Council will seek advice from iwi authorities on include:</u> <ol style="list-style-type: none"> <li><u>where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</u></li> <li><u>any other matter related to tikanga Māori.</u></li> </ol> </li> </ol>		
<p><u>HRZ-Rx10</u>      <u>Commercial activities</u></p>		
<p><u>Restricted Discretionary Activity</u></p>	<p><u>Standards</u></p> <ol style="list-style-type: none"> <li><u>The commercial activity is limited to the ground floor of apartment building.</u></li> <li><u>The gross floor area of the commercial activity/activities shall not exceed 200m<sup>2</sup>.</u></li> <li><u>Hours of operation shall be limited to:</u> <ol style="list-style-type: none"> <li><u>7:00am to 9:00pm Monday to Friday</u></li> <li><u>8:00am to 7:00pm Saturday, Sunday, and public holidays.</u></li> </ol> </li> <li><u>Where any building in which the activity is undertaken adjoins or is within 2 metres of any road boundary, at least 75% of the ground floor elevation(s) of the building that front onto the road boundary shall be active retail frontage including pedestrian entrances and clear glass for the display of goods.</u></li> <li><u>The activity shall have road frontage to a Strategic Arterial Route (excluding any State Highway), a Major Community</u></li> </ol>	<p><u>Matters of Discretion</u></p> <ol style="list-style-type: none"> <li><u>The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding neighbourhood.</u></li> <li><u>Whether the business is compatible with the character of the surrounding neighbourhood, or whether it would be better located in a Centre.</u></li> <li><u>Effect on amenity values of nearby residential properties, especially hours and days of operation, noise, and privacy impacts.</u></li> <li><u>The extent to which the activity may adversely impact on traffic generation, road safety, onsite and street parking, and access.</u></li> <li><u>Any positive effects to be derived from the activity.</u></li> <li><u>Cumulative effects.</u></li> <li><u>The imposition of financial contributions in accordance with the Financial Contributions chapter of this Plan.</u></li> </ol> <p><u>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</u></p>

	<a href="#">Connector Route, or Local Community Connector Route (as identified in District Plan Maps and TR-Table 7 - Transport Network Hierarchy).</a>
<b>HRZ-R10</b>	<a href="#">Any activity which is listed as a restricted discretionary activity and does not comply with one of more of the associated standards, unless otherwise specifically stated.</a>
<a href="#">Discretionary Activity</a>	
<b>HRZ-R11</b>	<a href="#">Any building, minor works, and any additions or alterations to any building, which does not comply with one or more of the permitted activity standards under HRZ-R6</a>
<a href="#">Discretionary Activity</a>	
<b>HRZ-R12</b>	<a href="#">Shared or group accommodation or supported living accommodation which does not comply with one or more permitted activity standards under HRZ-R4.</a>
<a href="#">Discretionary Activity</a>	
<b>HRZ-R13</b>	<a href="#">Visitor accommodation, excluding Temporary Residential Rental Accommodation and excluding the use of land for accommodating five or less visitors subject to a tariff being paid, which does not comply with one or more of the controlled activity standards under HRZ-R11.</a>
<a href="#">Discretionary Activity</a>	
<b>HRZ-R14</b>	<a href="#">Any home business or home craft occupation that complies with Standard 3 of HRZ-R10 but does not comply with one or more of the other permitted activity standards under HRZ-R10.</a>
<a href="#">Discretionary Activity</a>	
<b>HRZ-R15</b>	<a href="#">Any commercial activity that does not comply with one or more of the restricted discretionary standards under HRZ-R14.</a>
<a href="#">Discretionary Activity</a>	
<b>HRZ-R16</b>	<a href="#">Any commercial, industrial or retail activity that is not listed as a permitted, controlled, restricted discretionary or discretionary activity.</a>
<a href="#">Non-Complying Activity</a>	
<b>HRZ-R17</b>	<a href="#">Offensive trades</a>
<a href="#">Non-Complying Activity</a>	
<b>HRZ-R18</b>	<a href="#">Boarding or housing of animals for commercial gain</a>
<a href="#">Non-Complying Activity</a>	
<b>HRZ-R19</b>	<a href="#">The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.</a>
<a href="#">Non-Complying Activity</a>	
<b>HRZ-R20</b>	<a href="#">Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed building (excluding minor buildings).</a>
<a href="#">Non-Complying Activity</a>	

<a href="#"><u>HRZ-R21</u></a>	<a href="#"><u>The parking or placing of any motor vehicle, boat, caravan or material for the purposes of sale or lease within road or Council reserve other than specified areas by resolution of Council.</u></a>
<a href="#"><u>Non-Complying Activity</u></a>	
<a href="#"><u>HRZ-R23</u></a>	<a href="#"><u>Commercial panelbeating and spraypainting</u></a>
<a href="#"><u>Prohibited Activity</u></a>	