

## **Appendix A**

### **Plan Change 2 – Intensification Planning Instrument (IPI)**

#### **PC(R2) Council Officer Reply Version**

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## Appendices

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## How to read this document

*This section is explanatory only and does not form part of the IPI.*

This document is the Council officer reply version of PC2 (PC(R2)). The following text conventions have been used throughout this document:

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).
Grey text	Text included in PC(N) that is required by s80H of the RMA (which requires the IPI to identify those provisions that incorporate, or is replaced by, the Medium Density Residential Standards) and s86E of the RMA (which requires that rules that have immediate legal effect are identified in a proposed plan). This text will be removed when PC2 becomes operative.
<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.
Sidebar annotation	Submitter reference number to which the recommended amendment responds
<b>PC(R2) – Amendments recommended in the Council Officers’ Reply</b>	
<u>Blue text underlined</u>	Text to be added to the District Plan because of recommendations in the Council Officers’ Reply
<del>Blue text double struck through</del>	Operative District Plan text to be removed because of recommendations in the Council Officers’ Reply.
<del><u>Blue text underlined and double struck through</u></del>	Text added to the District Plan by PC(N) or PC(R1), but removed because of recommendations in the Council Officers’ Reply.
Sidebar annotation	Submitter reference number to which the recommended amendment responds

### **Notes regarding the District Plan Maps**

1. The District Plan maps proposed by PC(N) are contained in Appendix A.
2. Amendments to these maps are set out in the red and blue text in section 19 of this document, with reference to the following appendices:
  - Amendments to the District Plan maps recommended in response to submissions, and set out in PC(R1), are contained in Appendix F.
  - Further amendments to the District Plan maps recommended in response to matters raised at the hearing by tangata whenua are contained in Appendix G,
  - Further amendments to the District Plan maps recommended in response to matters raised at the hearing by Kāinga Ora are contained in Appendix H.

## 1.0 Proposed amendments to the District Objectives Chapter

### 1.1 Amend the chapter introduction as follows:

The following ~~eighteen~~ objectives in this Chapter set out the direction the Council intends to take in relation to Resource Management issues on the Kāpiti Coast.

### 1.2 Amend objective DO-03 as follows:

DO-03	Development Management
S076	<p>To maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas, <del>which and to provide for the <i>development</i> of new urban areas where these</del> can be efficiently serviced and integrated with existing townships, delivering:</p> <ol style="list-style-type: none"> <li>1. urban areas which maximise the efficient end use of energy and integration with infrastructure;</li> <li>2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;</li> <li>3. <u>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:</u> <ol style="list-style-type: none"> <li>a. <u>that are in or near a <i>Centre Zone</i> or other area with many employment opportunities; or</u></li> <li>b. <u>that are well serviced by existing or planned public <del>or active</del> transport; or</u></li> <li>c. <u>where there is high demand for housing or for business land relative to other areas within the urban environment;</u></li> </ol> </li> </ol> <p><del>while recognising that it may be appropriate to be less enabling of development to accommodate an identified qualifying matter</del> <u>accommodating identified qualifying matters that constrain development;</u></p> <ol style="list-style-type: none"> <li>4. <del>3-</del>resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;</li> <li>5. <del>4-</del>higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;</li> <li>6. <del>5-</del>management of development in areas of special character or amenity <del>so as to maintain, and where practicable, enhance</del> in a manner that has regard to those special values;</li> <li>7. <del>6-</del>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;</li> <li>8. <del>7-</del>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; <del>and</del></li> <li>9. <del>8-</del>management of the location and effects of potentially incompatible land uses including any interface between such uses; <del>and</del></li> <li>10. <u>urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.</u></li> </ol>

S053.01

S076.03

### 1.3 Amend the “Local Issues” section of the explanatory text to objective DO-03 as follows:

**Local Issues**

In addition to these global and regional issues, Kāpiti faces local resource management challenges with respect to managing and accommodating growth and development. This begins with a need to recognise the significant resources that have been invested into existing settlements and the *infrastructure* supporting those settlements. New growth and *development*

must make efficient use of this significant investment, rather than undermining it. This includes the potential undermining of the social capital that has been invested in existing Kāpiti communities, along with the physical and economic investment.

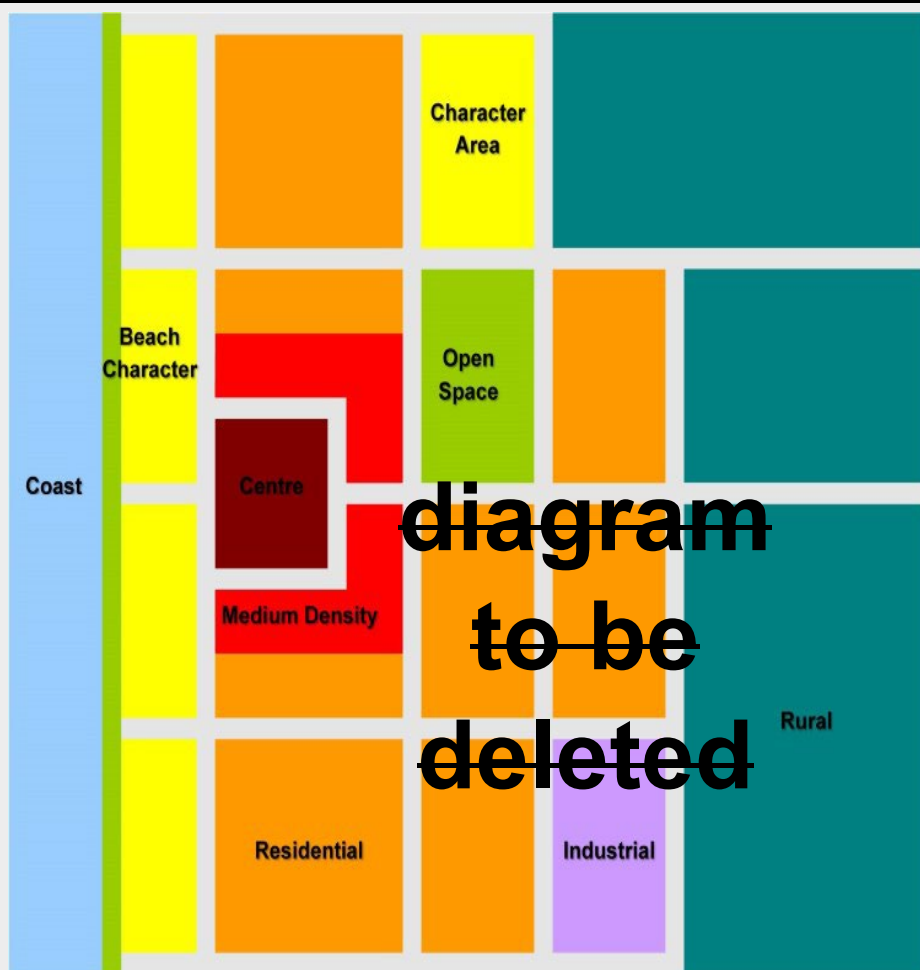
Achieving an urban form that balances the need to meet the many housing needs of the District's residents with the ~~preservation~~ recognition of valued character and the achievement of *infrastructure* integration efficiencies is an additional, complex challenge. For example, providing for smaller *allotment* sizes and more dense living environments can affect an area's underlying character; however, when these more intense *environments* are appropriately located within the wider urban context, they can increase efficiency outcomes of public and private investment in public *transport networks*, commercial areas, *open spaces* and other community facilities. The approach to managing these challenges is to:

- maintain the predominant low density character that defines the District's many communities, while targeting specific areas for either increased character protection, and (conversely) increased residential intensity (indicatively represented in DO-Figure 1);
- enable more people to live within Kāpiti's ~~existing~~ urban environments, particularly where these are well connected to transport, *infrastructure*, *commercial activities* and community services;
- ~~recognise that it may be appropriate to be less enabling of development to accommodate an identified qualifying matter~~ identified qualifying matters may constrain development;
- recognise that some parts of the urban environment contain aspects of valued character that may be sensitive to change, and where appropriate include provisions that seek to help manage this change; and
- provide for selected greenfields development areas in a way that also reinforces overall compact urban form.

S076

S122.42

S076.04



DO-Figure 1 – Management of Urban Densities

#### 1.4 Amend objective DO-O3 where it appears in the following District Plan chapters:

- ENGY – Energy
- INF – Infrastructure
- TR – Transport
- CL – Contaminated Land
- NH – Natural Hazards
- HH – Historic Heritage
- TREE – Notable Trees
- SASM – Sites and Areas of Significance to Māori
- ECO – Ecosystems and Indigenous Biodiversity
- NFL – Natural Features and Landscapes
- SUB-DW – District Wide Subdivision Matters
- SUB-RES – Subdivision in Residential Zones
- SUB-WORK – Subdivision in Working Zones
- SUB-RUR – Subdivision in Rural Zones
- SUB-OS – Subdivision in Open Space Zones
- SUB-DEV1 – Subdivision in the Ngārara Development Area
- SUB-DEV2 – Subdivision in the Waikanae North Development Area
- CE – Coastal Environment
- CF – Community Facilities
- AR – Domestic Satellite Dishes and Amateur Radio Configurations
- EW – Earthworks
- FC – Financial Contributions
- NOISE – Noise
- SIGN – Signs
- TEMP – Temporary Events
- GRZ – General Residential Zone
- GRUZ – General Rural Zone
- RPROZ – Rural Production Zone
- RLZ – Rural Lifestyle Zone
- LCZ – Local Centre Zone
- MUZ – Mixed Use Zone
- TCZ – Town Centre Zone
- MCZ – Metropolitan Centre Zone
- GIZ – General Industrial Zone
- NOSZ – Natural Open Space Zone
- OSZ – Open Space Zone
- AIRPZ – Airport
- FUZ – Future Urban Zone
- HOSZ – Hospital
- PREC32 – Ōtaki South Precinct
- DEV1 – Ngārara Development Area
- DEV2 – Waikanae North Development Area

**1.5 Add a new objective DO-Ox1 (after objective DO-O3) as follows:**

<b>DO-Ox1</b>	<u>Well-functioning Urban Environments</u>
<p><u>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.</u></p> <p>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 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><b><u>Explanation</u></b></p> <p><u>This is a mandatory objective required by Schedule 3A of the RMA.</u></p>	

**1.6 Add new objective DO-Ox1 (excluding the explanatory text) to the following District Plan chapters:**

- SUB-DW – District Wide Subdivision Matters
- SUB-RES – Subdivision in Residential Zones
- SUB-WORK – Subdivision in Working Zones
- GRZ – General Residential Zone
- LCZ – Local Centre Zone
- MUZ – Mixed Use Zone
- TCZ – Town Centre Zone
- MCZ – Metropolitan Centre Zone
- GIZ – General Industrial Zone
- AIRPZ – Airport
- HOSZ – Hospital

**1.7 Add a new objective DO-Ox2 (after objective DO-Ox1) as follows:**

<b>DO-Ox2</b>	<u>Housing in <i>Relevant Residential Zones</i></u>
<p><u><i>Relevant residential zones provide for a variety of housing types and sizes that respond to:</i></u></p> <ol style="list-style-type: none"> <li>1. <u>Housing needs and demand; and</u></li> <li>2. <u>The neighbourhood’s planned urban built character, including 3-storey <i>buildings</i>.</u></li> </ol> <p>[s80H(1)(a)(ii) note: this provision incorporates the objectives in clause 6 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><b><u>Explanation</u></b></p> <p><u>This is a mandatory objective required by Schedule 3A of the RMA.</u></p>	

**1.8 Add new objective DO-Ox2 (excluding the explanatory text) to the following District Plan chapters:**

- SUB-RES – Subdivision in Residential Zones
- GRZ – General Residential Zone



**1.9 Add a new objective DO-Ox3 (after objective DO-Ox2) as follows:**

S100

<b>DO-Ox3</b>	<del>Residential Intensification Precincts</del> Higher Density Housing in Residential Zones
<p><del>Residential Intensification Precincts</del> <u>Relevant 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 6-storeys within Residential Intensification Precinct A the High Density Residential Zone (with buildings up to 10-storeys being enabled in areas adjacent to the Metropolitan Centre Zone); and</u></li> <li>b. <u>buildings up to 4-storeys within Residential Intensification Precinct B in parts of the General Residential Zone adjacent to the Town Centre Zone and Local Centre 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> <li>• <u>Within a walkable catchment of rapid transit stops (which in the Kāpiti context means the train stations as Paekākāriki, Paraparaumu and Waikanae); and</u></li> <li>• <u>Within and adjacent to the Town Centre Zone and Local Centre Zone.</u></li> </ul>	
<p><del>Residential Intensification Precincts provide for increased building height and density within the parts of the General Residential Zone that are located within the areas to which policy 3 of the NPS-UD applies.</del></p>	

S100

**1.10 Add new objective DO-Ox3 (excluding the explanatory text) to the following District Plan chapters:**

- SUB-RES – Subdivision in Residential Zones
- GRZ – General Residential Zone

**1.11 Amend objective DO-O11 as follows:**

S122

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

- 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*.

S114.03

**1.12 Amend the explanatory text to objective DO-O11 as follows:**

**Explanation**

The Kāpiti Coast consists of a series of unique settlements along the coast, each with their own character but linked by a common lifestyle focused on the *beaches* and natural areas and enjoyment of low key living. The enjoyment of living in these areas for current and future generations will be supported by an increase in housing variety and choice, alongside improved access to public and active modes of transport and *commercial activities* and community services within the District's centres. The character of *development* is typified by the distinct villages and townships located on the coastal plain between the *beach* and the Tararua Ranges. Added to this, the Kāpiti Coast has a wealth of heritage places, including places with natural, built, cultural, archaeological, geological, and heritage values.

Character is the distinct, recognisable and consistent pattern of natural or human elements which create a distinctive collective identity or sense of place. The RMA defines '*amenity values*' as 'those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes'. In general, the combined *amenity values* of an area go towards defining the character of that area. At the same time, Objective 4 of the National Policy Statement on Urban Development 2020 provides that the District's urban environments, including their *amenity values*, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Many factors contribute to the perception of an area's *amenity values*. These values derive from a range of environmental characteristics, including the built form, such as scale, density, appearance, and age of *buildings*, as well as from the absence of *buildings* and the naturalness of an area. Other important contributors to *amenity values* include *noise*, privacy, access to *sunlight* and odour. *Amenity values* in the District vary from location to location, and largely depend upon the perceived character of each area. These differences are important factors in determining which environmental characteristics may be acceptable in one area while not in another.

Character and *amenity values* are significantly influenced by built form and *development*. The character and *amenity values* of the District are coming under threat from likely to be affected by *development* that is not sensitive to the existing values character and *amenity values* that are particularly notable, particularly in new urban expansion areas, *infill residential areas* areas of residential intensification and rural lifestyle areas.

The following provides a summary of the existing characteristics of the District.

Ōtaki has the role of a rural service town and is unique for its *tāngata whenua* presence and for its post-European history, including Chinese settlers. Ōtaki has a number of distinct areas, consisting of Ōtaki Beach, the main town centre, the Railway area, the Waitohu Plateau and the industrial lands. The shape and form of Ōtaki has been influenced by the Ōtaki River and the various streams flowing through the town. The overlying residential character is low density with wide streets. The challenge for Ōtaki is maintaining acknowledging the overall character of the town and its local areas, in particular the low key feel of the Ōtaki Beach Area while providing for increased housing variety and choice alongside increased access to public transport, *commercial activities*, *tāngata whenua cultural expression* and community services.

S203.19

Paekākāriki has a low density, settlement or village character with a unique rail settlement history. The coastal escarpment, the Tararua Ranges and the *beach* edge shape the village with Queen Elizabeth Park to the north. Paekākāriki is vulnerable to a change in character. It is likely that the

character of Paekākāriki would change, should redevelopment of residential sites occur. The challenge for Paekākāriki will be maintaining the scale and acknowledging the character of the village while providing for increased housing variety and choice, and encouraging a more viable and stable commercial area.

The settlement of Raumati is where the old dune landforms have largely been retained. The settlement has a low density village feel and has strong connections with the *beach* and Queen Elizabeth Park. The major issues for Raumati are maintaining the scale and style of domestic buildings providing for increased housing variety and choice, while acknowledging existing landforms and supporting the distinctive local centres.

Paraparaumu comprises a large area of relatively low density housing tied together by Paraparaumu Beach and *Paraparaumu Sub-Regional Centre*. The Waikanae Estuary is an important natural feature to the north and the coastal hills and escarpment have a strong influence on the communities to the east of the railway line. The area is bisected by *State Highway 1* with Kāpiti Road as a major east/west route. There are significant retirement villages in Paraparaumu and the Kāpiti Coast Airport forms a significant feature of the town. The major challenge for Paraparaumu Beach is to improve the vibrancy and viability of the centre and provide for increased housing variety and choice while avoiding a change in scale managing the change in scale of development along the coastal edge. For other areas there is a need to restore and protect the estuary and *river*. The major challenge for the *development of Paraparaumu Sub-Regional Centre* will be achieving a District where the scale and form of *development* is sympathetic to acknowledges the character of the District and local natural landform and which results in a lively and vibrant place.

Otaihanga is characterised by a quiet low density area which is set apart from the main urban area. It is strongly linked to the river. The major issue for Otaihanga is to provide for increased housing variety and choice, while managing the change in existing character that may result from development maintaining this character while providing for improved cross river access.

Waikanae has a number of distinctive low density areas. Waikanae Beach has a ‘bach’ character in some areas with a large lagoon, the estuary mouth for the river and Waimanu Stream. Waikanae Garden Precinct has large *allotments* and distinctive extensive gardens and Waikanae East has the remnants of the old commercial centre. Waikanae North retains many of the dune and bush features which have been lost from other parts of the District. A key issue for Waikanae is to provide for increased housing variety and choice, while managing the change in existing character that may result from development.

The coastal villages of Te Horo and Peka Peka are low density, low scale settlements which have grown out of weekend bach use. The challenge for Te Horo and Peka Peka is to maintain their character as they come under increasing pressure to expand or intensify is to provide for increased housing variety and choice, while managing the change in existing character that may result from development.

The coastal community of Te Horo Beach is a quiet, relatively remote, low-density area with one narrow *road* accessing the village, many streets with no kerbs or footpaths, and potential adverse *effects* from septic tanks on drinking water supplied by bores. The activities and development that would be appropriate in this area are therefore different from other areas with better services and infrastructure While a lack of reticulated infrastructure may constrain levels of *development* in the short-term, access to reticulated infrastructure to support existing and new *development* in the area may need to must be considered over the long-term.

A significant area of the District is productive and attractive rural areas, with a backdrop of the Tararua Ranges. The rural areas are characterised by openness, natural landforms, areas and corridors of *indigenous vegetation* (some of which may have been planted), and *primary production* activities. The major challenges for the District is protecting this rural character from pressures for urban expansion and rural lifestyle living.

S161.12

**1.13 Amend objective DO-O11 where it appears in the following District Plan chapters:**

- INF – Infrastructure
- ECO – Ecosystems and Indigenous Biodiversity
- NFL – Natural Features and Landscapes
- SUB-DW – District Wide Subdivision Matters
- SUB-RES – Subdivision in Residential Zones
- SUB-WORK – Subdivision in Working Zones
- SUB-RUR – Subdivision in Rural Zones
- SUB-OS – Subdivision in Open Space Zones
- SUB-DEV1 – Subdivision in the Ngārara Development Area
- SUB-DEV2 – Subdivision in the Waikanae North Development Area
- CE – Coastal Environment
- CF – Community Facilities
- AR – Domestic Satellite Dishes and Amateur Radio Configurations
- EW – Earthworks
- NOISE – Noise
- SIGN – Signs
- TEMP – Temporary Events
- GRZ – General Residential Zone
- GRUZ – General Rural Zone
- RPROZ – Rural Production Zone
- RLZ – Rural Lifestyle Zone
- LCZ – Local Centre Zone
- MUZ – Mixed Use Zone
- TCZ – Town Centre Zone
- MCZ – Metropolitan Centre Zone
- GIZ – General Industrial Zone
- AIRPZ – Airport
- FUZ – Future Urban Zone
- HOSZ – Hospital
- PREC32 – Ōtaki South Precinct
- DEV1 – Ngārara Development Area
- DEV2 – Waikanae North Development Area

**1.14 Amend objective DO-O16 as follows:**

DO-O16	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:</li> </ol>	

S122

- a. the *Paraparaumu Sub-Regional Centre* as the principal commercial, retail, cultural, civic and tourist centre for the District, to be developed in a manner that:
    - i. achieves an integrated and compact *Metropolitan Centre Zone*, linking all Precincts through a well-connected pedestrian and *transport networks* offering a choice of efficient routes and a quality built environment;
    - ii. provides for a broad range of mutually compatible activities that are integrated with pedestrian and public transport;
    - iii. is supported by opportunities for ~~medium~~ *higher* density residential living;
    - iv. consolidates community activities within Precinct B; and
    - 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 ~~12-storeys~~ *15-storeys* within the *Metropolitan Centre Zone*;
  - b. *buildings* up to 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*

**1.15 Amend the explanatory text to Objective DO-O16 as follows:**

**Explanation**

...

The role of each of the *centres* within the District is set out in the *centres* hierarchy. Development that is inconsistent with the role of a *centre* could weaken the role and viability of other *centres* in the hierarchy and may have a range of adverse *effects* including cumulative *effects*, on both the *centre* and other *centres* within the District. Specific consideration needs to be given to the *effect* of development pressures, such as those created around the Expressway interchanges, which may affect the viability and vitality of the District's *centres*. To support the role of each centre, the scale and urban built form of *development* provided for within each of the *centres* is related to the centre's position within the hierarchy.

...

**1.16 Amend objective DO-O16 where it appears in the following District Plan chapters:**

- SUB-DW – District Wide Subdivision Matters
- SUB-WORK – Subdivision in Working Zones
- CF – Community Facilities
- LCZ – Local Centre Zone
- MUZ – Mixed Use Zone
- TCZ – Town Centre Zone
- MCZ – Metropolitan Centre Zone
- PREC32 – Ōtaki South Precinct

**1.17 Add 7 new objectives (after objective DO-O19) as follows:**

<b>DO-Ox4</b>	<b><u>Papakāinga – Papakāinga are a Taonga</u></b>
<p>To provide for traditional <i>papakāinga</i>, which are a <i>taonga</i> that:</p> <ol style="list-style-type: none"> <li>1. <u>empower and enable <i>tangata whenua</i> to live on their <i>ancestral land</i>;</u></li> <li>2. <u>provide for <i>tangata whenua</i> to maintain and enhance their traditional and cultural relationship with their <i>ancestral land</i>; and</u></li> <li>3. <u>are <i>developed</i> and used in accordance with <i>tikanga Māori</i>, while recognising that <i>papakāinga</i> may <i>develop</i> their own <i>tikanga</i>.</u></li> </ol>	
<b>DO-Ox5</b>	<b><u>Papakāinga – Kia ora te mauri o te Whānau (Māori living as Māori)</u></b>
<p>Oranga is central to a thriving whānau/hapū/iwi. <i>Tangata whenua</i> are supported to ensure they can thrive as a Māori community living on and around their <i>papakāinga</i>.</p> <p>To provide for <i>papakāinga development</i> that achieves:</p> <ol style="list-style-type: none"> <li>1. <u>a place where Kaupapa and <i>Tikanga Māori</i> are in the ascendant;</u></li> <li>2. <u>affordable, warm, dry and safe housing for <i>tangata whenua</i>;</u></li> <li>3. <u>security of tenure, connection and participation for <i>tangata whenua</i> in their community; and</u></li> <li>4. <u>access to the services needed by <i>tangata whenua</i> to sustain their housing.</u></li> </ol>	
<b>DO-Ox6</b>	<b><u>Papakāinga – Provide for the sustained occupation of Ancestral Land</u></b>
<p>To provide for the sustained occupation of <i>ancestral land</i> by <i>tangata whenua</i>, through <i>papakāinga development</i> that provides for the <i>land</i> to be held and managed for the benefit of current and future generations.</p>	
<b>DO-Ox7</b>	<b><u>Papakāinga – Provide for the development of land owned by Tangata Whenua</u></b>
<p>To provide for the connection between <i>tangata whenua</i> and their <i>ancestral land</i> through providing for the <i>development</i> of <i>papakāinga</i> on <i>land</i> owned by <i>tangata whenua</i>.</p>	
<b>DO-Ox8</b>	<b><u>Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga</u></b>
<p>To work in partnership with <i>tangata whenua</i> to exercise their <i>rangatiratanga</i> through the <i>development</i> of <i>papakāinga</i>, by providing maximum flexibility for <i>tangata whenua</i> to <i>develop</i> and live on their <i>ancestral land</i>, within the limitations of the <i>site</i>.</p>	
<b>DO-Ox9</b>	<b><u>Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga</u></b>

<p>To increase the visibility of <i>tangata whenua</i> through <i>papakāinga</i> design that is led by <i>tangata whenua</i> and guided by <i>tikanga Māori</i>.</p>	
<p><b><u>DO-Ox10</u></b></p>	<p><i>Papakāinga</i> – Implementing Te Ao Māori and demonstrating <i>Kaitiakitanga</i> in <i>papakāinga development</i></p>
<p>To protect and enhance ecological, cultural and environmental and indigenous values through the design, <i>development</i> and use of <i>papakāinga</i>.</p>	
<p><b><u>Explanation</u></b></p> <p>Refer to chapter PK – <i>Papakāinga</i> for explanation of the issues associated with the <i>development</i> and use of <i>papakāinga</i>.</p>	

## 2.0 Proposed amendments to the Urban Form and Development Chapter

### 2.1 Add a new policy (at the beginning of the chapter) as follows:

<b>UFD-Px</b>	Urban Built Form
S122	<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. <del>enabling the greatest building heights and densities in the Metropolitan Centre Zone, including buildings up to 42-storeys 15-storeys;</del></li> <li>2. <del>enabling greater building heights and densities within a walkable catchment of the Metropolitan Centre Zone and the train stations at Paekākāriki, Paraparaumu and Waikanae, including buildings up to 6 storeys;</del></li> <li>3. <del>enabling greater building heights and densities in the Town Centre Zone, including buildings up to 6 storeys;</del></li> <li>4. <del>enabling increased building heights and densities in the Local Centre Zone, including buildings up to 4 storeys;</del></li> <li>5. <del>enabling increased building heights and densities adjacent to the Town Centre Zone and Local Centre Zone, including buildings up to 4 storeys; and</del></li> <li>6. <del>enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3 storeys;</del></li> <li>2. enabling greater building heights and densities in the following areas:             <ol style="list-style-type: none"> <li>a. building heights up to 10-storeys in the High Density Residential Zone and Mixed Use Zone adjacent to the Metropolitan Centre Zone;</li> <li>b. building heights up to 6-storeys in:                 <ol style="list-style-type: none"> <li>i. the Town Centre Zone (except for the Ōtaki Main Street Town Centre Zone);</li> <li>ii. the High Density Residential Zone located within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae;</li> <li>iii. the High Density Residential Zone adjacent to the Town Centre Zones at Waikanae, Paraparaumu Beach, and Raumati Beach;</li> </ol> </li> <li>c. building heights up to 4-storeys in:                 <ol style="list-style-type: none"> <li>i. The Local Centre Zone;</li> <li>ii. The General Residential Zone adjacent to the Town Centre Zones at Ōtaki;</li> <li>iii. The General Residential Zone adjacent to the Local Centre Zone;</li> </ol> </li> </ol> </li> <li>3. enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3-storeys;</li> </ol>
S076	<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> accommodating identified qualifying matters that constrain development.</p>

S207.03

### 2.2 Amend policy UFD-P1 as follows:

<b>UFD-P1</b>	Growth Management
	<p>New urban development for residential activities will only be located within existing urban areas, <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> <li>2. maintains the integrity of the urban edge north of Waikanae and Ōtaki;</li> </ol>

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<p>3. manages residential densities by:</p> <p>a. <del>enabling medium density housing</del> and focused <del>infill</del> housing in identified precinct areas that are close to <del>centres</del>, public <del>open spaces</del>, and public transport nodes;</p> <p>b. <del>retaining a predominantly low residential density in the Residential Zones;</del></p> <p>c. <del>avoiding any significant adverse effects of subdivision and development in special character areas identified in GRZ-P3;</del></p> <p>a. <u>providing for a variety of housing types and densities in the <del>General Residential Zone residential zones</del>;</u></p> <p>b. <u>enabling increased housing densities:</u></p> <p style="margin-left: 20px;">i. <u>in, and within a walkable catchment of the Metropolitan Centre Zone;</u></p> <p style="margin-left: 20px;">ii. <u>within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae; and</u></p> <p style="margin-left: 20px;">iii. <u>in and adjacent to the Town Centre Zone and Local Centre Zone;</u></p> <p style="margin-left: 40px;"><u>while accommodating identified qualifying matters that constrain development;</u></p> <p>4. avoids urban expansion that would compromise the distinctiveness of existing settlements and unique character values in the rural <i>environment</i> between and around settlements;</p> <p>5. can be sustained within and makes efficient use of existing capacity of public services and <del>strategic infrastructure</del> <u>(including additional infrastructure)</u>, or is integrated with the planned capacity of public services and <del>infrastructure</del> <u>and the likely availability of additional infrastructure;</u> <del>and</del></p> <p>6. promotes the efficient use of energy and water;</p> <p><u>7. manages reverse sensitivity effects on existing lawfully established non-residential activities.</u></p>	<p>S112.02</p> <p>S114.04</p>
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**2.3 Amend policy UFD-P2 as follows:**

UFD-P2	Housing Choice
<p>An increased mix of housing forms, <del>and</del> <u>types, sizes and tenures</u> will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while <del>maintaining</del> <u>encouraging</u> high <u>quality development amenity values</u>. This will include provision for:</p>	
<p>1. <del>smaller household sizes, including 1 and 2 bedroom typologies and residential units;</del></p> <p>2. <del>housing for older persons</del> <u>the housing and care needs of the ageing population;</u></p> <p>3. <del>supported living accommodation;</del></p> <p>4. <del>papakāinga papakāinga;</del></p> <p>5. <del>shared and group accommodation,</del> <u>including community housing and multi-generational living;</u></p> <p><u>6. transitional and emergency housing;</u></p> <p><u>7. <del>6-</del> minor residential units; and</u></p> <p><u>8. <del>7-</del> a range of allotment sizes and land tenure arrangements to facilitate these typologies.</u></p>	

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**2.4 Amend policy UFD-P3 as follows:**

UFD-P3	Managing Intensification
<p>Residential intensification will be managed to ensure that <del>adverse effects</del> on local amenity and character are avoided, remedied or mitigated, including through achievement of the following principles:</p>	
<p>1. <del>development</del> will complement the existing <i>environment</i> in terms of retaining landforms, <del>yard setbacks and relationship to the street and open spaces;</del> and</p> <p>2. <del>building bulk and scale will be managed.</del></p>	

~~Residential intensification will give consideration to the~~ The effects of *subdivision and development* residential intensification on character and *amenity values*, will be assessed where ~~these are~~ provided for in the District Plan, while recognising that character and amenity values may develop and change over time in response to the diverse and changing needs of people, communities and future generations.

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2.5 Amend policy UFD-P4 as follows:

UFD-P4	Residential Density
	<p>The density of <i>subdivision and development</i> will be managed through <del>an</del> area-specific <i>provisions approach</i> to achieve an appropriate range of housing types, <i>density and built form</i> across the District, <del>as set out below:</del></p> <ol style="list-style-type: none"> <li><del>1. the highest densities, including apartments as part of mixed use developments, will be located within and in immediate proximity to centres;</del></li> <li><del>2. 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><del>3. 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><del>4. 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><del>5. traditional low density residential subdivision will be allowed within the general residential area;</del></li> <li><del>6. overall existing low densities will be maintained in special character areas identified in GRZ-P3;</del></li> <li><del>7. 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><del>8. 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>
	<p><b>Note:</b> Low density areas include: Ōtaki and Paraparaumu Low Density Precincts, Pekawy Precinct, Ferndale Area Precinct, Panorama Drive Precinct, Manu Grove Low Density Housing Precinct, and Peka Peka North Rural Lifestyle Precinct. The Waikanae Garden Precinct is also characterised by a slightly lower density than the <i>general residential area</i>. In many cases, the low density nature of the above areas is not only a product of their transitional nature between urban and rural areas, but also due to the high <i>natural character</i> or ecological values of the areas, or physical constraints that otherwise preclude higher densities being able to be sustained there.</p> <p>Paekākāriki and Te Horo are examples where the amount of <i>development</i> that can be sustained there is limited due to existing constraints on necessary <i>infrastructure</i>. In these areas, development intensity which exceeds these constraints will be avoided.</p>

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2.6 Delete policy UFD-P5 as follows:

UFD-P5	Papakāinga
	<p><del>Development of papakainga on Māori land (as defined by the Te Ture Whenua Māori Act 1993) will be provided for where it is of a scale, extent and intensity that is determined by the physical characteristics of the <i>subject site</i>, surrounding <i>environment</i> and <i>tikanga Māori</i>. Development will</del></p>

<p>be undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. <del>an appropriate level of residential privacy and amenity for each unit within the <i>papakāinga</i> and adjoining properties will be provided for, including via:</del> <ol style="list-style-type: none"> <li>a. <del>sufficient service areas, access and car parking;</del></li> <li>b. <del>shared <i>open space</i> and private <i>outdoor living spaces</i> of a useable size and shape; and</del></li> <li>c. <del>screening where appropriate;</del></li> </ol> </li> <li>2. <del>the character, amenity, ecological function and productive capabilities of the surrounding <i>environment</i> will be maintained by:</del> <ol style="list-style-type: none"> <li>a. <del>not restricting <i>primary production</i> activities on the balance of the <i>subject site</i> or on surrounding <i>sites</i>, where located in a Rural Zone;</del></li> <li>b. <del>providing for the long term protection of the natural environment; and</del></li> <li>c. <del>having a scale and appearance which positively relates to the surrounding residential character where located in a <i>Residential Zone</i>;</del></li> </ol> </li> <li>3. <del>servicing methods will be suitable for individual <i>subject site</i> conditions, and where possible, use communal <i>infrastructure</i>.</del></li> </ol>
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**2.7 Amend policy UFD-P11 as follows:**

UFD-P11	Amenity Values
	<ol style="list-style-type: none"> <li>1. New <i>subdivision</i>, land use and <i>development</i> within reserves and areas <b>identified in the District Plan as having-of</b> significant scenic, ecological, cultural, scientific and national importance will provide for the <i>amenity values</i> of these areas, including (but not limited to) values associated with:                     <ol style="list-style-type: none"> <li>a. a sense of openness and visual relief from more intensive urban areas;</li> <li>b. <i>indigenous vegetation</i> (excluding planted vegetation);</li> <li>c. significant landforms; and</li> <li>d. <i>natural character</i>.</li> </ol> </li> <li>2. New <i>subdivision</i>, use and <i>development</i> of land outside of the areas identified in (1.) above will be undertaken in a manner that <del>does not compromise</del> <b>considers effects on the <i>amenity values</i> of those areas while recognising that the District’s urban environments, including their <i>amenity values</i>, develop and change over time in response to the diverse and changing needs of people, communities and future generations.</b></li> </ol>

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**2.8 Amend policy UFD-P13 as follows:**

UFD-P13	Zoning Framework
	<p><i>Subdivision</i>, use and <i>development</i> in the <i>Residential Zones</i> will be managed through the following zoning framework:</p> <ol style="list-style-type: none"> <li>1. General Residential Zone, including the following precincts:                     <ol style="list-style-type: none"> <li>a. <del>Medium Density Housing (also located within various <i>Centres Zones</i>)</del> <b>Residential Intensification Precincts;</b></li> <li>b. <del>Focused Infill</del> <b>Coastal Qualifying Matter Precinct;</b></li> <li>c. <b>Waikanae Garden Precinct;</b></li> <li>d. <del>Low Density (at Ōtaki, County Road Ōtaki, Paraparaumu and Manu Grove Low Density Housing) County Road Ōtaki</del> <b>Precinct;</b></li> </ol> </li> </ol>

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- ~~e. Pekawy;~~
- ~~f. Ferndale Area;~~
- ~~g. Panorama Drive;~~
- ~~h. Waikanae Golf;~~
- ~~i. The Drive Extension;~~
- ~~e. j. Beach Residential Precinct;~~
- ~~f. Marae Ōtaki Takiwā Precinct;~~
- 2. High Density Residential Zone, including the following precincts:
  - a. Whakarongotai Takiwā Precinct;
  - b. Beach Residential Precinct;
  - c. Waikanae Garden Precinct;
- 3. ~~2.~~ Ngārara Development Area; and
- 4. ~~3.~~ Waikanae North Development Area.

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## 3.0 Proposed new Papakāinga Chapter

### 3.1 Insert the following chapter into the “Part 2: District Wide Matters – General District Wide Matters” section of the District Plan:

# PK - Papakāinga

The purpose of the *Papakāinga* Chapter is to assist *tangata whenua* in the *development and use of papakāinga* on their *ancestral land*. *Ancestral land* is land that belonged to *tipuna/tupuna*. It was a base upon which the *hapū* was nurtured and was handed down in succession through generations by continuous occupation. This is known as *ahi kā* or *ahi kā roa*. In the context of the District Plan, *ancestral Māori land* includes *land* held under the Te Ture Whenua Māori Act 1993, *Māori customary land*, *Māori freehold land*, and *general title land* owned by Māori.

It is recognised that *tangata whenua* face barriers to developing and using their *land* in the way that fits into the principle of *Tino Rangatiranga*, and that this is different to *land* held in European title. The emergence of these barriers can be linked to the process of land alienation. This process occurred alongside the introduction by the Crown of a system of land tenure that individualised title to land in a manner that did not provide for the communal approach that underpinned Māori institutions, including Māori decision-making around the traditional use and *development* of land. Over time, this has contributed to the fragmentation and loss of land owned by *tangata whenua*, and created barriers to the *development* of the land that does remain in the ownership of *tangata whenua*.

The status of *Māori land* held under Te Ture Whenua Māori Act 1993 creates unique ownership issues, demonstrating the need for *Māori land* to be treated differently to *land* under European title. The costs associated with obtaining approval for *papakāinga development* from *Council* and other organisations are an issue for *tangata whenua*. The provisions in this Chapter seek to reduce the barriers that *tangata whenua* face in the *development of papakāinga* on their *ancestral land*.

*Papakāinga developments* are *developments* led by Māori landowners on their *ancestral land*. These *developments* reconnect Māori to their *land*. *Papakāinga development* provides a pathway to sustain the social, economic and cultural well-being of *tangata whenua*. *Papakāinga developments* include housing and associated activities such as social, cultural, educational, recreational and *commercial activities*.

This Chapter outlines the Objectives and Policies that provide for the *development and use of papakāinga* by *tangata whenua* on *land* where there is a *whakapapa* or ancestral connection. In addition to providing for *papakāinga* through these provisions, the *Council* is committed to working actively with *tangata whenua* on the *development of papakāinga* through the range of other strategies and plans that it prepares and implements (including the Long Term Plan and Infrastructure Strategy).

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;

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- 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.

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## Strategic Context

The Primary Objectives that this chapter implements are:

- DO-Ox4 – Papakāinga – Papakāinga are a Taonga;
- DO-Ox5 – Papakāinga – Kia ora te mauri o te Whānau (Māori living as Māori)
- DO-Ox6 – Papakāinga – Provide for the sustained occupation of Ancestral Land;
- DO-Ox7 – Papakāinga – Provide for the development of land owned by Tangata Whenua;
- DO-Ox8 – Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga;
- DO-Ox9 – Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga;
- DO-Ox10 – Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development

### **DO-Ox4** Papakāinga – Papakāinga are a Taonga

To provide for traditional *papakāinga*, which are a *taonga* that:

1. empower and enable *tangata whenua* to live on their *ancestral land*;
2. provide for *tangata whenua* to maintain and enhance their traditional and cultural relationship with their *ancestral land*; and
3. are *developed* and used in accordance with *tikanga Māori*, while recognising that *papakāinga* may *develop* their own *tikanga*.

### **DO-Ox5** Papakāinga – Kia ora te mauri o te Whānau (Māori living as Māori)

Oranga is central to a thriving whānau/hapū/iwi. *Tangata whenua* are supported to ensure they can thrive as a Māori community living on and around their *papakāinga*.

To provide for *papakāinga development* that achieves:

1. a place where *Kaupapa* and *Tikanga Māori* are in the ascendant;
2. affordable, warm, dry and safe housing for *tangata whenua*;
3. security of tenure, connection and participation for *tangata whenua* in their community; and
4. access to the services needed by *tangata whenua* to sustain their housing.

### **DO-Ox6** Papakāinga – Provide for the sustained occupation of Ancestral Land

To provide for the sustained occupation of *ancestral land* by *tangata whenua*, through *papakāinga development* that provides for the *land* to be held and managed for the benefit of current and future generations.

<b>DO-Ox7</b>	<i>Papakāinga – Provide for the development of land owned by Tangata Whenua</i>
To provide for the connection between <i>tangata whenua</i> and their <i>ancestral land</i> through providing for the <i>development of papakāinga on land owned by tangata whenua</i> .	
<b>DO-Ox8</b>	<i>Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino Rangatiratanga</i>
To work in partnership with <i>tangata whenua</i> to exercise their <i>rangatiratanga</i> through the <i>development of papakāinga</i> , by providing maximum flexibility for <i>tangata whenua</i> to <i>develop</i> and live on their <i>ancestral land</i> , within the limitations of the <i>site</i> .	
<b>DO-Ox9</b>	<i>Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga</i>
To increase the visibility of <i>tangata whenua</i> through <i>papakāinga</i> design that is led by <i>tangata whenua</i> and guided by <i>tikanga Māori</i> .	
<b>DO-Ox10</b>	<i>Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development</i>
To protect and enhance ecological, cultural and environmental and indigenous values through the <i>design, development</i> and use of <i>papakāinga</i> .	

## Policies

<b>PK-Px1</b>	<i>Providing for papakāinga on Māori owned land</i>
<p><i>Papakāinga</i> will be:</p> <ol style="list-style-type: none"> <li>1. <u>provided for on land held under Te Ture Whenua Māori Act 1993; and</u></li> <li>2. <u>allowed on general title land where it can be demonstrated that there is a <i>tangata whenua whakapapa</i> or ancestral connection to the land, and the land will remain in Māori ownership.</u></li> </ol>	
<b>PK-Px2</b>	<i>Papakāinga development to be led by Tangata Whenua</i>
The design and <i>development of papakāinga</i> will be led by <i>tangata whenua</i> .	
<b>PK-Px3</b>	<i>Location, extent and design of papakāinga</i>
The location, extent and design of <i>papakāinga</i> , including extensions to existing <i>papakāinga</i> , will be guided by <i>kaupapa Māori</i> in accordance with <i>tikanga Māori</i> .	
<b>PK-Px4</b>	<i>Maximum scale of papakāinga development</i>
<p>The maximum intensity and scale of <i>papakāinga development</i> will be determined by the limitations of the <i>site</i>, including:</p> <ol style="list-style-type: none"> <li>1. <u>adequate provision of:</u> <ol style="list-style-type: none"> <li>a. <u>on-site or off-site infrastructure, or integration with planned infrastructure; and</u></li> <li>b. <u>access</u></li> </ol> <u>to serve the papakāinga; and</u> </li> <li>2. <u>adverse effects on <del>adjoining properties and</del> the environment are avoided, remedied or mitigated;</u></li> </ol>	

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while recognising that *papakāinga* may contain activities of a character, scale, intensity or range that are not provided for in the surrounding area.

**PK-Px5** Non-residential aspects of *papakāinga*

Social, cultural, educational, recreation and *commercial activities* will be provided for as part of a *papakāinga*, where they:

1. are consistent with *tangata whenua* aspirations for the *papakāinga*; and
2. are of a scale, character and intensity that are consistent with kaupapa, kawa and *tikanga Māori*.

**Note:** refer to chapter BA – Business Activities for other policies on *commercial activities* located outside of *Centres Zones*.

**PK-Px6** *Papakāinga* Design Guides and Development Plans

The *Council* will actively partner with *tangata whenua* to prepare *papakāinga* design guides that are clearly underpinned by kaupapa Māori. The guidelines should draw on traditional land use and other environmental features distinctive to the takiwā. As an ecosystem it should give expression to the whānau/hapū/iwi traditional *papakāinga*. *Tangata whenua* will be encouraged to prepare *development* plans for *papakāinga* that are consistent with these design guides.

**Advice notes:**

1. Where these Objectives and Policies are relevant to the consideration of a resource consent application, the *Council* will seek advice from the relevant *iwi authority* ([Ngāti Toa Rangitira](#), [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:
  - where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
  - any other matter related to *tikanga Māori*.
2. Subject to the requirements of section 33 of the Resource Management Act 1991, the *Council* is able to transfer its powers to the relevant *iwi authority* for the *rohe* in which the *land* is located.
3. Provisions in other chapters of the Plan may also be relevant.

S203.25

## Rules

**Note:** refer to the following chapters for *papakāinga* rules:

- [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](#);
- [The Metropolitan Centre Zone](#);
- [The Town Centre Zone](#);
- [The Local Centre Zone](#);
- [The Mixed Use Zone](#).

S122

S100



## 4.0 Proposed amendments to the General Residential Zone Chapter

### 4.1 Amend the introductory text to the General Residential Zone chapter as follows:

#### Introduction

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

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

The following issues are covered in this Chapter:

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

S122

This Chapter contains policies, rules and standards relating specifically to the General Residential Zone. Policies, rules and standards relating to the other *Residential Zones* (the [High Density Residential Zone](#), Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area) are located within the [Development Area respective](#) 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 ~~Direction~~[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. Housing types anticipated in the *Zone* include detached housing,

semi-detached housing, terrace housing, low-rise apartments, and in some areas mid-rise apartments. 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.**

S076.15

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.

S197.25

The following precincts are used to recognise or provide for a range of specific matters throughout the Zone:

### S122 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 Paokākāriki, Paraparaumu and Waikanao. The precinct enables the development of buildings up to and including 6 storeys in height. This precinct gives effect to policy 3(e) 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 NPS-UD.~~

### 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~~ removed as part of this future plan change process.

S179  
S219S098.03  
S162.03  
S163.03  
S211.03

### S122 Marae Takiwā Precinct

~~The purpose of the Marae Takiwā Precinct is to recognise that the cultural and traditional practices that occur at marae and 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.~~

S100  
S203

### Ōtaki Takiwā Precinct

S100  
S203

The purpose of the Ōtaki Takiwā Precinct is to recognise that cultural and traditional practices and values that exist in and around the Ōtaki Main Street Town Centre contribute to a well-functioning *urban environment* that enables tangata whenua to express their cultural traditions and norms. This precinct encompasses several places of significance to *tangata whenua*, which include:

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- Urupā;
- Kohanga reo and kura kaupapa Māori;
- A traditional papakāinga area located within the blocks bounded by Rangatira Street and Iti Street.

The precinct recognises that these places 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 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 these places, and the use and function of these places.

### **Beach Residential Precinct**

The Beach Residential Precinct provides for policies that recognise that coastal landforms and mature established vegetation are notable characteristics of the Precinct.

Within the Waikanae Beach Residential Precinct, the largely intact historical *subdivision* pattern is recognised as a notable characteristic. This pattern dates back to the *subdivision* of the area as a beach settlement in the period between the 1920s and 1950s.

While it is anticipated that the character of the Beach Residential Precinct will change over time, these policies require that, where *subdivision*, use and *development* is not a *permitted activity*, consideration is given to these characteristics.

With the exception of the part of the precinct that is located in the Coastal Qualifying Matter Precinct, there are no specific rules for building density or *subdivision* associated with the Beach Residential Precinct.

### **Waikanae Garden Precinct**

The Waikanae Garden Precinct provides for a policy that recognises that the presence of existing mature trees and areas of extensive vegetation are a notable characteristic of the Precinct.

While it is anticipated that the character of the Waikanae Garden Precinct will change over time, this policy requires that, where *subdivision*, use and *development* is not a *permitted activity*, consideration is given to these characteristics.

There are no specific rules for building density or *subdivision* associated with the Waikanae Garden Precinct.

### **County Road Ōtaki Precinct**

This precinct provides for specific *subdivision* rules associated with a scheduled *ecological site* and the provision of an integrated traffic management assessment for the *development* of a

number of *allotments* located around County Road, Ōtaki. Refer to the Subdivision in Residential Zones chapter for rules associated with this precinct.

The General Residential Zone comprises the majority of the *Residential Zones*. Apart from areas where higher densities are anticipated (for example, Medium Density Housing and Focused Infill Precinct Areas), the Residential Zone is characterised by low density detached residential development. Within the *General Residential Zone* there are distinctive *subdivision* design and built form elements which are unique to specific neighbourhoods and strongly indicative of the village identities in the District. Within the dominant low density built form there is a capacity for a variety of housing typologies.

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

### **General Precincts**

#### **Waikanae Garden Precinct**

This precinct is characterised by low residential density and high amenity values associated with existing established *trees* and remnant *indigenous vegetation*. *Development* should be undertaken in a manner which is sympathetic to preserving the existing high standards of character and *amenity values*.

#### **Pekawy Precinct**

This precinct is located in Peka Peka. A *structure plan* (Appendix 5) has been developed to manage the location, form and scale of *development* within the precinct.

#### **Ferndale Area Precinct**

This precinct is designed to preserve the existing high standard of character and *amenity values* of Waikanae North. The precinct is subject to a *structure plan* and associated notations (Appendix 4).

#### **Waikanae Golf Precinct**

This precinct is a small residential area adjacent to the Waikanae Golf Course. Controls specific to the precinct have been established to ensure *development* is sympathetic to its context.

#### **The Drive Extension Precinct**

This precinct is a small residential area on Otaihanga Road that adjoins both General Residential and Rural Lifestyle Zone areas. Controls specific to the precinct have been established to ensure *development* is sympathetic to its context.

#### **Te Horo Beach**

### **Low Density Housing Precincts**

#### **Panorama Drive Precinct**

This precinct is a very low density residential area located on the urban edge of Paraparaumu. The density of *development* within this area is limited due to:

- i. the high visibility of the area from beyond the precinct and an associated need to manage potential significant visual *effects* arising from insensitive development; and
- ii. the benefits of providing a low density transitional area at the urban edge.

#### **Ōtaki Low Density Housing Precinct**

This precinct is a very low density residential area in the vicinity of Lupin Road in northern Ōtaki. The density of *development* is limited because of the location of the area on the urban edge and surface water management constraints.

**Paraparaumu Low Density Precinct**

This area around Ventnor Drive, Paraparaumu serves as a transition between the northern edge of the urban area along the *State Highway* at Paraparaumu and the rural area south of the Waikanae River.

**Manu Grove Low Density Housing Precinct**

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

**County Road Ōtaki Low Density Precinct**

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

**Intensification Precincts****Focused Infill Precinct (Paraparaumu, Raumati Beach, Waikanae and Ōtaki)**

This precinct allows for *subdivision* resulting in higher densities than the *general residential area*, but lower than the Medium Density Precinct. The precinct is applied to areas where focused *infill* does not detract from the character of the area and there is good accessibility to *centres*, public *open space* and public transport facilities.

**Medium Density Housing Precinct (Paraparaumu, Paraparaumu Beach and Raumati Beach)**

This precinct identifies locations where the development of *medium density housing* is supported, generally in locations where the character of the area is not so sensitive to more intensive development and where higher density land uses will have positive *effects* in regard to community *infrastructure*.

Medium Density Housing Precincts are located within a five-minute walk (approximately 400 metres) of *shops*, *services*, public transport nodes, parks or other amenities for residents. The Medium Density Housing Design Guide is included in Appendix 2.

## Beach Residential Precincts

The four Beach Residential Precinct areas extend across the four coastal settlements of Ōtaki Beach, Waikanae Beach, Raumati and Paekākāriki. These settlements have a linear layout, low key 'beach' character and expressive topography enhanced by prominent mature vegetation. Their memorable natural setting contributes to a strong sense of place. While each of the four settlements has its own ambience and individuality, they share a range of common features derived from similarities in their coastal location, topography and history of land *subdivision*. Common patterns that underpin their 'beach' character include:

- well-defined boundaries and a strong sense of place;
- prominent views to local features, as well as to more distant natural features;
- distinctive landscapes comprised of memorable natural features (beaches and coastlines, dunes, and identifiable clusters of established vegetation);
- landform variation which has influenced the street network and block structure, the *subdivision* and *development* patterns, and a variety of streetscape conditions;
- an intricate relationship between natural and built form with *buildings* that are sympathetic to and fit in well with the landscape setting;
- low density, low scale character, based on one and two storey *buildings* and relatively low *building coverage*;

- ~~diverse *building* character, including a mix of old and new houses with wide variations in *building* age, style, materials and form; and~~
- ~~relatively large *allotments* with a potential for redevelopment.~~

~~Given the distinctive qualities of these areas, it is important to ensure that new *development* is sensitive to its landscape setting and enhances the collective character, *amenity value* and public significance of each area.~~

~~The Beach Residential Precincts are subject to specific rules and standards. The Special Character Area Guidelines in Appendix 3 set out the manner in which *development* in the Beach Residential Precincts should be undertaken.~~

***General Residential Area***

~~The areas of the General Residential Zone which do not have additional place-based provisions which modify the zone's provisions are identified with the *General Residential Area Precinct*.~~

**4.2 Amend the advice note located below DO-O17 as follows:**

See Rule NH-FLOOD-R2 for separation of *buildings* and *structures* from *waterbodies* standards, TR-PARK-R18 to TR-PARK-R21 for Parking, INF-MENU-R27 to INF-MENU-R29, INF-MENU-R35, INF-MENU-R37, SUB-DW-Rx1, SUB-DW-R4, SUB-DW-R5 and SUB-DW-R23 in relation to *water* and *stormwater* and the Financial Contributions chapter in relation to financial contributions rules and standards for all development.

**4.3 Add 5 new policies (at the beginning of the list of policies) as follows:**

<b><u>GRZ-Px1</u></b>	<i>Medium Density Residential Standards – Policy 1</i>
<p><u>Enable a variety of housing typologies with a mix of densities within the <i>Zone</i>, including 3-storey attached and detached dwellings, and low-rise apartments.</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act. This note does not form part of the IPI and will be removed when the IPI becomes operative.]</u></p>	
<b><u>GRZ-Px2</u></b>	<i>Medium Density Residential Standards – Policy 2</i>
<p><u>Apply the <i>MDRS</i> across all <i>relevant residential zones</i> in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as <i>historic heritage</i> and the relationship of Māori and their culture and traditions with their <i>ancestral lands, water, sites, waahi tapu, and other taonga</i>).</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act. This note does not form part of the IPI and will be removed when the IPI becomes operative.]</u></p>	
<b><u>GRZ-Px3</u></b>	<i>Medium Density Residential Standards – Policy 3</i>
<p><u>Encourage <i>development</i> to achieve attractive and safe streets and public <i>open spaces</i>, including by providing for <i>passive surveillance</i>.</u></p> <p><u>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 of Schedule 3A of the Act. This note does not form part of the IPI and will be removed when the IPI becomes operative.]</u></p>	
<b><u>GRZ-Px4</u></b>	<i>Medium Density Residential Standards – Policy 4</i>

<p>Enable housing to be designed to meet the day-to-day needs of residents.</p> <p>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 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>	
<b>GRZ-Px5</b>	<i>Medium Density Residential Standards – Policy 5</i>
<p>Provide for <i>developments</i> not meeting <i>permitted activity</i> status, while encouraging high-quality <i>developments</i>.</p> <p>[s80H(1)(a)(ii) note: this provision incorporates the policies in clause 6 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>	

**4.4 Add a new policy (after policy GRZ-Px5) as follows:**

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<b>GRZ-Px6</b>	<del>Residential Intensification Precincts</del> Higher Density Housing
<p>Provide for higher-density housing (including <i>buildings</i> up to 4-storeys in height variation control areas adjacent to the <i>Town Centre Zone</i> and <i>Local Centre Zone</i>) <del>within Residential Intensification Precincts, including:</del></p> <ol style="list-style-type: none"> <li><del>1. within Residential Intensification Precinct A, residential buildings up to 6 storeys; and</del></li> <li><del>2. within Residential Intensification Precinct B, residential buildings up to 4 storeys;</del></li> </ol> <p>where <i>development</i> <del>meets the requirements of</del> is consistent with the relevant matters in fulfils the <u>intent of the Residential Design Guide in Appendix x1.</u></p>	

S122.20

**4.5 Add a new policy (after policy GRZ-Px6) as follows:**

S179  
S219

<b>GRZ-Px7</b>	Coastal Qualifying Matter Precinct
<p>Within the Coastal Qualifying Matter Precinct, the level of <i>subdivision</i> and <i>development</i> otherwise required by the <i>Medium Density Residential Standards</i> and policy 3 of the NPS-UD will not be enabled until the management of coastal hazards within the precinct is addressed through a <u>future coastal environment plan change.</u></p>	
<p><b>Note:</b> The Coastal Qualifying Matter Precinct will be removed when provisions to manage coastal hazards are incorporated into the District Plan as part of a future coastal environment plan change.</p>	

S122

**4.6 Add a new policy (after policy GRZ-Px7) as follows:**

<b>GRZ-Px8</b>	Marae Takiwā Precinct
<p><del>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 their use and function of the marae, including by:</del></p> <ol style="list-style-type: none"> <li><del>1. Seeking to avoid buildings that overlook the marae;</del></li> <li><del>2. Seeking to avoid buildings and structures that further obstruct views from the marae to the Tararua Range;</del></li> <li><del>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;</del></li> </ol>	

~~while providing for residential buildings up to 2 storeys.~~

S203 **4.6A Add a new policy (after policy GRZ-Px8 as) follows:**

<u>GRZ-Px8</u>	<u>Ōtaki Takiwā Precinct</u>
<p><u>Subdivision, use and development within the Ōtaki Takiwā Precinct will recognise the significance of the area to tangata whenua and avoid, remedy or mitigate adverse effects on the cultural values, tikanga Māori, use and function of places of significance to tangata whenua located within the area, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Raukawa marae;</u></li> <li>• <u>Te Wānanga o Raukawa campus;</u></li> <li>• <u>Rangiatea church;</u></li> <li>• <u>Urupā located within the Precinct;</u></li> <li>• <u>Kohanga reo and kura kaupapa Māori located within the Precinct;</u></li> <li>• <u>A traditional papakāinga area located within the blocks bounded by Rangatira Street and Iti Street;</u></li> </ul> <p><u>by:</u></p> <ol style="list-style-type: none"> <li>1. <u>Having regard to whether the subdivision, use or development is likely to have adverse effects on the cultural values, tikanga Māori, use or function of these places;</u></li> <li>2. <u>Seeking to avoid buildings that overlook these places;</u></li> <li>3. <u>Seeking to avoid buildings and structures that further obstruct views from these places to the Tararua Range;</u></li> <li>4. <u>Recognising that activities adjacent to these places may be sensitive to the effects of activities that occur in these places, by mitigating these effects through the design of the development;</u></li> <li>5. <u>Having regard to the outcome of any consultation undertaken with tangata whenua;</u></li> </ol> <p><u>while providing for residential buildings up to 2-storeys.</u></p>	

**4.7 Delete policy GRZ-P1 as follows:**

<u>GRZ-P1</u>	<u>Medium-Density Housing-</u>
<p><del>Medium density housing will be provided for in precinct areas identified on the District Plan Maps, which are in close proximity (i.e. approximately five minutes walk or 400m) to centres, open spaces, public transport networks and where existing infrastructure has sufficient capacity.</del></p> <p><del>Medium density housing developments will be designed and developed in a manner which:</del></p> <ol style="list-style-type: none"> <li>1. <del>is of a suitable and compatible location, height, density, scale, and bulk relative to the context, adjacent land uses, streets and reserves;</del></li> <li>2. <del>ensures high quality, high-amenity living conditions in comprehensive and coordinated medium density housing developments, including appropriate private outdoor living areas and landscaping which meet the on-site outdoor amenity needs of residents;</del></li> <li>3. <del>is consistent with the principles in the Medium Density Housing Design Guide in Appendix 2. The Design Guide will be used as an assessment tool for applications to establish new medium density housing or to modify lawfully established medium density housing; and</del></li> </ol>	



~~4. maintains *amenity values* of, and is sympathetic to, adjacent *residential buildings* and areas, and avoids excessive *building* dominance, including through *building height* and mass, materials and finishing.~~

**4.8 Delete policy GRZ-P2 as follows:**

<b>GRZ-P2</b>	<del>Focused Infill Precincts</del>
<p><del>Focused <i>infill</i> development will be provided for in identified precincts which are close to <i>centres</i>, other local services, and public <i>open spaces</i> and which have sufficient <i>infrastructure</i> capacity. The resulting density will be higher than <i>general residential</i> areas but lower than <i>medium density housing</i> precinct areas.</del></p>	

**4.9 Delete policy GRZ-P3 as follows:**

<b>GRZ-P3</b>	<del>Special Character Areas</del>
<p><del><i>Development</i>, use and <i>subdivision</i> in special character areas, identified in the District Plan Maps, will recognise the distinct identity and valued character of the area and will be compatible with the valued character of the area.</del></p> <p><del>The District's special character areas are the:</del></p> <p><del>1. Beach Residential Precinct at:</del></p> <p style="padding-left: 40px;"><del>a. Paekākāriki;</del></p> <p style="padding-left: 40px;"><del>b. Raumati;</del></p> <p style="padding-left: 40px;"><del>c. Waikanae Beach;</del></p> <p style="padding-left: 40px;"><del>d. Ōtaki Beach; and</del></p> <p><del>2. Waikanae Garden Precinct.</del></p> <p><b>Note:</b> <del>Special Character Area Guidelines are included in Appendix 3 but only apply to the Beach Residential Precincts.</del></p>	

**4.10 Amend policy GRZ-P4 as follows:**

<b>GRZ-P4</b>	Beach Residential Precincts
<p><del><i>Subdivision</i>, use and <i>development</i> in the Beach Residential Precincts will be undertaken in a manner that protects the valued character and qualities of these areas in accordance with Appendix 3 Special Character Areas Design Guidelines.</del></p> <p><del>Where new <i>subdivision</i> or <i>development</i> is proposed in the Beach Residential Precincts, specific consideration will be given to the extent to which the proposal:</del></p> <ol style="list-style-type: none"> <li><del>1. contributes to the collective identity of the local <i>environment</i>;</del></li> <li><del>2. reinforces an attractive, defined and coherent streetscape character and is responsive to specific local conditions;</del></li> <li><del>3. is sympathetic to and maintains the integrity of the existing landscape, landform and vegetation;</del></li> <li><del>4. is compatible in scale with its built context;</del></li> <li><del>5. is coherently designed and of good design quality; and</del></li> <li><del>6. retains mature vegetation, reinforces existing planting patterns and integrates <i>buildings</i> into the existing landscape setting.</del></li> </ol>	

Subdivision, use and development in the Beach Residential Precincts (excluding the Waikanae Beach Residential Precinct) will give consideration to:

1. Maintaining, where practicable, the intactness of existing dune landforms;
2. Retaining, where practicable, existing mature trees and areas of extensive vegetation;  
and
3. The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).

**4.11 Amend policy GRZ-P5 as follows:**

<b>GRZ-P5</b>	Waikanae Beach Residential Precinct
<p><del>Subdivision, use and development</del> in the Waikanae Beach Residential Precinct will be undertaken in a manner that respects and recognises the cultural context and history of the area, including through:</p> <ol style="list-style-type: none"> <li><del>1. limiting subdivision, use and development that affects the dune system in the area;</del></li> <li><del>2. limiting the density of subdivision in the area; and</del></li> <li><del>3. maintaining the natural character of vegetation in the area.</del></li> </ol> <p><u>Subdivision, use and development</u> in the Waikanae Beach Residential Precinct will give consideration to:</p> <ol style="list-style-type: none"> <li>1. <u>Maintaining, where practicable, the intactness of existing dune landforms;</u></li> <li>2. <u>Cohesiveness, where practicable, with the historic subdivision pattern of the Precinct; 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>	

**4.12 Amend policy GRZ-P6 as follows:**

<b>GRZ-P6</b>	Waikanae Garden Precinct
<p><del>Subdivision</del> in the Waikanae Garden Precinct will be managed to retain the valued low density 'garden' character of the area. Use and <del>development</del> will ensure that mature trees and extensive areas of vegetation are retained and where possible enhanced.</p> <p><u>Subdivision, use and development</u> in the Waikanae Garden Precinct will give consideration to:</p> <ol style="list-style-type: none"> <li>1. <u>Retaining, where practicable, existing mature trees and areas of extensive vegetation;</u> <u>and</u></li> <li>2. <u>The relationship between built form and the landscape and streetscape setting, having regard to (1).</u></li> </ol>	

**4.13 Amend policy GRZ-P9 as follows:**

<b>GRZ-P9</b>	Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)
<p>Residential activities will be recognised and provided for as the principal use in the Residential Zones, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. adverse effects on natural systems will be avoided, remedied or mitigated;</li> </ol>	

<ol style="list-style-type: none"> <li>2. new built <i>development</i> will <del>relate to local built identity, character values and the density of the surrounding residential environment</del> <u>be compatible with</u> <del>responds to</del> the planned built character of the <i>Zone</i>;</li> <li>3. transport choice, <del>and</del> efficiency <u>and accessibility to active or public transport</u> 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> <u>the functional and operational requirements of different types of housing are recognised</u>; and</li> <li>6. <del>a limited number of</del> accessory buildings and buildings which are <i>ancillary to residential activities</i> will be provided for.</li> </ol>	<p>S197.33</p> <p>S053.08</p> <p>S207.12 S197.33</p>
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**4.14 Amend policy GRZ-P10 as follows:**

GRZ-P10	Residential Amenity	
<p><i>Subdivision, use and development</i> in the <i>Residential Zones</i> will be required to achieve <del>a high level of</del> on-site amenity for residents and neighbours in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. <i>building</i> size and <i>footprint</i> will be proportional to the size of the <i>allotment</i>;</li> <li>2. usable and easily accessible private <i>outdoor living spaces</i> will be provided;</li> <li>3. <i>buildings</i> and <i>structures</i> will be designed and located to maximise sunlight access, privacy and amenity for the <i>site</i> and adjoining <i>allotments</i>;</li> <li>4. <i>buildings</i> and <i>structures</i> will be designed and located <del>to minimise visual impact and to ensure they are</del> of a scale which is consistent with the area's urban form <del>compatible with</del> <u>to respond to</u> the planned built character 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</i> setbacks 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</i>, odour, smoke, <i>dust</i>, light, glare 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 <i>environment</i>; 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>		<p>S207.13</p> <p>S197.33</p>

**4.15 Amend policy as GRZ-P12 follows:**

GRZ-P12	Landscaping
<p><i>Landscaping</i> will be required for <i>non-residential activities</i> and <del>intensive</del> residential development in the <i>Residential Zones</i> 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 will 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> <li>7. permeable surfaces will be provided for the natural infiltration of surface <i>waters</i>.</li> </ol>	

4.16 Amend rule GRZ-R4 as follows:

S122

<b>GRZ-R4</b>	<i>Shared and group accommodation and supported living accommodation.</i>
Permitted Activity	<p><b>Standards</b></p> <p>Number of residents and residential units</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 <i>building</i> (excluding <i>minor buildings</i>) used for the purposes of <i>shared and group accommodation</i> or <i>supported living accommodation</i> must comply with the standards in GRZ-R6 excluding standard 2.1 a) i., <u>GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3.</u></li> </ol>

4.17 Amend rule GRZ-R6 as follows:

<b>GRZ-R6</b>	<p>New <i>buildings</i>, and any minor works, <i>additions</i> or <i>alterations</i> to any <i>building</i> <u>within the Coastal Qualifying Matter Precinct.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• Any listed <i>historic heritage building</i> (see the Historic Heritage chapter).</li> <li>• <u><i>Papakāinga</i></u> (refer rules GRZ-Rx4 or GRZ-Rx9)</li> <li>• <i>Minor Buildings</i></li> </ul> <p><i>Residential unit measurement criteria, qualifying criteria, and measurement criteria</i> apply to some activities under this rule.</p> <p>[s80H(1)(b)(i) note: outside of the Coastal Qualifying Matter precinct, this rule is replaced by the density standards in Part 2 of Schedule 3A of the Act (refer new rule GRZ-Rx1). This note does not form part of the IPI and will be removed when the IPI becomes operative.]</p>
Permitted activity	<p><b>Standards</b></p> <p>Maximum number of <i>residential units</i> (as measured by the <i>Residential Unit Measurement Criteria</i>)</p> <p><del>1. For any <i>allotment</i> in a focused infill precinct, no more than one <i>residential unit</i> may be erected.</del></p> <p>1. <del>2.</del> For any <i>allotment</i> in the <del>General Residential Zone which is not in a focused infill precinct</del> <u>Coastal Qualifying Matter Precinct</u>, no more than one <i>residential unit</i> may be erected, except that:</p> <ol style="list-style-type: none"> <li>a. up to four <i>residential units</i> may be erected on-site provided it can be shown that: <ol style="list-style-type: none"> <li>i. each <i>residential unit</i> is capable of being contained within its own <i>allotment</i> which complies with the <i>subdivision</i> standards under Rules SUB-RES-R26 and SUB-RES-R27;</li> <li>ii. each <i>residential unit</i> must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached <i>residential units</i>;</li> <li>iii. each <i>residential unit</i> must comply with the <i>permitted activity</i> standards under GRZ-R6; and</li> </ol> </li> </ol>

	<p>iv. each <i>residential unit</i> must comply with the payment of financial contributions under the Financial Contributions chapter.</p> <p><b>Note:</b> <i>Residential Units</i> associated with <i>visitor accommodation</i> other than <i>temporary residential rental accommodation</i> are not managed by this rule. Refer to Rule GRZ-R11 for visitor accommodation requirements.</p> <p><i>Minor residential units</i></p> <p><del>2.</del> <del>3.</del> A maximum of one <i>minor residential unit</i> may be erected as <i>ancillary</i> to a <i>residential unit</i> on any <i>allotment</i> that meets the applicable minimum <i>allotment</i> size requirements in Rules SUB-RES-R26 and SUB-RES-R27.</p> <p><del>3.</del> <del>4.</del> A <i>minor residential unit</i> must not be sold or otherwise separately disposed of except in conjunction with the <i>residential unit</i>.</p> <p><b>Note:</b> Notwithstanding this standard a <i>minor residential unit</i> may be removed from the <i>allotment</i>.</p> <p><i>Qualifying Criteria:</i></p> <p>In order to be self-contained a <i>minor residential unit</i> must contain a <i>kitchen</i> and <i>bathroom</i>. A <i>minor residential unit</i> has a gross floor area which is no greater than 54m<sup>2</sup>.</p> <p><i>Measurement Criteria:</i></p> <p>When measuring gross floor area for the purposes of a <i>minor residential unit</i>, include:</p> <ul style="list-style-type: none"> <li>a. covered yards and areas covered by a roof but not enclosed by walls</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. decks and covered <i>outdoor living spaces</i></li> <li>b. uncovered stairways;</li> <li>c. floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li>d. <i>car parking</i> areas; and</li> <li>e. floor space of interior balconies and mezzanines not used by the public.</li> </ul> <p>Coverage</p> <p><del>4.</del> <del>5.</del> The maximum <i>building coverage</i> of any <i>allotment</i> shall be 40%, except in the Beach Residential Precinct where it shall be 35%.</p> <p><i>Measurement Criteria:</i></p> <p>When measuring <i>building coverage</i>, include:</p> <ul style="list-style-type: none"> <li>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</li> <li>b. the footprint of any <i>minor building</i></li> </ul> <p><del>5.</del> <del>6.</del> The combined maximum area of all <i>accessory buildings</i> on any <i>allotment</i> shall be 60m<sup>2</sup>.</p> <p><i>Measurement Criteria:</i></p> <p>The footprint of any <i>minor building</i> are excluded from the limits in this standard.</p>
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**Height**

- ~~6.~~ ~~7.~~ The maximum *height* of any *building* shall be 8 metres except:
- a. any *accessory building, structure* and any *minor residential unit* (excluding a *minor residential unit* contained within the *primary residential building*) shall have a maximum *height* of 4.5 metres;
  - ~~b. any building in the Waikanae Golf Precinct shall have a maximum height of 4.5 metres above the 1% Annual Exceedance Probability flood event;~~
  - ~~b.~~ ~~e.~~ any *building* in the *Beach Residential Precinct*, except for any *accessory building* or *minor residential unit* (excluding a *minor residential unit* contained within the *primary residential building*), shall have a maximum *height* of 8 metres and no more than two storeys; and
  - ~~d. any building in The Drive Extension Precinct, as shown on the District Plan Maps, except for any accessory building or a minor residential unit (excluding a minor residential unit contained within the primary residential building), shall have a maximum height of 8 metres and no more than two storeys.~~

*Measurement Criteria:*

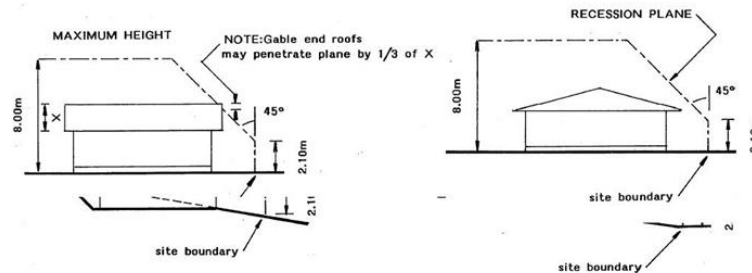
*Height* must be measured using the *height measurement criteria*.

**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* by more than 1 metre (measured vertically) (see ENGY-R2).

- ~~7.~~ ~~8.~~ 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*

	<p><i>relation to boundary envelope by more than 1 metre (measured vertically) (see ENGY-R2).</i></p> <p>Floor area ratio – Beach Residential Precinct</p> <p><del>8.</del> <del>9.</del> Any <i>allotment</i> in the Beach Residential Precinct shall have a maximum <i>floor area ratio</i> of 0.6:1.0, excluding the Beach Residential Precinct at Waikanae Beach where it shall be 0.5:1.0.</p> <p>Outdoor living areas</p> <p><del>9.</del> <del>10.</del> The <i>primary residential building</i> must have an <i>outdoor living space</i>. <i>Outdoor living space</i> must:</p> <ol style="list-style-type: none"> <li>a. have a minimum area of 40m<sup>2</sup> <del>except in any focused infill precinct where the minimum area shall be 30m<sup>2</sup>;</del></li> <li>b. contain no dimension less than 4 metres, <del>except in any focused infill precinct where:</del> <ol style="list-style-type: none"> <li><del>i. the minimum dimension shall be 2.5 metres; and</del></li> <li><del>ii. the court shall be capable of accommodating a circle of not less than 4 metres in diameter;</del></li> </ol> </li> <li>c. be located to the north, west or east of any <i>primary residential building</i>;</li> <li>d. be screened by a fence or vegetation to provide privacy from the ground floor windows and the <i>outdoor living space</i> of other <i>primary residential buildings</i>; and</li> <li>e. have direct access to an internal <i>habitable room</i> in the <i>primary residential building</i>.</li> </ol> <p><u>Qualifying Criteria</u>  <i>Outdoor Living Spaces</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space</p> <p>Yards and building location</p> <p><del>10.</del> <del>11.</del> Any <i>allotment</i> must meet the following minimum <i>yard</i> requirements:</p> <ol style="list-style-type: none"> <li>a. for any front <i>yard</i> <del>in the General Residential Zone</del>, (excluding the Beach Residential Precinct):       <ol style="list-style-type: none"> <li>i. any <i>building, structure</i>, or above ground <i>water tank</i> must be set back at least 4.5 metres from any <i>legal road boundary</i>, except that any <i>primary residential building</i> may be located within a distance no closer than 3 metres from any <i>road boundary</i> provided that any part of the <i>primary residential building</i> located within 4.5 metres of the <i>road boundary</i> is not used as a garage, carport or other covered vehicle storage area; and</li> <li>ii. any eave which intrudes into the front <i>yard</i> by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;</li> </ol> </li> <li>b. for any front <i>yard</i> in the Beach Residential Precincts:       <ol style="list-style-type: none"> <li>i. any <i>building, structure</i>, or above ground <i>water tank</i> must be set back at least 4.5 metres from any <i>road boundary</i>; and</li> <li>ii. any eave which intrudes into the front <i>yard</i> by no greater than 0.6 metres shall be excluded, except where the eave would overhang</li> </ol> </li> </ol>
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	<p>any easement;</p> <p>c. Side and rear yards:</p> <p>i. any <i>residential building</i> and any <i>habitable room</i> within any <i>accessory building</i>, must be setback from side or rear <i>boundaries</i> such that the following minimum dimensions are achieved:</p> <p>a. if located on front <i>allotment</i> - 3 metres rear <i>yard</i>, 3 metres one side <i>yard</i>, and 1.5 metres all other side <i>yards</i>; and</p> <p>b. if located on rear <i>allotment</i>- 3 metres all <i>yards</i>;</p> <p>ii. any <i>accessory building</i>, excluding <i>habitable rooms</i> within the <i>accessory building</i> or <i>structure</i>, must be setback from side or rear <i>boundaries</i> such that rear and side <i>yards</i> have a minimum width of 1 metre;</p> <p>iii. any <i>building</i> used for <i>non-residential activities</i> (excluding <i>home businesses</i> and <i>home craft occupations</i>) must be set back from side or rear <i>boundaries</i> by a minimum of 4 metres; and</p> <p>iv. any eave which intrudes into the side or rear <i>yard</i> by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;</p> <p>d. Coastal yards:</p> <p>i. <i>Buildings</i> and <i>structures</i>, must not be located within the following coastal <i>yards</i>:</p> <p>a. in the <del>General Residential Zone</del> <u>Coastal Qualifying Matter Precinct</u> at Te Horo Beach - 7.5 metres from the seaward title <i>boundary</i> for <i>allotments</i> west of Rodney Avenue;</p> <p>b. in the <del>General Residential Zone</del> <u>Coastal Qualifying Matter Precinct</u> at Peka Peka Beach - 70 metres from the seaward edge of the <i>esplanade reserve</i>; and</p> <p>c. in the <del>General Residential Zone</del> <u>Coastal Qualifying Matter Precinct</u> at Waikanae Beach - 7.5 metres of the seaward title <i>boundary</i> for <i>allotments</i> west of Olliver Grove, Field Way and Tutere Street.</p> <p>e. Separation of <i>buildings</i> and <i>structures</i> from <i>access legs/rights</i> of way:</p> <p>i. any <i>building</i> must be set back a minimum of 1 metre from any <i>boundary</i> adjoining an <i>access leg</i> or right of way.</p> <p>f. <del>In the Waikanae Golf Precinct, the following additional yard standards shall be met. Where standards i. – iii. below differ from standards a) – d) above, the standards below shall take precedence:</del></p> <p>i. any <del>yard</del> adjoining <del>site</del> in the General Residential Zone must have a minimum width of 4 metres;</p> <p>ii. all <del>buildings</del> and <del>structures</del> must be separated by a distance not less than 6 metres; and</p> <p>iii. the maximum dimension of any <del>building</del> or <del>structure</del> shall be 15 metres.</p> <p><del>Buildings in the Pekawy Precinct</del>  12. Any <i>building</i> in Pekawy Precinct (Lot 8 DP 25867) must comply with the <i>permitted activity</i> standards specified on the <i>structure plan</i> for the Pekawy</p>
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	<p>Precinct (see Appendix 5) in addition to any other standards for <i>buildings</i> in the General Residential Zone under GRZ-R6.</p> <p><del>Buildings in the Ferndale Area Precinct</del>  <del>13. Any <i>building</i> in the Ferndale Area Precinct must:</del></p> <p style="padding-left: 40px;"><del>a. comply with the relevant <i>permitted activity</i> standards above and the additional <i>permitted activity</i> standards attached to the Ferndale Area Structure Plan (Appendix 4). For the avoidance of doubt, where the standards in Appendix 4 differ from standards 1-12 above, the standards in Appendix 4 shall apply; and</del></p> <p style="padding-left: 40px;"><del>b. be in general accordance with the Ferndale Area Structure Plan (Appendix 4).</del></p> <p><del>The Drive Extension Precinct – Finishes</del>  <del>14. Any <i>building</i> (excluding glazing) in The Drive Extension Precinct, as shown on the District Plan Maps, must be finished in <i>recessive</i> colours and materials.</del></p>
<p><b>Notes</b></p> <ol style="list-style-type: none"> <li>For the avoidance of doubt, where two or more contiguous <i>allotments</i> are owned by the same person and there is only one <i>residential unit</i>, the relevant <i>building coverage, height in relation to boundary</i> envelope and <i>yard</i> standards in this Rule shall apply to the outside perimeter of the combined area of the commonly owned <i>allotments</i>.</li> <li>Please refer to the Natural Hazards and Infrastructure Chapters for standards relating to setbacks from <i>waterbodies</i> and <i>water</i> demand management.</li> </ol>	

**4.18 Add a new rule (after rule GRZ-R6) as follows:**

<p>S122</p> <p>S203</p>	<p><b><u>GRZ-Rx1</u></b></p> <p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li>• <u><i>Buildings and structures</i> within the Coastal Qualifying Matter Precinct (refer rule GRZ-R6)</u></li> <li>• <del><u><i>Buildings and structures</i> within any Residential Intensification Precinct (refer rule GRZ-Rx2)</u></del></li> <li>• <u><i>Buildings and structures</i> within the <del>Marae</del> Ōtaki Takiwā Precinct (refer rule GRZ-Rx3)</u></li> <li>• <u><i>Papakāinga</i> (refer rules GRZ-Rx4 or GRZ-Rx9)</u></li> <li>• <u><i>Minor Buildings</i></u></li> </ul> <p><u>[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.]</u></p> <p><u>[s86E note: this rule has immediate legal effect in accordance with section 86BA of the RMA, except that:</u></p> <ul style="list-style-type: none"> <li>• <u>This rule does not have immediate legal effect in any <i>qualifying matter area</i>;</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>
<p><u>Permitted Activity</u></p>	<p><b><u>Standards</u></b></p> <p><u>Number of <i>residential units</i> per <i>site</i></u></p>

S122

S207.19

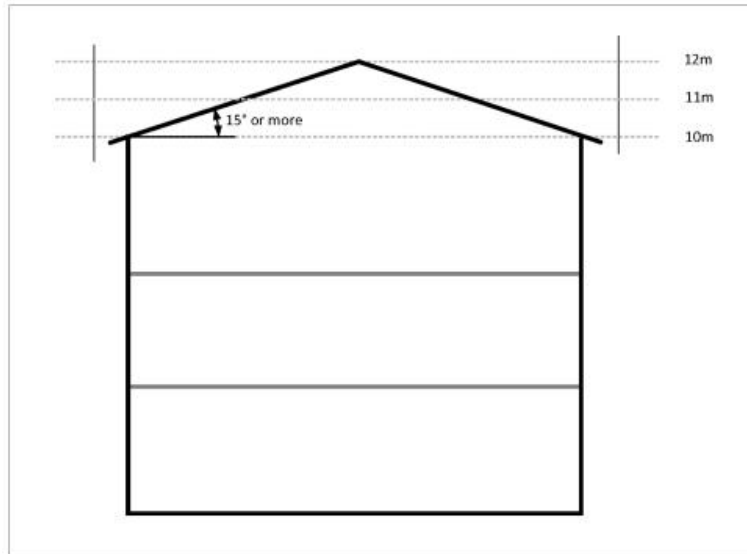
1. There must be no more than 3 residential units per site.

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. 11 metres in height, 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, where the entire roof slopes 15° or more, as shown on the following diagram:



**GRZ-Diagram x1 – Building height**

or:

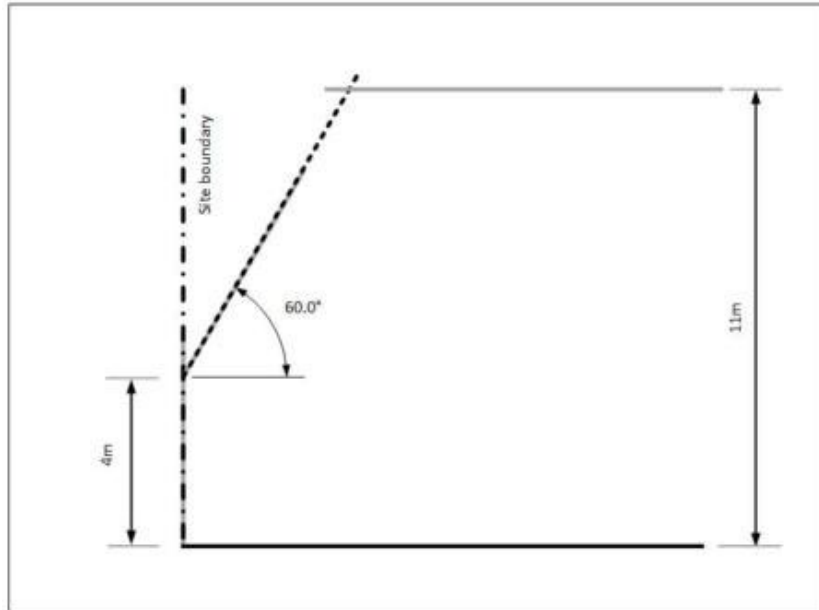
- b. 14 metres within the height variation control area identified in the District Plan maps.

Measurement criteria:

Height must be measured using the height measurement criteria.

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>Yard</b>	<b>Minimum depth</b>
Front	1.5 metres
Side	1 metre
Rear	1 metre (excluded on corner sites)

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.

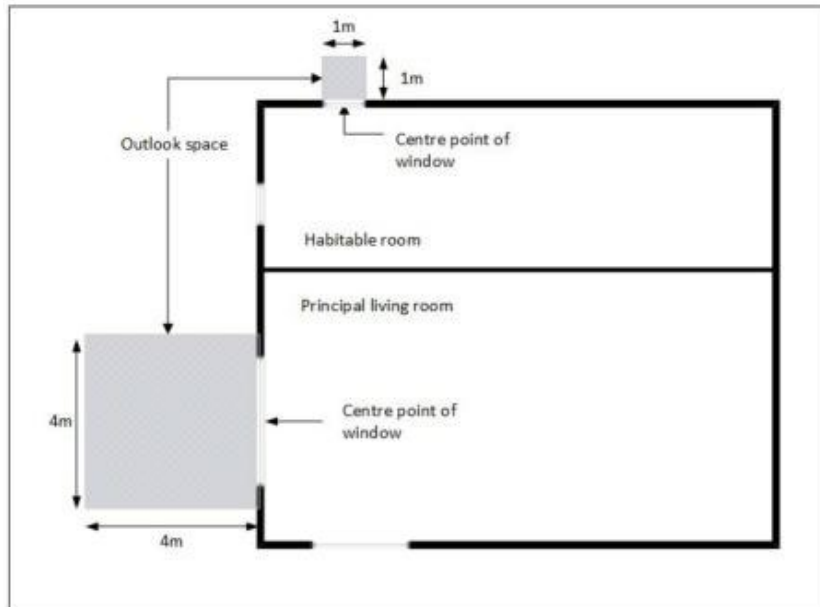
**Outdoor living space (per unit)**

- 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:



**GRZ-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.

	<p>g. <u>Outlook spaces required from different rooms within the same building may overlap.</u></p> <p>h. <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>
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S122 4.19 **Add a new rule (after rule GRZ-Rx1) as follows:**

<del>GRZ-Rx2</del>	<p><del>New buildings and structures, and any minor works, additions or alterations to any building or structure within a Residential Intensification Precinct.</del></p> <p><del>The following are excluded from this rule:</del></p> <ul style="list-style-type: none"> <li><del>• Papakāinga (refer rules GRZ-Rx4 or GRZ-Rx9)</del></li> <li><del>• Minor Buildings</del></li> </ul> <p><del>Measurement criteria apply to some activities under this rule.</del></p> <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 qualifying matter area;</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>
<u>Permitted Activity</u>	<p><b><u>Standards</u></b></p> <p><u>1. Compliance with the standards set out under rule GRZ-Rx1, except for standard 2.</u></p> <p><u>Height</u></p> <p><u>2. Buildings and structures must not exceed:</u></p> <ol style="list-style-type: none"> <li><u>a. 20 metres in height, where located in Residential Intensification Precinct A;</u></li> <li><u>b. 14 metres in height, where located in Residential Intensification Precinct B.</u></li> </ol>

S122	<p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</u></p>
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S122 **4.20** Add a new rule (after rule ~~GRZ-Rx2~~ GRZ-Rx1) as follows:

S203	<p><b>GRZ-Rx3</b></p> <p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure within the <del>Marae</del> Ōtaki Takiwā Precinct.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u> (<del>refer</del> <u>papakāinga are provided for within the Ōtaki Takiwā Precinct under rules GRZ-Rx4 or GRZ-Rx9</u>)</li> <li>• <u>Minor Buildings</u></li> </ul> <p><u>Measurement criteria apply to some activities under this rule.</u></p>
S100	<p><u>Permitted Activity</u></p> <p><b>Standards</b></p> <p>1. <u>Compliance with the standards set out under rule GRZ-Rx1 except for:</u></p> <ol style="list-style-type: none"> <li>a. <u>Standard 1;</u></li> <li>b. <u>Standard 2; and</u></li> <li>c. <u>For boundaries with Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, 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>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.</u></p> <p><u>Measurement Criteria:</u></p> <ol style="list-style-type: none"> <li>a. <u>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).</u></li> <li>b. <u>Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the height in relation to boundary</u></li> <li>c. <u>Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the height in relation to boundary envelope</u></li> </ol>

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).

4.21 Amend rule GRZ-R7 as follows:

<b>GRZ-R7</b>	Relocation of any <i>building</i> excluding <i>minor buildings</i> .
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Any relocated <i>building</i> must be able to comply with the <i>permitted activity</i> standards for <i>buildings</i> set out under Rule GRZ-R6-, GRZ-Rx1-, <del>GRZ-Rx2</del> or GRZ-Rx3.</li> </ol>

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4.22 Amend rule GRZ-R8 as follows:

<b>GRZ-R8</b>	Arable <i>farming</i> (including horticulture and market gardening), and the keeping of animals.
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>No roosters and no more than 12 <i>poultry</i> (excluding roosters) shall be permitted on any <i>site</i>.</li> <li>No <i>intensive farming</i> activity shall be permitted.</li> <li>Any bird <i>aviary</i> must:             <ol style="list-style-type: none"> <li>have a maximum floor area of 15m<sup>2</sup>;</li> <li>be sited at least 5 metres from any neighbouring <i>primary residential building</i>; and</li> <li>include containers for the storage of seed where an excess of 10kg of seed is stored on-site.</li> </ol> </li> <li>Except as provided for in Standard (3) above, the activity must meet the relevant <i>permitted activity</i> standards for <i>buildings</i> and small-scale detached <i>structures</i> in Rule GRZ-R6-, GRZ-Rx1-, <del>GRZ-Rx2</del> or GRZ-Rx3.</li> </ol>

S122

4.23 Amend rule GRZ-R9 as follows:

<del>GRZ-R9</del>	<del>Development of Lot 2 DP 441854 (Milne Drive, Paraparaumu).</del>
<del>Permitted Activity</del>	<del>Standards</del>

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	<p><del>1. All proposed buildings and activities, and all changes to buildings and activities must demonstrate that hydraulic neutrality in any equivalent ARI 24-hour storm event up to a 1% Annual Exceedance Probability flood event will be achieved on site.</del></p> <p><del>2. No sealed carpark shall be formed and no building or structure shall be erected within the parts of the site identified on the Structure Plan in Appendix 18 as 'No Build Areas' other than fences, and structures required in association with on-site stormwater management and disposal.</del></p> <p><del>3. Prior to the occupation of any residential building, the 'No Build Area B' shall be developed to include:</del></p> <ul style="list-style-type: none"> <li><del>a. an earth bund of not less than 1.5 metres in height;</del></li> <li><del>b. a 2 metre high close boarded timber or other acoustic fence on top of the earth bund (i.e. in combination having a total height of not less than 3.5 metres above original ground level) except as necessary to provide for pedestrian access if required;</del></li> <li><del>c. the bund and fence shall be continuous through 'No Build Area B' except where an opening is necessary to provide a single pedestrian access through it; and</del></li> <li><del>d. establishment of vegetation to visually screen the fence, including tree species capable of growing to at least 4.0 metres in height.</del></li> </ul> <p><del>4. The entire width of 'No Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond.</del></p> <p><del>5. Only eco sourced indigenous plant species from the Foxton Ecological District must be used for planting to create the vegetated buffer in 'No Build Area C'.</del></p> <p><del>6. All buildings (excluding minor buildings) must comply with the permitted activity standards for buildings (excluding minor buildings) set out under Rule GRZ-R6, Rules GRZ-Rx1 and GRZ-Rx2.</del></p>
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**4.24 Amend rule GRZ-R10 as follows:**

<b>GRZ-R10</b>	<p><i>Home businesses and home craft occupations</i></p> <p>Qualifying criteria apply to activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Home businesses and home craft occupations</i> must:             <ol style="list-style-type: none"> <li>a. be carried out within a lawfully established <i>residential building</i> (excluding <i>minor buildings</i>) or an associated accessory building that meets the <i>permitted activity</i> standards in Rule GRZ-R6; <del>GRZ-Rx1</del> <del>GRZ-Rx2</del> or GRZ-Rx3.</li> <li>b. not involve the use of any source of motive power other than electric motors of not more than 0.56kw;</li> <li>c. be limited to one <i>home business</i> or <i>home craft occupation</i> per <del>site</del> <i>residential unit</i>, excluding <i>home offices</i>;</li> <li>d. not have more than one non-resident person working <del>on-in</del> the <i>site home business or home craft occupation</i> at any one time; and</li> <li>e. not have any deliveries related to the activity made to or from the <i>site</i> between the hours of 7pm and 7am.</li> </ol> </li> <li>2. The total floor area used for <i>home businesses</i> or <i>home craft occupations</i> must not exceed 40m<sup>2</sup> <i>per residential unit</i>.</li> <li>3. In addition to Standards (1) and (2) above, for any <i>home businesses</i>:</li> </ol>

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S122



S122

	<p>a. any <i>retailing</i> must be an <i>ancillary activity</i> to the <i>home business</i>;</p> <p>b. no goods on display shall be visible from outside the <i>building</i> in which the <i>home business</i> is undertaken; and</p> <p>c. the maximum <i>retail floor space</i> or sales area must not exceed 10m<sup>2</sup> <u>per residential unit</u>.</p> <p><i>Qualifying Criteria:</i></p> <p><i>Home businesses and home craft occupations</i> are performed entirely within a <i>residential building</i> or <i>accessory building</i>. <i>Home businesses and home craft occupations</i> shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, <i>heavy trade vehicles</i>, 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, <i>visitor accommodation</i> or any process which involves repetitive use of power tools, drills or hammering or any <i>business activity</i>, trade, craft or profession which creates a <i>nuisance effect</i> at or beyond the <i>boundary</i> of the <i>property</i> on which the activity is occurring, and does not include <i>temporary residential rental accommodation</i>.</p>
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**4.25 Add a new rule (after rule GRZ-R10) as follows:**

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<b>GRZ-Rx4</b>	<i>Papakāinga</i> on land held under Te Ture Whenua Māori Act 1993.	
<u>Permitted Activity</u>	<p><b>Standards</b></p> <p>1. <u><i>Buildings and structures</i> (excluding <i>minor buildings</i>) must comply with the following Standards:</u></p> <p style="margin-left: 20px;">a. Standards 2, 3, 4 and 5 set out under rule GRZ-Rx1; or</p> <p style="margin-left: 20px;"><del>b. where the <i>papakāinga</i> 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</del></p> <p style="margin-left: 20px;">b. where the <i>papakāinga</i> is in the Coastal Qualifying Matter Precinct, Standards 4, 6, 7 and 10 set out under rule GRZ-R6;</p> <p style="margin-left: 20px;">c. where the <i>papakāinga</i> is in the Ōtaki Takiwā Precinct, Standards 3, 4 and 5 set out under rule GRZ-Rx1 and Standards 3 and 4 set out under rule GRZ-Rx3.</p> <p>2. <u>The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</u></p>	
<p><b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p>		

**4.26 Amend rule GRZ-R11 as follows:**

<b>GRZ-R11</b>	<i>Visitor accommodation</i> , excluding <i>temporary residential rental accommodation</i> 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> <p>1. Any <i>building</i> (excluding <i>minor buildings</i>) associated with the activity must comply with the permitted activity standards under</p>	<p><b>Matters of Control</b></p> <p>1. Transport effects.</p> <p>2. Landscaping.</p> <p>3. Noise effects.</p> <p>4. Layout, size, design and location of any proposed <i>buildings</i> (excluding</p>

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	<p>GRZ-R6, GRZ-Rx1, <del>GRZ-Rx2</del> or GRZ-Rx3.</p> <p>2. The activity must not receive any delivery between the hours of 7pm and 7am.</p>	<p><i>minor buildings</i>) associated with the activity.</p> <p>5. The imposition of conditions to manage visual, character and amenity <i>effects</i>.</p> <p>6. Any positive <i>effects</i> to be derived from the activity.</p> <p>7. Cumulative <i>effects</i>.</p> <p><del>8. The imposition of conditions in accordance with section 108 of the Resource Management Act 1991.</del></p> <p>9. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter of this Plan.</p> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p>
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S115.07

4.27 Delete rule GRZ-R13 as follows:

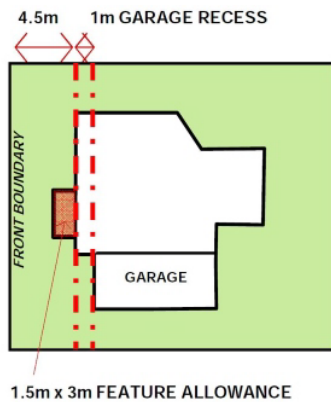
<b>GRZ-R13</b>	<p><del>Medium density housing.</del></p> <p><del>Measurement criteria, and residential unit measurement criteria apply to activities under this rule.</del></p>	
Restricted Discretionary Activity	<p><b><del>Standards</del></b></p> <p><del>General requirements</del></p> <p><del>1. Medium density housing must:</del></p> <p style="padding-left: 20px;"><del>a. be located in areas identified on the District Plan Maps as a Medium Density Housing Precinct;</del></p> <p style="padding-left: 20px;"><del>b. have a minimum proposed development <i>subject site</i> area of 1,500m<sup>2</sup>;</del></p> <p style="padding-left: 20px;"><del>c. comprise at least four <i>residential units</i>, as measured by the <i>Residential Unit Measurement Criteria</i>.</del></p> <p style="padding-left: 20px;"><del>d. have a minimum development area of 200m<sup>2</sup> per <i>residential unit</i> and a minimum average area of 250m<sup>2</sup> per <i>residential unit</i> across the development; and</del></p> <p style="padding-left: 20px;"><del>e. include an assessment of the <i>development</i> against the Crime Prevention Through Environmental Design Guidelines (Appendix 6) and the Medium Density Housing Design Guide (Appendix 2).</del></p>	<p><b><del>Matters of Discretion</del></b></p> <p><del>1. The imposition of <i>conditions</i> in accordance with <i>Council's Best Practice Medium Density Housing Design Guide, Crime Prevention through Environmental Design Guidelines and Subdivision and Development Principles and Requirements 2012</i>.</del></p> <p><del>2. Design and layout.</del></p> <p><del>3. The design, size, shape and location of <i>reserves</i> and <i>esplanade reserves</i>.</del></p> <p><del>4. Compatibility with adjacent <i>development</i>.</del></p> <p><del>5. <i>Landscaping</i>.</del></p> <p><del>6. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>.</del></p> <p><del>7. Materials and finishing of any <i>buildings</i> (excluding <i>minor buildings</i>).</del></p> <p><del>8. Adequacy of proposed <i>subject site</i> analysis plan and <i>subject site</i> development plan.</del></p> <p><del>9. Energy efficiency and <i>water</i> conservation.</del></p> <p><del>10. Screening of rubbish storage areas.</del></p>

	<p><i>Site development</i></p> <p>2. A detailed <i>subject site</i> analysis plan must be provided with any application. The <i>subject site</i> analysis plan must:</p> <ul style="list-style-type: none"> <li>a. include consideration of the local environment within a 200 metre radius of the proposed development <i>subject site</i>; and</li> <li>b. include details of all amenities, public transport stops with details of services (existing and proposed if possible) for the purposes of understanding the connections and networks around a proposed development <i>subject site</i> for <i>medium density housing</i>.</li> </ul> <p>3. A <i>subject site</i> development plan must be provided with any application including details of proposed:</p> <ul style="list-style-type: none"> <li>a. access;</li> <li>b. detailed <i>landscaping</i> (including a maintenance schedule); and</li> <li>c. <i>waste</i> collection and service points as well as details of screening of <i>waste</i> collection areas.</li> </ul> <p>4. Each <i>residential unit's</i> development area must be capable of containing an 8 metre diameter circle.</p> <p>5. Where existing <i>allotments</i> are to be amalgamated to achieve the requisite 1,500m<sup>2</sup> minimum proposed development <i>subject site</i> area, amalgamation of full existing <i>allotments</i> only shall be permitted. No <i>land</i> use consent shall be issued for a <i>medium density housing</i> development until any 'base' <i>allotments</i> required to form the 1,500m<sup>2</sup> minimum 'parent' <i>allotments</i> have been formally amalgamated.</p> <p>6. Each <i>residential unit</i> must have a <i>building</i> area above the estimated 1% Annual Exceedence Probability flood event.</p> <p><b>Note:</b> Refer to Natural Hazard</p>	<p>11. <del>Solid waste</del> management and collection.</p> <p>12. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</p> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>13. <del>Transport effects.</del></p> <p>14. Any positive <i>effects</i> to be derived from the activity.</p> <p>15. <del>Cumulative effects.</del></p> <p><b>Note:</b> Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.</p>
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rules and standards regarding earthworks within flood hazards. Consent applicants are also advised to discuss access plans with the Council's building consents department if there is a flood hazard in order to ensure there are no issues for building consents under the Building Act.

*Buildings*

- 7. The maximum height as determined by the height measurement criteria of any building or structure shall be 10 metres except for residential land fronting Marine Parade, Paraparaumu as shown on the District Plan Maps where the height shall be 8 metres.
- 8. A minimum front yard of 4.5 metres shall apply allowing an intrusion no greater than 1.5 metres into the yard for the purposes of a feature entry or bay window provided a total (combined) width of such is no greater than 3 metres. A ground floor habitable room must face the street in any residential building that fronts a street.



- 9. *Primary residential buildings* that front a street must have a main pedestrian 'front door' accessed from the street.
- 10. Garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a *primary residential building* (irrespective of whether the front façade fronts a street, a common lane, a rear boundary, etc.), and otherwise must be set back a

minimum 5.5 metres from any front *boundary*.

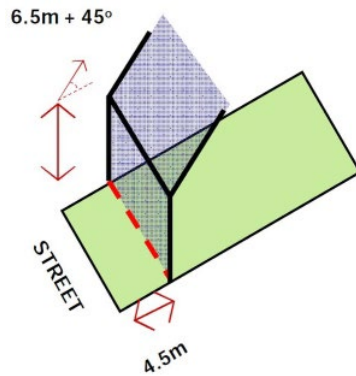
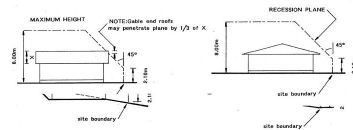
11. A *height in relation to boundary* control of 2.1 metres + 45° shall apply from all *boundaries* facing the southern half of a compass including north-south faces, and one of 3 metres + 45° shall apply to all *boundaries* facing the northern half. This standard shall not apply from the road frontage *boundary*.

**Measurement Criteria:**

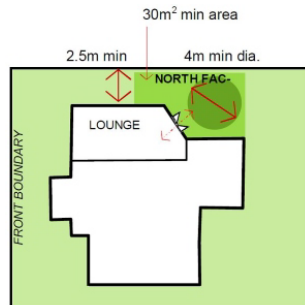
The *height in relation to boundary* envelope must be measured from a point above the *original ground level* at the boundary (including restrictive covenant areas of cross lease properties).

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

- 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*.



- 12. ~~A height in relation to boundary control of 6.5 metres ± 45° shall apply inwards from the 4.5 metre front yard line.~~
- 13. ~~Maximum building length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required. This recess shall also have a maximum height of no less than 1 metre lower than the adjoining building mass. In addition, no more than 2 units may be terraced unless the connection is via a single storey garage, in which case an unlimited number may terrace to avoid long repetitive rows of units.~~
- 14. ~~The maximum height of a front boundary fence, or any fence within the front yard, shall be 800 millimetres above original ground level. For any other fence, the maximum height shall be in accordance with Rule GRZ-R3.~~
- 15. ~~Each unit must provide a private outdoor living space of at least 30m<sup>2</sup>, with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre diameter. This space must be directly accessible from a habitable room; however it must not be located between a primary residential building's front and a street. The space must also allow sunlight access to an area of the space with a minimum radius of 2 metres that is capable of receiving no less than 1 hour of continuous sunlight between the hours of 11:00am and 2:00pm on June 21 (mid-winter solstice).~~



**Note:** depending on orientation and topography, an additional balcony may be required to

	<p>provide minimum <i>sunlight</i> access to residents.</p> <p>16. <del>Where <i>sunlight</i> access cannot be achieved at ground level in accordance with standard 15 above, a balcony with a minimum area of 6m<sup>2</sup> and a minimum dimension of 1.5 metres shall be provided elsewhere around the unit directly accessible from a <i>habitable room</i>. The area of the balcony may be subtracted from the total area of <i>outdoor living space</i>, the balance of which must comprise at least a complying 4.0 metre diameter circle accessible from a living area.</del></p> <p>17. <del><i>Building coverage</i> shall not exceed 50%.</del></p> <p><i>Measurement Criteria:</i> When measuring <i>building coverage</i>, include:</p> <p style="padding-left: 40px;">a. <del>any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</del></p> <p style="padding-left: 40px;">Exclude:</p> <p style="padding-left: 40px;">b. <del>any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground</del></p> <p style="padding-left: 40px;">c. <del>The footprint of any <i>minor building</i></del></p> <p>18. <del>An average of 1.5 parking spaces per unit must be provided. A minimum of 1 space per unit is required and in calculating the average no more than 2 spaces per unit may be counted.</del></p> <p>19. <del><i>Habitable rooms</i> within <i>residential buildings</i> on <i>allotments</i> adjacent to any <i>Strategic Arterial Route</i> (including any <i>State Highway</i>) must be acoustically designed to achieve an internal L<sub>10 (18 hr)</sub> level of 45dBA with all opening windows closed and provide an acoustic design certificate from a suitably qualified person confirming this has been achieved.</del></p>	
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	<p><i>Esplanades</i> 20. <del>The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW Table 1 must be complied with.</del></p> <p><i>Financial Contributions</i> 21. <del>Compliance with FC Table 1.</del></p>	
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**4.28 Add a new rule (after rule GRZ-R12) as follows:**

S122	<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-Rx1-4.</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>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p> <p><u>Limited 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 6 to 11 under rule GRZ-Rx1.</u></li> </ul>	C16(2) C16(2)	
S122			
	<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>2. The matters contained in the <i>Land Development Minimum Requirements</i>.</li> <li>3. Consideration of the <i>effects</i> of the standard not met.</li> <li><del>4. Cumulative effects.</del></li> <li>5. The imposition of <i>financial contributions</i> in accordance with the <i>Financial Contributions Chapter</i>.</li> </ol>	S202.07 S153.02

**4.29 Add a new rule (after rule GRZ-Rx5) as follows:**

	<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-Rx1.1</del> do not comply with standard 1 under rule GRZ-Rx1.</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>Notification</b> Public and limited notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	S028.12 S043.08 C16(2)
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S122

<p><u>Restricted Discretionary Activity</u></p>		<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The <b>relevant</b> matters contained in the Residential Design Guide in Appendix x1.</u></li> <li>2. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> <li>3. <u>Site layout.</u></li> <li>4. <u>Building density, form and appearance.</u></li> <li>5. <u>Streetscape.</u></li> <li>6. <u>Landscaping.</u></li> <li>7. <u>Reverse sensitivity.</u></li> <li>8. <u>Transport effects.</u></li> <li>9. <u>Where the site is located adjacent to a <i>Place and Area of Significance to Māori</i> identified in Schedule 9, effects on cultural values.</u></li> <li>10. <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><del>11. Cumulative effects.</del></li> <li>12. <u>The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter.</u></li> </ol>
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S153.03

**4.30 Add a new rule (after rule GRZ-Rx6) as follows:**

<p><b><u>GRZ-Rx7</u></b></p>	<p><del>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, including standard GRZ-Rx1.1.</del></p> <p><b><u>Notification</u></b> <del>Public notification of an application for resource consent under this Rule is precluded.</del></p>	
<p><u>Restricted Discretionary Activity</u></p>	<p>=</p>	<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li><del>1. The matters of discretion listed under Rule GRZ-Rx6.</del></li> </ol>

S028.12  
S043.08

**4.31 Add a new rule (after rule GRZ-Rx7) as follows:**

S203

<p><b><u>GRZ-Rx8</u></b></p>	<p>New buildings and structures, and any minor works, additions or alterations to any building or structure, within the <b>Marae Ōtaki</b> Takiwā Precinct that do not comply with one or more of the standards under rule GRZ-Rx3.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga</i> (papakāinga are provided for within the Ōtaki Takiwā Precinct under rules GRZ-Rx9 or GRZ-Rx10)</li> </ul> <p><b><u>Notification</u></b></p>	
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C116(2)

S203

	Public notification of an application for <i>resource consent</i> under this Rule is precluded.	
Restricted Discretionary Activity		<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>The matters of discretion listed under rule GRZ-Rx6.</u></li> <li>2. <u>Effects on cultural values and tikanga Māori.</u></li> <li>3. <u>Effects on the use and function of <del>the</del> marae and other places of significance to tangata whenua located within the Precinct.</u></li> </ol>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. <u>For resource consent applications under this rule, the owners and occupiers of the relevant <del>marae</del> places of significance to tangata whenua 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>2. <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>		

4.32 Amend rule GRZ-R14 as follows:

<b>GRZ-R14</b>	Any local convenience retail outlet.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The maximum <i>retail floor space</i> (whether temporary or permanent) shall be 40m<sup>2</sup>.</li> <li>2. Hours of operation shall not exceed the period from 7:00am to 11:00pm for any given day.</li> <li>3. Any <i>building</i> in which the activity is undertaken must comply with <del>Rules GRZ-R5 and GRZ-R6, except that permitted activity standards 12(a) and 12(b) of GRZ-R6 shall not apply the</del> following rules:             <ol style="list-style-type: none"> <li>a. <u>GRZ-R5; and</u></li> <li>b. <u>GRZ-R6 (except that standards GRZ-R6.11(a) and (b) shall not apply; or</u></li> <li>c. <u>GRZ-Rx1 (except that the front yard requirement of standard GRZ-Rx1.4 shall not apply); or</u></li> </ol> </li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Layout, size design and location of any <i>building</i> associated with the activity.</li> <li>2. Suitability of the <i>subject site</i> for the proposed activity.</li> <li>3. Proximity to and potential adverse effects on the vibrancy and vitality of any <i>Centre</i> or lawfully established <i>local convenience retail outlet</i>.</li> <li>4. The imposition of <i>conditions</i> to manage character and amenity effects.</li> <li>5. Context and surroundings.</li> <li>6. Transport effects.</li> <li>7. Any positive effects to be derived from the activity.</li> <li>8. Cumulative effects.</li> <li>9. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter of this Plan.</li> </ol> <p><b>Note:</b> Other contributions may be</p>

S122

	<p><del>d. GRZ-Rx2 (except that the front yard requirement of standard GRZ-Rx1.4 shall not apply); or</del></p> <p>e. GRZ-Rx3 (except that the front yard requirement of standard GRZ-Rx1.4 shall not apply).</p> <p>4. Where any <i>building</i> in which the activity is undertaken adjoins or is within 2 metres of any <i>road boundary</i>, at least 75% of the ground floor elevation(s) of the <i>building</i> that front onto the <i>road boundary</i> must be <i>active retail frontage</i> including pedestrian entrances and clear glass for the display of goods.</p> <p>5. The activity must have <i>road frontage</i> to a <i>Strategic Arterial Route</i> (excluding any <i>State Highway</i>), a <i>Major Community Connector Route</i>, or <i>Local Community Connector Route</i> (as identified in District Plan Maps and TR-Table 7 - Transport Network Hierarchy).</p> <p>6. The activity must not be located within 500 metres of (or within):</p> <ul style="list-style-type: none"> <li>a. any Metropolitan Centre, Local Centre, Mixed Use Centre or Town Centre <i>Zone</i>; or</li> <li>b. any lawfully established <i>local convenience retail outlet</i> in <del>the General Residential Zone any residential zone</del>.</li> </ul>	<p>applicable under the provisions of the Local Government Act 2002.</p> <p><del>10. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</del></p>

S122

**4.33 Delete rule GRZ-R16 as follows:**

<b>GRZ-R16</b>	<p><del>Any <i>building</i> (excluding <i>minor buildings</i>), and any <i>additions</i> or <i>alterations</i> to any <i>building</i> (excluding <i>minor buildings</i> and any listed <i>historic heritage building</i>) in the Beach Residential Precincts that does not comply with the <i>permitted activity</i> standards for <i>yard setbacks</i>.</del></p>	
Restricted Discretionary Activity	-	<p><b>Matters of Discretion</b></p> <p>-</p> <p><del>1. The consideration of effects with regard to <i>Council's Subdivision and Development Principles and Requirements 2012</i> and <i>Streetscape Strategy and Guideline</i>.</del></p>

		<p><del>2. Compatibility with adjacent development.</del></p> <p><del>3. The imposition of conditions to manage visual, character, amenity and cumulative effects.</del></p> <p><del>4. Landscaping.</del></p> <p><del>5. The imposition of financial contributions in accordance with the Financial Contributions Chapter.</del></p> <p><b>Note:</b> other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p><del>6. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</del></p>
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**4.34 Add a new rule (after rule GRZ-R15) as follows:**

<b>GRZ-Rx9</b>		<u>Papakāinga on general title land.</u>	
<b>Notification</b>		<u>Public notification of an application for resource consent under this Rule is precluded.</u>	
<u>Restricted Discretionary Activity</u>	<b>Standards</b>	<b>Matters of Discretion</b>	
	<ol style="list-style-type: none"> <li>1. <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>2. <u>Compliance with the Standards set out under rule GRZ-Rx4.</u></li> </ol>	<ol style="list-style-type: none"> <li>1. <u>Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;</u></li> <li>2. <u>Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</u></li> <li>3. <u>The matters contained in the Land Development Minimum Requirements.</u></li> </ol>	
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the Council will seek advice from the relevant <i>iwi authority</i> (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 <i>iwi authorities</i> on include: <ol style="list-style-type: none"> <li>a. <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>b. <u>any other matter related to tikanga Māori.</u></li> </ol> </li> </ol>			

S203.25

4.35 Add a new rule (after rule GRZ-Rx9) as follows:

<b>GRZ-Rx10</b>	<i>Papakāinga</i> on land held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rules GRZ-Rx4 or GRZ-Rx9.	
	<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.	
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. For <i>papakāinga</i> on <i>general title land</i> , the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.	<b>Matters of Discretion</b>  1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i> . <del>3. Cumulative effects.</del> 4. The matters contained in the <i>Land Development Minimum Requirements</i> . 5. For <i>papakāinga</i> on <i>general title land</i> : a. Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i> ; b. Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.
<b>Notes:</b> 1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> . 2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include: a. where the <i>papakāinga</i> is on <i>general title land</i> , whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i> ; b. any other matter related to <i>tikanga Māori</i> .		

S100.32

S203.25

4.36 Delete rule GRZ-R22 as follows:

<b>GRZ-R22</b>	<i>Medium Density Housing</i> that is located outside of the Medium Density Housing Precinct identified in the District Plan Maps or which does not comply with one or more of the <i>restricted discretionary activity</i> standards under GRZ-R13.	
<u>Non-complying Activity</u>	-	

**4.37 Amend policy GRZ-P16 as follows:**

S197.39

S196  
S197

<b>GRZ-P16</b>	Supported Living and Older Persons Accommodation
<p>The development of <i>supported living accommodation</i> and <i>older persons accommodation</i> will be provided for in a range of forms, including units, <i>minor residential units</i>, complexes, shared accommodation, rest homes, <del>and</del> retirement accommodation and <i>retirement villages</i>, where it is located within the <i>Residential Zones</i> <del>and integrated with the surrounding environment to meet the particular needs and characteristics of older persons</del>. <i>Supported living accommodation</i> and <i>older persons 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> and <i>older persons accommodation</i> will be undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> <li>1. <u>recognise the functional and operational needs of accommodation for older persons, including that it may have a unique layout and internal amenity needs to cater for the requirements of residents as they age;</u></li> <li>2. 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>3. design and development to promote interaction with surrounding communities, without compromising privacy and safety;</li> <li>4. 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>5. 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>	

**4.38 Amend policy GRZ-P14 as follows:**

S202.03

<b>GRZ-P14</b>	<i>Minor Residential Units</i> <u>in the Coastal Qualifying Matter Precinct</u>
<p>A <i>minor residential unit</i> will be provided for where it is <i>ancillary</i> to a <i>residential unit</i> and is undertaken in the following manner:</p> <ol style="list-style-type: none"> <li>1. it will be of a scale suitable to accommodate 1 or 2 persons;</li> <li>2. it will not compromise the provision of sufficient <i>outdoor living space</i> areas; and</li> <li>3. it will not unreasonably affect the privacy, outlook or <i>sunlight</i> access of the <i>primary residential building</i> or adjoining <i>properties</i> and public spaces.</li> </ol> <p><b>Note:</b> <u>this policy only applies in the Coastal Qualifying Matter Precinct.</u></p>	

## 4.0A Proposed new High Density Residential Zone Chapter

4A.1 Insert the following chapter into the “Part 3 – Area Specific Matters: Zones” section of the District Plan (note: unless noted otherwise, all amendments contained in this section are in response to matters raised at the hearing by Kāinga Ora [S122]):

# HRZ – 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.

The following precinct is located within the High Density Residential *Zone*:

### Whakarongotai Takiwā Precinct

The purpose of the Whakarongotai Takiwā Precinct is to recognise that the cultural and traditional practices that occur at Whakarongotai marae and Ruakōhatu urupā 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 the marae and urupā 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 urupā, and the use and function of these places.

## 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-Ox3 – Higher Density Housing in Relevant Residential Zones;
- DO-O4 – Coastal Environment;
- DO-O8 – Strong Communities;
- DO-O11 – Character and Amenity Values;
- DO-O12 – Housing Choice and Affordability;

S100

- [DO-O13 – Infrastructure;](#)
- [DO-O14 – Access and Transport;](#)
- [DO-O15 – Economic Vitality;](#)
- [DO-O17 – Open Spaces / Active Communities; and](#)
- [DO-O19 – Housing Bottom Lines.](#)

#### [DO-O1](#)      [Tangata Whenua](#)

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

#### [DO-O3](#)      [Development Management](#)

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

1. [urban areas which maximise the efficient end use of energy and integration with \*infrastructure\*;](#)
2. [a variety of living and working areas in a manner which reinforces the function and vitality of centres;](#)
3. [an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 
  - a. \[that are in or near a \\*Centre Zone\\* or other area with many employment opportunities; or\]\(#\)
  - b. \[that are well serviced by existing or planned public or active transport; or\]\(#\)
  - c. \[where there is high demand for housing or for business land relative to other areas within the urban environment;\]\(#\)\[while accommodating \\*identified qualifying matters\\* that constrain development;\]\(#\)](#)
4. [resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;](#)
5. [higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;](#)
6. [management of development in areas of special character or amenity in a manner that has regard to those special values;](#)
7. [sustainable natural processes including freshwater systems, areas characterised by the productive potential of the land, ecological integrity, identified landscapes and features, and other places of significant natural amenity;](#)
8. [an adequate supply of housing and areas for business/employment to meet the needs of the District's anticipated population which is provided at a rate and in a manner that can be sustained within the finite carrying capacity of the District;](#)
9. [management of the location and effects of potentially incompatible land uses including any interface between such uses; and](#)
10. [urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.](#)

#### [DO-Ox1](#)      [Well-functioning Urban Environments](#)

[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.](#)

#### [DO-Ox3](#)      [Higher Density Housing in \*Relevant Residential Zones\*](#)

[Relevant 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 up to 6-storeys within the High Density Residential Zone (with buildings up to 10-storeys being enabled in areas adjacent to the Metropolitan Centre Zone); and
  - b. buildings up to 4-storeys in parts of the General Residential Zone adjacent to the Town Centre Zone and Local Centre Zone.

#### DO-O4 Coastal Environment

To have a coastal environment where:

1. areas of outstanding natural character and high natural character, outstanding natural features and landscapes, areas of significant indigenous vegetation and significant habitats of indigenous fauna are identified and protected;
2. areas of outstanding natural character and high natural character are restored where degraded;
3. the effects of inappropriate subdivision, use and development are avoided, remedied, or mitigated;
4. public access to and along the coast to facilitate active and passive recreational use is maintained and enhanced while managing inappropriate vehicle access; and
5. Inappropriate development does not result in further loss of coastal dunes in the area mapped as the coastal environment.

#### DO-O8 Strong Communities

To support a cohesive and inclusive community where people:

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

#### DO-O11 Character and Amenity Values

To recognise the unique character and amenity values of the District's distinct communities, while providing for character and amenity values to develop and change over time in response to the diverse and changing needs of people, communities and future generations, resulting in:

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

#### DO-O12 Housing Choice and Affordability

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

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

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

**DO-O13**      *Infrastructure*

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

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

**DO-O14**      *Access and Transport*

To ensure that the transport system in the District:

1. integrates with *land* use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse 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-O15**      *Economic Vitality*

To promote sustainable and on-going economic development of the local economy, including the rural sector, with improved number and quality of jobs and investment through:

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

while:

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

#### **DO-O17**      Open Spaces / Active Communities

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

1. is developed, used and maintained in a manner that does not give rise to significant adverse 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-O19**      Housing Bottom Lines

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

1. 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).

## **Policies**

### **HRZ-Px1**      Medium Density Residential Standards – Policy 1

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.

### **HRZ-Px2**      Medium Density Residential Standards – Policy 2

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).

### **HRZ-Px3**      Medium Density Residential Standards – Policy 3

Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

### **HRZ-Px4**      Medium Density Residential Standards – Policy 4

Enable housing to be designed to meet the day-to-day needs of residents.

### **HRZ-Px5**      Medium Density Residential Standards – Policy 5

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<u>Provide for <i>developments</i> not meeting <i>permitted activity</i> status, while encouraging high-quality <i>developments</i>.</u>	
<b>HRZ-Px6</b>	<b>Higher Density Housing and Urban Form</b>
<p><u>Enable the <i>development</i> of high density residential <i>environments</i> 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 commercial activities, community services, public <i>open space</i>, and public or active modes of transport;</u></li> <li><u>2. Is responsive to housing demand;</u></li> <li><u>3. Provides for a scale, form and type of housing that is of a greater intensity than provided for in the General Residential <i>Zone</i>, including:</u> <ol style="list-style-type: none"> <li><u>a. Buildings up to 6-storeys; and</u></li> <li><u>b. Buildings up to 10-storeys within height variation control areas adjacent to the <i>Metropolitan Centre Zone</i>;</u></li> </ol> </li> </ol> <p><u>where <i>development</i> fulfils the intent of the Residential Design Guide in Appendix x1.</u></p>	
<b>HRZ-Px7</b>	<b>Whakarongotai Takiwā Precinct</b>
<p><u><i>Subdivision</i>, use and <i>development</i> within the Whakarongotai Takiwā Precinct will recognise the significance of the area to <i>tangata whenua</i> and avoid, remedy or mitigate adverse <i>effects</i> on the cultural values and <i>tikanga Māori</i> associated with Whakarongotai marae and Ruahōhatu urupā, and their use and function, including by:</u></p> <ol style="list-style-type: none"> <li><u>1. Having regard to whether the <i>subdivision</i>, use or <i>development</i> is likely to have adverse <i>effects</i> on the cultural values, <i>tikanga Māori</i>, use or function of the marae and urupā;</u></li> <li><u>2. Seeking to avoid <i>buildings</i> that overlook the marae and urupā;</u></li> <li><u>3. Seeking to avoid <i>buildings</i> and <i>structures</i> that further obstruct views from the marae and urupā to the Tararua Range;</u></li> <li><u>4. Recognising that <i>activities</i> adjacent to the marae and urupā may be sensitive to the <i>effects</i> of activities that occur in these places, by mitigating these <i>effects</i> through the design of the <i>development</i>;</u></li> <li><u>5. Having regard to the outcome of any consultation undertaken with <i>tangata whenua</i>;</u></li> </ol> <p><u>while providing for residential <i>buildings</i> up to 2-storeys.</u></p>	
<b>HRZ-Px8</b>	<b><i>Residential Activities</i> (excluding <i>visitor accommodation</i> other than <i>temporary residential rental accommodation</i>)</b>
<p><u><i>Residential activities</i> will be recognised and provided for as the principal use in the High Density Residential <i>Zone</i>, while ensuring that the <i>effects</i> of <i>subdivision</i>, use and <i>development</i> is in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li><u>1. adverse <i>effects</i> 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 <i>Zone</i>;</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 <i>site</i> will be provided for;</u></li> <li><u>5. the functional and operational requirements of different types of housing are recognised.</u></li> </ol>	
<b>HRZ-Px9</b>	<b>Residential Amenity</b>
<p><u><i>Subdivision</i>, use and <i>development</i> will be required to achieve on-site <i>amenity</i> for residents in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li><u>1. the bulk, scale and <i>site</i> layout of <i>buildings</i> will:</u> <ol style="list-style-type: none"> <li><u>a. provide for adequate daylight access;</u></li> <li><u>b. provide outlook with privacy separation;</u></li> </ol> </li> <li><u>2. usable and easily accessible private outdoor living spaces will be provided;</u></li> <li><u>3. <i>buildings</i> and <i>structures</i> will be designed and located to respond to the planned urban form of the <i>Zone</i>;</u></li> </ol>	

	<ol style="list-style-type: none"> <li>4. <u>yards will be provided to achieve appropriate <i>building setbacks</i> from neighbouring areas and the street;</u></li> <li>5. <u>hard and impermeable surfaces will be offset by permeable areas on individual allotments;</u></li> <li>6. <u>unreasonable and excessive <i>noise, odour, smoke, dust, light, glare</i> and vibration will be avoided;</u></li> <li>7. <u><i>non-residential buildings</i> will be of a form and scale which is compatible with the surrounding residential <i>environment</i>; and</u></li> <li>8. <u>service areas for <i>non-residential activities</i> will be screened, and planting and <i>landscaping</i> will be provided.</u></li> </ol>
<p><b>HRZ-Px10</b></p>	<p><u>Residential Streetscape</u></p>
<p><u>Development, use and subdivision will enhance the amenity, functionality and safety of the streetscape. To achieve a positive relationship between <i>development</i> and the street, <i>development</i> will be undertaken in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li>1. <u>direct pedestrian access will be provided from the street to the front entrance of the primary residential <i>building</i>, where practicable;</u></li> <li>2. <u>the safety of <i>road</i> users, including pedestrians and cyclists, will not be adversely affected;</u></li> <li>3. <u>where <i>vehicle access</i> is provided for rear allotments, allotments with significantly sloping driveways and on strategic arterial routes, on-site vehicle manoeuvring will be also be provided;</u></li> <li>4. <u>adverse <i>effects</i> on the amenity and safety of people using public spaces will be minimized.</u></li> </ol>	
<p><b>HRZ-Px11</b></p>	<p><u>Landscaping</u></p>
<p><u>Landscaping will be located and designed in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li>1. <u>landscaping will enhance residential amenity;</u></li> <li>2. <u>service areas, loading areas and outdoor storage areas will be screened;</u></li> <li>3. <u>on-site outdoor living spaces will be defined and enhanced by landscaping;</u></li> <li>4. <u><i>sunlight</i> access and passive surveillance to adjoining areas will not be unreasonably restricted;</u></li> <li>5. <u>planting of locally <i>indigenous vegetation</i> will be encouraged; and</u></li> <li>6. <u>permeable surfaces will be provided for the natural infiltration of surface <i>waters</i>.</u></li> </ol>	
<p><b>HRZ-Px12</b></p>	<p><u>Energy Efficiency</u></p>
<p><u>Where practicable, <i>development</i> and <i>subdivision</i> will be designed to minimise energy consumption by maximising <i>sunlight</i> access, and incorporating passive ventilation. Specifically, development will be undertaken in accordance with the following principles:</u></p> <ol style="list-style-type: none"> <li>1. <u>good <i>sunlight</i> access should be prioritised to main living areas, <i>habitable rooms</i> (including rooms used for hospital recovery) and the private <i>open space</i> associated with living areas; and</u></li> <li>2. <u>the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months.</u></li> </ol>	
<p><b>HRZ-Px13</b></p>	<p><u>Supported Living and Older Persons Accommodation</u></p>
<p><u>The <i>development</i> of supported living accommodation and older persons accommodation will be provided for in a range of forms, including units, <i>minor residential units</i>, complexes, shared accommodation, rest homes, retirement accommodation and <i>retirement villages</i>, where it is located within the <i>Residential Zones</i> to meet the particular needs and characteristics of older persons. <i>Supported living accommodation</i> and older persons accommodation includes accommodation that is suitable for the particular needs and characteristics of older persons.</u></p> <p><u><i>Supported living accommodation</i> and older persons accommodation will be undertaken in accordance with the following principles:</u></p>	

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	<ol style="list-style-type: none"> <li>1. <u>recognise the functional and operational needs of accommodation for older persons, including that it may have a unique layout and internal amenity needs to cater for the requirements of residents as they age;</u></li> <li>2. <u>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>;</u></li> <li>3. <u>design and development to promote interaction with surrounding communities, without compromising privacy and safety;</u></li> <li>4. <u>the scale and design of <i>development</i> will be consistent with the planned 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</u></li> <li>5. <u>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.</u></li> </ol>
<p><b>HRZ-Px14</b></p>	<p><u><i>Shared and Group Accommodation</i></u></p>
<p><u><i>Shared and group accommodation</i> will be undertaken in accordance with the following principles. The <i>development</i> should be:</u></p> <ol style="list-style-type: none"> <li>1. <u>located within walking distance of essential facilities such as local shops, health and community services and public transport networks;</u></li> <li>2. <u>located where on-site pedestrian movement of residents is not unduly restricted by the slope of the land;</u></li> <li>3. <u>located and designed to promote interaction with other sections of the community, without compromising privacy and safety;</u></li> <li>4. <u>of a scale and appearance that reflects the planned urban built form of the surrounding neighbourhood; and</u></li> <li>5. <u>of a scale and design which ensures access through the <i>subject site</i> by the public and residents, including the provision of public <i>legal road</i> and pedestrian accessways consistent with residential-scale blocks.</u></li> </ol>	
<p><b>HRZ-Px15</b></p>	<p><u><i>Home Business</i></u></p>
<p><u>The opportunity to undertake home-based employment will be provided for in a manner which avoids, remedies or mitigates adverse <i>effects</i> on the <i>amenity values</i> of the High Density Residential Zone and the primacy and vitality of <i>centres</i>.</u></p>	
<p><b>HRZ-Px16</b></p>	<p><u><i>Non-residential Activities</i></u></p>
<p><u><i>Non-residential activities</i> will only be allowed where activities are compatible with residential activities. In determining whether or not the scale of <i>effects</i> of <i>non-residential activities</i> is appropriate, particular regard shall be given to:</u></p> <ol style="list-style-type: none"> <li>1. <u>the appropriateness of the scale, size and intensity of the proposed <i>buildings</i> and activities and visual or landscape mitigation proposed;</u></li> <li>2. <u>the effects generated by the <i>buildings</i> 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;</u></li> <li>3. <u>the appropriateness – in the design and amount – of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;</u></li> <li>4. <u>the hours of operation, including the timing and frequency of delivery/service vehicles;</u></li> <li>5. <u>the <i>effects</i> on residential character and the planned urban form of the surrounding environment;</u></li> <li>6. <u>nuisance <i>effects</i> (including <i>noise</i>, odour, light, glare, smoke and <i>dust</i>) produced on-site;</u></li> <li>7. <u>whether or not any proposed signage on the <i>subject site</i> is associated with the activity, visually distracting to motorists or dominating or detracting from the planned character of the surrounding <i>environment</i>;</u></li> <li>8. <u>whether the activities adversely affect the vitality of <i>centres</i>;</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 <i>effects</i>.</u></li> </ol>	

<b>HRZ-Px17</b>	<b>Beach Residential Precincts</b>
<i>Subdivision, use and development</i> in the Beach Residential Precincts will give consideration to: <ol style="list-style-type: none"> <li><u>Maintaining, where practicable, the intactness of existing dune landforms;</u></li> <li><u>Retaining, where practicable, existing mature trees and areas of extensive vegetation; and</u></li> <li><u>The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).</u></li> </ol>	
<b>HRZ-Px18</b>	<b>Waikanae Garden Precinct</b>
<i>Subdivision, use and development</i> in the Waikanae Garden Precinct will give consideration to: <ol style="list-style-type: none"> <li><u>Retaining, where practicable, existing mature trees and areas of extensive vegetation; and</u></li> <li><u>The relationship between built form and the landscape and streetscape setting, having regard to (1).</u></li> </ol>	
<h2>Rules</h2>	
<b>HRZ-Rx1</b>	<i>Any activity that is a permitted activity under the rules in this chapter.</i>
<u>Permitted Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><u>The activity must not cause offensive or objectionable odour, dust or smoke at or beyond the boundary of the site on which it is occurring.</u></li> <li><u>Each allotment must have a permeable surface area that is not covered by buildings, paving or other impermeable objects of not less than 30% of the total allotment area.</u></li> <li><u>Any lighting must be directed so that the spill of light is contained within the boundaries of the site on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the boundary of any other site located in the Residential Zones or Rural Zones. This standard does not apply to street lighting on legal roads.</u></li> </ol>
<b>HRZ-Rx2</b>	<i>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.</i>
<u>Permitted Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><u>The activity complies with all permitted activity standards in this chapter.</u></li> </ol>
<b>HRZ-Rx3</b>	<b>Fences and Walls</b>
<u>Permitted Activity</u>	<p><b>Standards</b></p> <p><i>Height (measured above original ground level)</i></p> <ol style="list-style-type: none"> <li><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:             <ol style="list-style-type: none"> <li><u>1.2 metres; or</u></li> <li><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><u>1.8 metres if the fence is at least 50 percent visually permeable as viewed perpendicular to the boundary.</u></li> </ol> </u></li> </ol>

	<p>2. <a href="#">Any fence or standalone wall, retaining wall or combination of these structures, must not exceed a maximum <i>height</i> 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 <i>height</i> where a fence is erected atop a retaining wall, the <i>height</i> 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="517 423 1302 779" style="text-align: center;"> <p>The diagram illustrates a cross-section of a fence structure. It consists of a base layer, followed by a retaining wall, and a fence on top. A vertical double-headed arrow on the right side indicates the measurement of the total height 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 <i>natural hazard</i> mitigation purposes. In addition, any wall used as an internal partition or external surface of any <i>building</i> shall be excluded from this rule.</a></p>
<p><b>HRZ-Rx4</b></p>	<p><a href="#">Shared and group accommodation and supported living accommodation.</a></p>
<p><a href="#">Permitted Activity</a></p>	<p><b>Standards</b></p> <p><a href="#">Number of residents</a></p> <p>1. <a href="#">No more than 10 residents shall be accommodated at any time.</a></p> <p><a href="#">Buildings</a></p> <p>2. <a href="#">Any <i>building</i> (excluding <i>minor buildings</i>) used for the purposes of <i>shared and group accommodation</i> or <i>supported living accommodation</i> must comply with the standards in HRZ-Rx6 or HRZ-Rx7.</a></p>
<p><b>HRZ-Rx5</b></p>	<p><a href="#">Outdoor storage associated with <i>non-residential activities</i>.</a></p>
<p><a href="#">Permitted Activity</a></p>	<p><b>Standards</b></p> <p><a href="#">Location</a></p> <p>1. <a href="#">Outdoor storage must not be located in any front yard.</a></p> <p><a href="#">Screening</a></p> <p>2. <a href="#">Outdoor storage must be screened from neighbours and any <i>legal road</i> by <i>landscaping</i> or a fence or wall to a maximum <i>height</i> of 2 metres (measured above <i>original ground level</i>). <i>Outdoor storage</i> must not exceed the <i>height</i> of the screening.</a></p> <p><a href="#">Maximum area</a></p> <p>3. <a href="#">Outdoor storage (including screening or <i>landscaping</i>) must not exceed a total area of 25m<sup>2</sup>.</a></p>



<p><b>HRZ-Rx6</b></p>	<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 Whakarongotai Takiwā Precinct (refer to rule HRZ-Rx7)</u></li> <li>• <u>Papakāinga (refer to rules HRZ-Rx11 or HRZ-Rx17)</u></li> <li>• <u>Minor Buildings</u></li> </ul>
<p><u>Permitted Activity</u></p>	<p><b>Standards</b></p> <p><u>Number of residential units per site</u></p> <p>1. <u>There must be no more than 3 residential units per site.</u></p> <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> <p>2. <u>Buildings and structures must not exceed a height of:</u></p> <ul style="list-style-type: none"> <li>a. <u>21 metres; or</u></li> <li>b. <u>36 metres within the height variation control area identified in the District Plan maps.</u></li> </ul> <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>3.</p> <ul style="list-style-type: none"> <li>a. <u>Where no more than 3 residential units occupy the site:</u> <ul style="list-style-type: none"> <li>i. <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></li> </ul> </li> <li>b. <u>Where 4 or more residential units occupy the site:</u> <ul style="list-style-type: none"> <li>i. <u>Buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries;</u></li> <li>ii. <u>Except that 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:</u> <ul style="list-style-type: none"> <li>1. <u>A site in the General Residential Zone;</u></li> <li>2. <u>A site in the Whakarongotai Takiwā Precinct;</u></li> <li>3. <u>A site containing a historic heritage feature;</u></li> <li>4. <u>A boundary of a designation for rail corridor purposes.</u></li> </ul> </li> </ul> </li> </ul> <p><u>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.</u></p> <p><u>This standard does not apply to:</u></p> <ul style="list-style-type: none"> <li>c. <u>a boundary with a road;</u></li> <li>d. <u>existing or proposed internal boundaries within a site;</u></li> </ul>

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

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

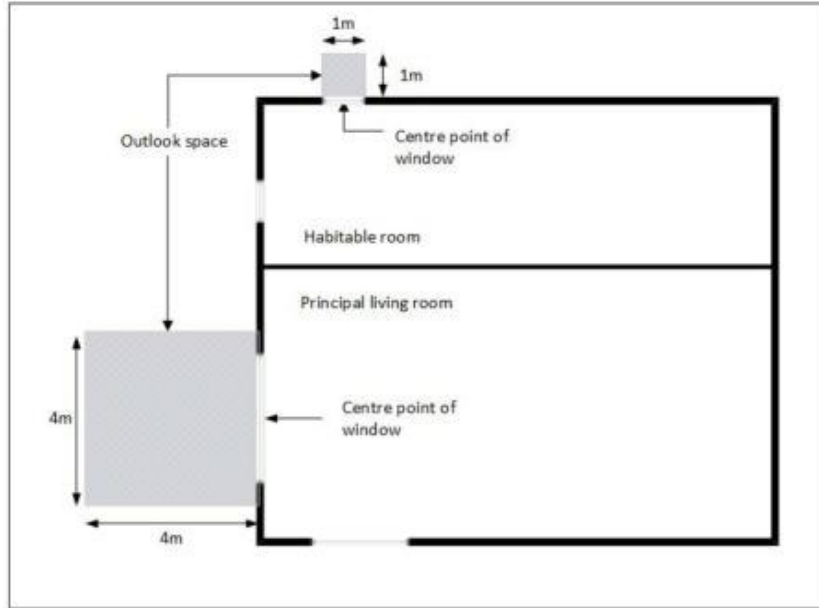
- 5. The maximum building coverage must not exceed 50% of the net site area.

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:



**HRZ-Diagram x1 – 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.

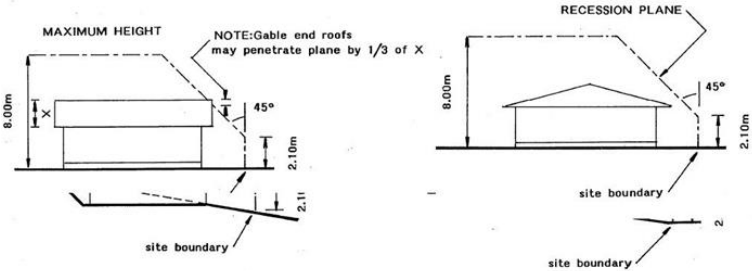
Windows to street

- 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*.

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<p><b>HRZ-Rx7</b></p>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure within the Whakarongotai Takiwā Precinct.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li><u>Papakāinga (papakāinga are provided for within the Whakarongotai Takiwā Precinct under rules HRZ-Rx11 or HRZ-Rx17)</u></li> <li><u>Minor Buildings</u></li> </ul> <p><u>Measurement criteria apply to some activities under this rule.</u></p>
<p><u>Permitted Activity</u></p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><u>Compliance with the standards set out under rule HRZ-Rx6 except for:</u> <ol style="list-style-type: none"> <li><u>HRZ-Rx6 Standard 1;</u></li> <li><u>HRZ-Rx6 Standard 2; and</u></li> <li><u>For boundaries with Whakarongotai Marae, HRZ-Rx6 Standard 3.</u></li> </ol> </li> </ol> <p><u>Number of residential units per site</u></p> <ol style="list-style-type: none"> <li><u>There must be no more than 1 residential unit per site.</u></li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li><u>Buildings and structures must not exceed 8 metres in height.</u></li> </ol> <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> <ol style="list-style-type: none"> <li><u>For boundaries with Whakarongotai Marae, 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.</u></li> </ol> <p><u>Measurement Criteria:</u></p> <ol style="list-style-type: none"> <li><u>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).</u></li> <li><u>Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the height in relation to boundary</u></li> <li><u>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.</u></li> </ol> 

	<p><b>Note:</b> Any solar panel erected on, or anchored to, a <i>building</i> is exempt from the standard above where it does not breach the maximum permitted <i>height in relation to boundary</i> envelope by more than 1 metre (measured vertically) (see ENGY-R2).</p>
<b>HRZ-Rx8</b>	Relocation of any <i>building</i> excluding <i>minor buildings</i> .
<u>Permitted Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Any relocated <i>building</i> must be able to comply with the <i>permitted activity</i> standards for <i>buildings</i> set out under Rule HRZ-Rx6 or HRZ-Rx7.</li> </ol>
<p><b>Notes</b></p> <ol style="list-style-type: none"> <li>Attention is drawn to Historic Heritage chapter, in which additional controls apply to the <i>relocation</i> of listed <i>historic heritage buildings</i>.</li> <li>Attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all <i>building</i> works, including the removal and <i>relocation</i> of <i>buildings</i>. These requirements relate to a range of matters including for example: stability (which includes <i>building</i> and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface <i>water</i> and drainage systems); safety of users; services and facilities (which includes airborne and sound impact, ventilation, piped services and plumbing/drainage systems); and energy efficiency. Under Section 17 of the Building Act (2004), all <i>building</i> work must comply with the Building Code to the extent required by the Building Act, whether or not a <i>building</i> consent is required in respect of that <i>building</i> work.</li> </ol>	
<b>HRZ-Rx9</b>	Development of Lot 2 DP 441854 (Milne Drive, Paraparaumu).
<u>Permitted Activity</u>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>All proposed <i>buildings</i> and activities, and all changes to <i>buildings</i> and activities must demonstrate that <i>hydraulic neutrality</i> in any equivalent ARI 24-hour storm event up to a 1% Annual Exceedance Probability flood event will be achieved on-site.</li> <li>No sealed <i>carpark</i> shall be formed and no <i>building</i> or <i>structure</i> shall be erected within the parts of the <i>site</i> identified on the Structure Plan in Appendix 18 as 'No Build Areas' other than fences, and <i>structures</i> required in association with on-site stormwater management and disposal.</li> <li>Prior to the occupation of any <i>residential building</i>, the 'No-Build Area B' shall be developed to include: <ol style="list-style-type: none"> <li>an earth bund of not less than 1.5 metres in <i>height</i>;</li> <li>a 2 metre-high close-boarded timber or other acoustic fence on top of the earth bund (i.e. in combination having a total <i>height</i> of not less than 3.5 metres above <i>original ground level</i>) except as necessary to provide for pedestrian access if required;</li> <li>the bund and fence shall be continuous through 'No-Build Area B' except where an opening is necessary to provide a single pedestrian access through it; and</li> <li>establishment of vegetation to visually screen the fence, including tree species capable of growing to at least 4.0 metres in <i>height</i>.</li> </ol> </li> <li>The entire width of 'No-Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond.</li> <li>Only eco-sourced indigenous plant species from the Foxton Ecological District must be used for planting to create the vegetated buffer in 'No-Build Area C'.</li> <li>All <i>buildings</i> (excluding <i>minor buildings</i>) must comply with the permitted activity standards for <i>buildings</i> (excluding <i>minor buildings</i>) set out under Rule HRZ-Rx6.</li> </ol>

<p><b>HRZ-Rx10</b></p>	<p><i>Home businesses and home craft occupations</i></p> <p><i>Qualifying criteria apply to activities under this rule.</i></p>
<p><u>Permitted Activity</u></p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Home businesses and home craft occupations</i> must:             <ol style="list-style-type: none"> <li>a. <i>be carried out within a lawfully established residential building (excluding minor buildings) or an associated accessory building that meets the permitted activity standards in Rules HRZ-Rx6 or HRZ-Rx7;</i></li> <li>b. <i>not involve the use of any source of motive power other than electric motors of not more than 0.56kw;</i></li> <li>c. <i>be limited to one home business or home craft occupation per residential unit, excluding home offices;</i></li> <li>d. <i>not have more than one non-resident person working in the home business or home craft occupation at any one time; and</i></li> <li>e. <i>not have any deliveries related to the activity made to or from the home business or home craft occupation between the hours of 7pm and 7am.</i></li> </ol> </li> <li>2. <i>The total floor area used for home businesses or home craft occupations must not exceed 40m<sup>2</sup> per residential unit.</i></li> <li>3. <i>In addition to Standards (1) and (2) above, for any home businesses:</i> <ol style="list-style-type: none"> <li>a. <i>any retailing must be an ancillary activity to the home business;</i></li> <li>b. <i>no goods on display shall be visible from outside the building in which the home business is undertaken; and</i></li> <li>c. <i>the maximum retail floor space or sales area must not exceed 10m<sup>2</sup> per residential unit.</i></li> </ol> </li> </ol> <p><u>Qualifying Criteria:</u></p> <p><i>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.</i></p>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. <i>For on-site vehicle parking, requirements for non-resident employees, deliveries and customers refer to the rules and standards in the Transport Chapter.</i></li> <li>2. <i>For requirements in respect of signs and noise, refer to the rules and standards in the Noise and Signs Chapters</i></li> </ol>	
<p><b>HRZ-Rx11</b></p>	<p><i>Papakāinga on land held under Te Ture Whenua Māori Act 1993.</i></p>
<p><u>Permitted Activity</u></p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Buildings and structures (excluding minor buildings) must comply with the following Standards:</i> <ol style="list-style-type: none"> <li>a. <i>Standards 2, 3, 4 and 5 set out under rule HRZ-Rx6; or</i></li> </ol> </li> </ol>

	<p>b. <u>where the <i>papakāinga</i> is in the Ōtaki Takiwā Precinct, Standards 3, 4 and 5 set out under rule HRZ-Rx6 and Standards 3 and 4 set out under rule HRZ-Rx7.</u></p> <p>2. <u>The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</u></p>	
<p><b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p>		
<b>HRZ-Rx12</b>	<p><u>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></p>	
<b>Controlled Activity</b>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><u>Any <i>building</i> (excluding <i>minor buildings</i>) associated with the activity must comply with the permitted activity standards under HRZ-Rx6 or HRZ-Rx7.</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 <i>buildings</i> (excluding <i>minor buildings</i>) 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 <i>financial contributions</i> 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>
<p><b>Note</b> 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.</p>		
<b>HRZ-Rx13</b>	<p><u>Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.</u></p>	
<b>Restricted Discretionary Activity</b>		<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li><u>Consideration of the effects of the standard not met.</u></li> <li><u>Measures to avoid, remedy or mitigate adverse effects.</u></li> <li><u>Cumulative effects.</u></li> </ol>
<b>HRZ-Rx14</b>	<p><u>New <i>buildings</i> and <i>structures</i>, and any minor works, <i>additions</i> or <i>alterations</i> to any <i>building</i> or <i>structure</i>, that do not comply with one or more of the standards under rules HRZ-Rx6 except for standard 1 under rule HRZ-Rx6.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li><u><i>Papakāinga</i></u></li> </ul> <p><b>Notification</b></p>	

	<p><u>Public notification of an application for <i>resource consent</i> under this Rule is precluded.</u></p> <p><u>Limited 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 6 to 11 under rule HRZ-Rx6.</u></li> </ul>
<p><u>Restricted Discretionary Activity</u></p>	<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> <li>2. <u>Consideration of the <i>effects</i> of the standard not met.</u></li> <li>3. <u>Where the <i>site</i> is located adjacent to a <i>Place and Area of Significance to Māori</i> identified in Schedule 9, <i>effects</i> on cultural values.</u></li> <li>4. <u>Where the <i>site</i> is located adjacent to a <i>site</i> containing a <i>historic heritage feature</i>, <i>effects</i> on historic heritage values.</u></li> <li>5. <u>The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter.</u></li> </ol>
<p><b><u>HRZ-Rx15</u></b></p>	<p><u>New <i>buildings and structures</i>, and any minor works, <i>additions or alterations</i> to any <i>building or structure</i>, that do not comply with standard 1 under rule HRZ-Rx6.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li>• <u><i>Papakāinga</i></u></li> </ul> <p><b><u>Notification</u></b>  <u>Public and limited notification of an application for <i>resource consent</i> under this Rule is precluded.</u></p>
<p><u>Restricted Discretionary Activity</u></p>	<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The relevant matters contained in the Residential Design Guide in Appendix x1.</u></li> <li>2. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> <li>3. <u><i>Site</i> layout.</u></li> <li>4. <u><i>Building</i> density, form and appearance.</u></li> <li>5. <u>Streetscape.</u></li> <li>6. <u><i>Landscaping</i>.</u></li> <li>7. <u><i>Reverse sensitivity</i>.</u></li> <li>8. <u><i>Transport effects</i>.</u></li> <li>9. <u>Where the <i>site</i> is located adjacent to a <i>Place and Area of Significance to Māori</i> identified in Schedule 9, <i>effects</i> on cultural values.</u></li> </ol>



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		<p>10. <u>Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.</u></p> <p>11. <u>The imposition of financial contributions in accordance with the Financial Contributions Chapter.</u></p>
<b>HRZ-Rx16</b>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, within the Whakarongotai Takiwā Precinct that do not comply with one or more of the standards under rule HRZ-Rx7.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li><u>Papakāinga (papakāinga are provided for within the Whakarongotai Takiwā Precinct under rules HRZ-Rx17 or HRZ-Rx18)</u></li> </ul> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	
<u>Restricted Discretionary Activity</u>		<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li><u>The matters of discretion listed under rule HRZ-Rx15.</u></li> <li><u>Effects on cultural values and tikanga Māori.</u></li> <li><u>Effects on the use and function of marae and other places of significance to tangata whenua located within the Precinct.</u></li> </ol>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li><u>For resource consent applications under this rule, the owners and occupiers of the relevant places of significance to tangata whenua 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-Rx17</b>	<p><u>Papakāinga on general title land.</u></p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	
<u>Restricted Discretionary Activity</u>	<p><b>Standards</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-Rx11.</u></li> </ol>	<p><b>Matters of Discretion</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>

<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include:             <ol style="list-style-type: none"> <li>a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</li> <li>b. any other matter related to <i>tikanga Māori</i>.</li> </ol> </li> </ol>		
<p><b>HRZ-Rx17</b></p>	<p><i>Papakāinga</i> on land held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rules HRZ-Rx11 or HRZ-Rx17.</p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	
<p><b>Restricted Discretionary Activity</b></p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. For <i>papakāinga</i> on <i>general title land</i>, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Consideration of the <i>effects</i> of the standard not met.</li> <li>2. Measures to avoid, remedy or mitigate adverse <i>effects</i>.</li> <li>3. The matters contained in the <i>Land Development Minimum Requirements</i>.</li> <li>4. For <i>papakāinga</i> on <i>general title land</i>:             <ol style="list-style-type: none"> <li>a. Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</li> <li>b. Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</li> </ol> </li> </ol>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include:             <ol style="list-style-type: none"> <li>a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</li> <li>b. any other matter related to <i>tikanga Māori</i>.</li> </ol> </li> </ol>		
<p><b>HRZ-Rx18</b></p>	<p><i>Commercial activities</i>.</p>	
<p><b>Restricted Discretionary Activity</b></p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The <i>commercial activity</i> is limited to the ground floor of an apartment building that contains 4 or more <i>residential units</i>.</li> <li>2. The gross floor area of <i>commercial activities</i> on the</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity of the surrounding neighbourhood.</li> <li>2. Whether the business is compatible with the character of the surrounding neighbourhood.</li> </ol>

	<p><u>subject site shall not exceed 200m<sup>2</sup>.</u></p> <p>3. <u>Hours of operation shall be limited to:</u></p> <p style="padding-left: 20px;">a. <u>7:00am to 9:00pm on Monday to Friday;</u></p> <p style="padding-left: 20px;">b. <u>8:00am to 7:00pm on Saturday, Sunday and public holidays.</u></p> <p>4. <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 must be active retail frontage including pedestrian entrances and clear glass for the display of goods.</u></p> <p>5. <u>The activity must have road frontage to a Strategic Arterial Route (excluding any State Highway), a Major Community Connector Route, or Local Community Connector Route (as identified in District Plan Maps and TR-Table 7 - Transport Network Hierarchy).</u></p>	<p><u>or whether it would be better located in a Centre.</u></p> <p>3. <u>Effect on amenity values of nearby residential properties, especially hours and days of operation, noise, and privacy impacts.</u></p> <p>4. <u>The extent to which the activity may adversely impact on traffic generation, road safety, onsite and street parking, and access.</u></p> <p>5. <u>Any positive effects to be derived from the activity.</u></p> <p>6. <u>Cumulative effects.</u></p> <p>7. <u>The imposition of financial contributions in accordance with the Financial Contributions chapter of this Plan.</u></p> <p><b>Note:</b> <u>Other contributions may be applicable under the provisions of the Local Government Act 2002.</u></p>
<b>HRZ-Rx19</b>	<u>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.</u>	
<u>Discretionary Activity</u>		
<b>HRZ-Rx20</b>	<u>Shared or group accommodation or supported living accommodation which does not comply with one or more permitted activity standards under HRZ-Rx4.</u>	
<u>Discretionary Activity</u>		
<b>HRZ-Rx21</b>	<u>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-Rx12.</u>	
<u>Discretionary Activity</u>		
<b>HRZ-Rx22</b>	<u>Any home business or home craft occupation that complies with Standard 3 of HRZ-Rx10 but does not comply with one or more of the other permitted activity standards under HRZ-Rx10.</u>	
<u>Discretionary Activity</u>		
<b>HRZ-Rx23</b>	<u>Any commercial activity that does not comply with one or more of the restricted discretionary activity standards under HRZ-R18.</u>	
<u>Discretionary Activity</u>		

<b><u>HRZ-Rx24</u></b>	<u>Any home business or home craft occupation which is not a permitted activity under HRZ-Rx10 or a discretionary activity under HRZ-Rx22.</u>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx25</u></b>	<u>Any commercial, industrial or retail activity that is not listed as a permitted, controlled, restricted discretionary or discretionary activity.</u>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx26</u></b>	<u>Offensive trades.</u>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx27</u></b>	<u>Boarding or housing of animals for commercial gain.</u>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx28</u></b>	<u>The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.</u>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx29</u></b>	<u>Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed building (excluding minor buildings).</u>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx30</u></b>	<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>
<u>Non-complying Activity</u>	
<b><u>HRZ-Rx31</u></b>	<u>Commercial panelbeating and spraypainting.</u>
<u>Prohibited Activity</u>	

## 5.0 Proposed amendments to the Metropolitan Centre Zone Chapter

### 5.1 Amend policy MCZ-P2 as follows:

MCZ-P2	Metropolitan Centre Zone Precincts
	<p><i>Subdivision, use and 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 and <del>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> <ol style="list-style-type: none"> <li>1. Precinct A           <p>Manage <i>Precinct A</i> to maintain and reinforce its purpose as the primary retail and commercial core within the District and to improve <i>amenity values</i> and functional diversity. Manage Precinct A1 to enhance existing retail and commercial development, while managing Precinct A2 to enable <i>development</i> for <i>retail, commercial and residential activities</i> (excluding <i>industrial activities</i>) and to reinforce the amenity and function of the existing retail and commercial core.</p> <p>Precinct A will be developed in the following manner:</p> <ol style="list-style-type: none"> <li>a. <u>accessibility to active or public transport</u>, transport circulation and integration within the surrounding Metropolitan Centre precincts and the rail interchange, is improved;</li> <li>b. diversity and choice in terms of the shopping and social experience for the wider Kāpiti Coast community is created, and a variety of <i>commercial and entertainment activities</i> is enabled (excluding <i>industrial activities</i>);</li> <li>c. the extent and diversity of employment is retained and increased;</li> <li>d. <i>retail and commercial activities</i> (excluding <i>industrial activities</i>) adjoining Rimu Road are provided for where these provide an active edge, and where activities remain compatible with the role of Precinct A as the primary commercial core of the Metropolitan Centre;</li> <li>e. enable apartment and mixed use activities to occur alongside the eastern edge of the green network of the Wharemauku Stream in a manner that enhances the recreational values of stream margins;</li> <li>f. <i>amenity values</i> for pedestrians that utilise the adjoining public realm are improved; and</li> <li>g. <i>building</i> development adjoining Rimu Road will have active frontages and avoid blank facades.</li> </ol> </li> <li>2. Precinct B           <p>Manage <i>Precinct B</i> to consolidate its role as the community and civic focal point for the District.</p> <p>Precinct B will be developed in the following manner:</p> <ol style="list-style-type: none"> <li>a. <u>accessibility to active or public transport</u>, transport circulation and integration within the surrounding Metropolitan Centre precincts will be provided, while reinforcing the <i>development</i> of Rimu Road as the Metropolitan Centre's Main Street;</li> <li>b. community uses and civic facilities will be consolidated in the Iver Trask Place and Ngahina Street areas; and</li> <li>c. substantial <i>stormwater</i> management facilities will be provided where these also provide ecological and recreational values.</li> </ol> </li> <li>3. Precinct C           <p>Manage <i>Precinct C</i> to provide development areas, some being subject to the resolution of <i>stormwater</i> management, to reinforce the sub-regional status and the vitality and functioning of the Metropolitan Centre. Precinct C shall be developed to provide strong connections within the Metropolitan Centre Zone and to accommodate development that</p> </li> </ol>

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is compatible with and complementary to the balance of the Centre and reinforces the role and function of the Sub-Regional Centre.

Precinct C will be developed in the following manner:

- a. accessibility to active or public transport, transport circulation and integration within the surrounding Metropolitan Centre precincts will be provided for;
- b. adverse *effects* that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;
- c. *amenity values* of Kāpiti Road will be maintained or enhanced;
- d. adverse *effects* on the landscape and *amenity values* of the dune system will be avoided to the extent practicable having regard to the development outcomes provided for in Precinct C and, where adverse *effects* cannot be avoided, they will be mitigated or offset by environmental enhancements within Precinct C that are commensurate with the scale of the adverse *effects*.
- e. the establishment of complementary activities, including *commercial* and *residential activities* (excluding *industrial* and *retail activities*), will be provided for where activities remain compatible with the role and function of Precinct A as the primary retail and commercial core of the Metropolitan Centre Zone;
- f. allowance for *retail activities* will be limited in type and scale, to ensure adverse *effects* on the vitality and viability of the Metropolitan Centre will not be significant;
- g. ~~medium density~~ higher density residential activities will be enabled in conjunction with *commercial activities* (excluding *industrial* and *retail activities*); and
- h. *stormwater* management will be provided to address *stormwater* concerns and, where practicable, will also support ecological and recreational values.

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**5.2 Amend policy MCZ-P5 as follows:**

MCZ-P5	Activities in the Working Zones
<p><i>Business activities</i> are the primary <i>land use</i> and function of the <i>Working Zones</i>. The location, scale, size and design of <i>subdivision</i>, use and <i>development</i> in the <i>Working Zones</i> will be undertaken with regard to the following principles:</p> <ol style="list-style-type: none"> <li>1. local and on-site <i>amenity values</i> are maintained and enhanced <u>where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;</u></li> <li>2. local built identity and character values are <del>retained</del> <u>considered;</u></li> <li>3. connectivity and access within and to the <i>Working Zones</i> is enhanced;</li> <li>4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;</li> <li>5. built form is compatible with the <del>surrounding environment</del> <u>planned built character of the Zone;</u></li> <li>6. facilities are integrated within the <i>centre</i> or other <i>Working Zones</i>; and</li> <li>7. <i>temporary events</i> will be enabled in <i>centres</i> where they are consistent with the scale, role and function of the <i>centre</i>.</li> </ol>	

**5.3 Amend policy MCZ-P7 as follows:**

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MCZ-P7	<del>Mixed Use Activities</del> <u>Housing</u> in Centres
<p><del>Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved 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> <p><u>Medium and high-density residential development will be enabled in centres where it:</u></p> <ol style="list-style-type: none"> <li>1. <u>Contributes to the viability and vitality of the centre;</u></li> </ol>	

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2. [Contributes to accommodating anticipated growth in the District;](#)
3. [Contributes to providing for a range of housing types, prices, sizes, and tenures that are accessible to people of all ages and a range of lifestyles, cultures and abilities; and](#)
4. [Ensures that residential activities are located above the ground floor level or are separated from any street frontage by commercial activities or community services that are accessible to the public.](#)

**5.4 Amend policy MCZ-P8 as follows:**

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<b>MCZ-P8</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 high quality interface between built form and public space.</p> <p><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>, including <del>buildings up to 12 storeys</del> <i>15-storeys, where development fulfils the intent of the Centres Design Guide in Appendix x2.</i></p>	

**5.5 Amend rule MCZ-R5 as follows:**

<b>MCZ-R5</b>	<p><i>Commercial and residential activities in Precinct C.</i></p> <p>Excludes:</p> <ol style="list-style-type: none"> <li>1. <i>retail activities</i></li> <li>2. <i>industrial activities</i></li> <li>3. <i>non-commercial ancillary activities to the commercial activity.</i></li> </ol> <p><i>Residential unit measurement criteria, qualifying criteria, and measurement criteria apply to activities under this rule.</i></p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Where <i>residential activities</i> (excluding <i>visitor accommodation</i> that is not <i>temporary residential rental accommodation</i>) are incorporated into a <i>development</i> that includes <i>commercial activities</i> they must be located above ground floor level or separated from all street frontages by <i>commercial activities</i>.</li> <li>2. <i>Residential activities</i> (other than those incorporated into a <i>development</i> that includes retail or <i>commercial activities</i>) must meet the following standards (excluding <i>visitor accommodation</i> that is not <i>temporary residential rental accommodation</i>):             <ol style="list-style-type: none"> <li>a. comprise at least one <i>residential unit</i> (as measured by the <i>residential unit measurement criteria</i>);</li> <li>b. have a minimum development area of 200m<sup>2</sup> per <i>residential unit</i> and a minimum average area of 250m<sup>2</sup> per <i>residential unit</i> across the development;</li> <li>c. each <i>residential unit’s</i> development area must be capable of containing an 8 metre diameter circle;</li> <li>d. a ground floor <i>habitable room</i> must face the street in any <i>residential building</i> that fronts the street;</li> <li>e. <i>residential buildings</i> that front a street must have a main pedestrian ‘front door’ accessed from the street;</li> </ol> </li> </ol>

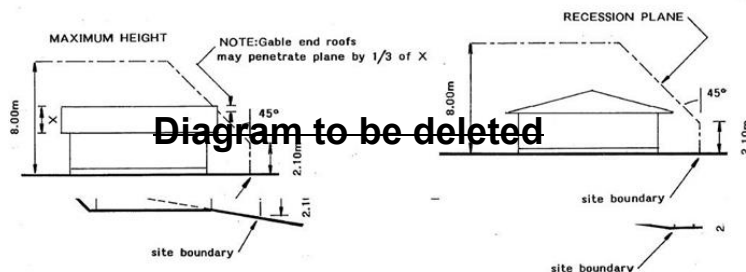
- ~~d. f.~~-garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a *residential buildings* (irrespective of whether the front façade fronts a street, a common lane, a rear *boundary*, etc.);
- ~~g.~~ a *height in relation to boundary envelope* control of 2.1 metres + 45° shall apply from all *boundaries* facing the southern half of a compass including north-south faces, and one of 3 metres + 45° shall apply to all *boundaries* facing the northern half. This standard shall not apply from the *road frontage boundary*;
- ~~h.~~ maximum *building* length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required (excludes *minor buildings*). This recess must also have a maximum *height* of no less than 1 metre lower than the adjacent building mass. In addition, no more than 2 units may be terraced unless the connection is via a single storey garage, in which case an unlimited number may terrace to avoid long repetitive rows of units;
- ~~e. i.~~ the maximum *height* (above *original ground level*) of a front *boundary* fence, or any fence within the front *yard*, shall be 0.8 metres;
- ~~j.~~ each unit must provide a private *outdoor living space* of at least 30m<sup>2</sup>, with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre diameter. This space must be directly accessible from a *habitable room*; however it must not be located between a *residential building's* front and a street; and
- ~~f. k.~~ *building coverage* must not exceed 50%.

**Qualifying Criteria**

~~*Outdoor Living Space* may be covered but may not be enclosed. An *Outdoor Living Space* does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.~~

**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 envelope*.
- ~~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. a.~~ ~~e.~~ When measuring *building coverage*, include:
  - i. any part of the *site* subject to a designation that may be taken or acquired under the Public Works Act 1981.
- ~~b. f.~~ When measuring *building coverage*, exclude:



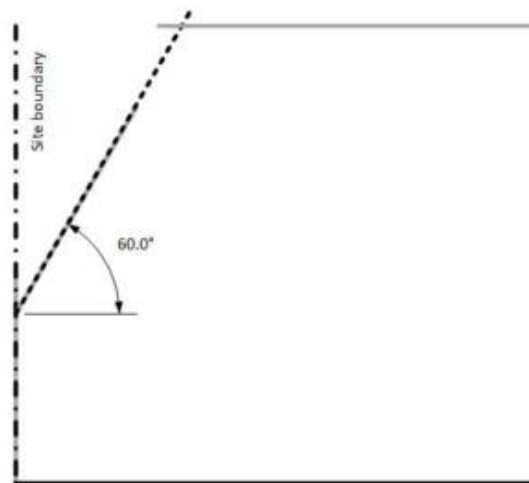
	<p>i. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</p> <p>ii. The footprint of any <i>minor Building</i></p> <p>3. Compliance with FC-Table 1.</p>
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5.6 Amend rule MCZ-R7 as follows:

<b>MCZ-R7</b>	<p>Except within the Dune Protection Area identified on the Structure Plan in Appendix 19, new <i>buildings</i> and <i>structures</i> and <i>additions</i> and <i>alterations</i> to existing buildings and <i>structures</i>.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga</i> (refer to rules MCZ-Rx1 and MCZ-Rx2)</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>Residential unit measurement criteria and measurement criteria apply to activities under this rule.</u></p>
Permitted Activity	<p><b>Standards</b></p> <p><u>Height</u></p> <p>1. <u>Buildings and structures must not exceed 21 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>2.</p> <p style="margin-left: 20px;">a. <u>Buildings and structures must not project beyond a 60° recession plane measured from a point 4-8 metres vertically above ground level along all boundaries, as shown on the following diagram.</u></p> <p style="margin-left: 20px;">b. <u>Except that 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 designation for rail corridor purposes.</u></p> <p><u>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.</u></p>

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**MCZ-Diagram x1 – Height in relation to boundary**

This standard does not apply to any of the following:

- a. a boundary with a road;
- b. a boundary between a site in the Metropolitan Centre Zone, and a site in any of the following zones:
  - i. Any centres zone;
  - ii. The Mixed Use Zone;
  - iii. The General Industrial Zone;
- c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.

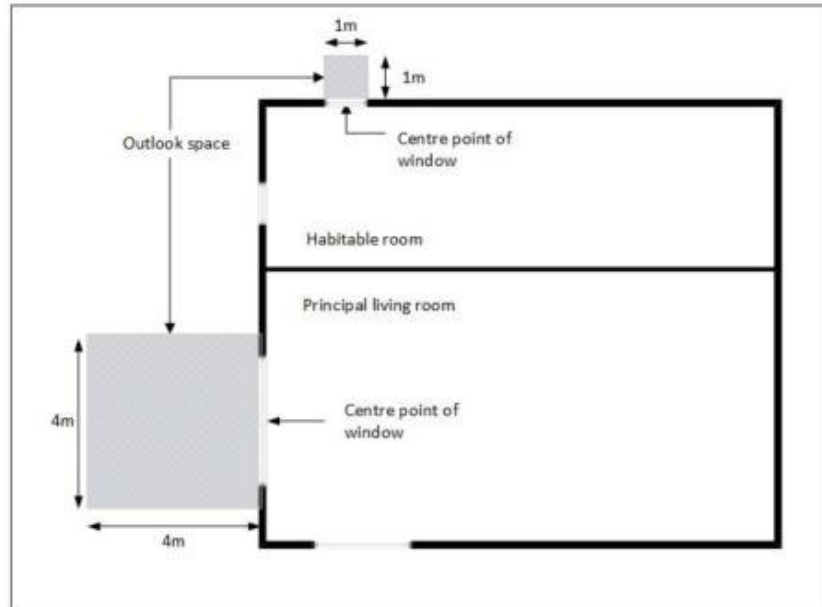
Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)

2. Except as provided for under Rule MCZ-R3, a residential unit at ground floor level must have an outdoor living space that is at least 20 square metres 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 8 square metres 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.
3. 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 8 square metres 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 residential unit, as measured by the Residential Unit Measurement Criteria)

4. 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:



**MCZ-Diagram x2 – 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.

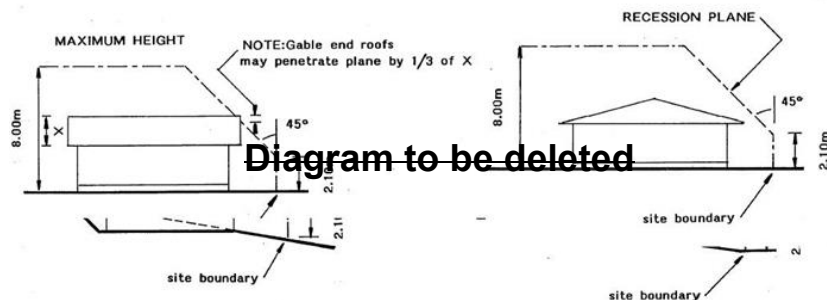
Other Standards

~~4. The maximum height of any building or structures from original ground level shall be 12 metres and no building shall be more than 3 storeys above the original ground level, except in Precinct A1 where the maximum height of any building or structure shall be 15 metres and no building shall be more than 4 storeys above original ground level.~~

- ~~6. 2–In Precinct A, where a building adjoins, or is within 2 metres of the front boundary of a site, or a main internal pedestrian route, the building must contain at least 75% of the ground level road boundary façade and façades on main internal pedestrian routes as active retail frontages, including pedestrian entrances and clear glass for the display of goods. This standard excludes buildings only used for residential activities (excluding visitor accommodation that is not temporary residential rental accommodation) in Precinct A2.~~
- ~~7. 3–In Precinct A, buildings must be located within 20 metres of any existing retail activities on the subject site or adjoining subject sites, and provide links via footpaths to the pedestrian entrances of adjoining premises.~~
- ~~8. 4–In Precinct A, buildings must:~~
- ~~a. contain a minimum of one pedestrian entrance/exit per 15 metres of frontage to legal roads;~~
  - ~~b. provide pedestrian access between public entrances of building and public roads, vehicle parking and loading areas and public open spaces; and~~
  - ~~c. each footpath shall have a minimum width of 2 metres and shall have an all-weather surface suitable for foot access.~~
- ~~9. 5–In Precinct B, buildings must contain at least 50% of the ground level road boundary façade and facades on desired connector roads as active frontages, including pedestrian entrances and clear glass with views to activities in the building.~~
- ~~10. 6–In Precinct C, buildings for commercial uses must contain at least 50% of the ground level road boundary façade and facades on desired connector roads as active frontages, including pedestrian entrances and clear glass with views to activities in the building.~~
- ~~7. All buildings and structures must fit within a height in relation boundary envelope, which is made up of recession planes which commence at a point 2.1 metres above the original ground level at the property boundary where it adjoins the boundary of Residential Zones and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height may infringe the height in relation to boundary envelope.~~

**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 envelope.~~
- ~~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.~~

11. ~~8.~~ Any *building* or *structure* which is setback 2 or more metres from the *road boundary* must provide (or, in respect of existing *trees*, retain) at least one specimen tree capable of growing to 5 metres in *height* within 10 years of planting for every 10 metres of *site* frontage. Any *landscaping* provided in accordance with this standard must be included in the *landscaping* car park requirement.
12. ~~9.~~ All *buildings*, other than temporary or accessory storage *buildings*, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
13. ~~40.~~ In *Precinct A*, *Precinct B*, and *Precinct C* along frontage to main pedestrian routes, verandahs shall be provided to the following standards, except in situations where the adjoining *buildings* on both sides do not have a verandah (excluding roads fronting the Wharemauku Stream reserve where all *buildings* must provide a verandah) and where the *building* is set back from the frontage by more than 3 metres:
- a. The verandah shall have a minimum depth of 3 metres; and
  - b. The verandah shall be at least 0.5 metres behind the kerb face.
14. ~~41.~~ Verandahs must extend along the entire frontage of the *building* and shall adjoin existing verandahs on adjacent *buildings*.
15. ~~42.~~ Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
16. ~~43.~~ *Buildings* and *structures* shall be sited a minimum of 4 metres from the *boundary* of the *Residential Zones*.
17. ~~44.~~ Except in *Precinct C*, no *building* or *structure* shall be set back more than 2 metres from the legal *road boundary* or main internal pedestrian route edge.
18. ~~45.~~ In *Precinct C*, *buildings* and *structures* shall be set back less than 2 metres from the legal *road boundary* or main internal pedestrian route edge, or shall be set back more than 10 metres where the setback is not used for *vehicle access* and parking. Any setback less than 2 metres must be entirely paved for pedestrian circulation (except for *ancillary landscaping*). This rule does not apply to *ancillary buildings* and *structures*; that is *buildings* and *structures* used for a purpose which is secondary to the main use of the *subject site*, provided that the *ancillary buildings* are located to the rear of the main *building* on the *subject site*.
- Note:** These setbacks allow for future small-scale activities.
19. ~~46.~~ The maximum *block length* of the *development* shall be 150 metres. For the purposes of this standard, the maximum *block length* shall also apply to any internal roading proposed.
20. ~~47.~~ No vehicle entrances to car parking or loading areas shall be located:
- a. on Rimu Road in *Precinct A2*; or
  - b. on Kāpiti Road in *Precinct C*.

5.7 Amend rule MCZ-R11 as follows:

<b>MCZ-R11</b>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings and structures</i> in Precinct A that do not comply with Permitted Activity Standards <del>3, 4, 17 and 18</del> <u>7, 8 and 20</u> in MCZ-R7.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>New <i>minor buildings and additions and alterations</i> to existing <i>minor buildings</i>.</li> </ul>	
Controlled Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><i>Buildings</i> must be located within 30 metres of any existing <i>retail activities</i> on the site.</li> <li>For <i>active retail frontages</i>, the distance between pedestrian entrances must not exceed 20 metres.</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>Consideration of the standard not met.</li> <li>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</li> <li>Cumulative <i>effects</i>.</li> </ol>

5.8 Amend rule MCZ-R13 as follows:

<b>MCZ-R13</b>	<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</i> (refer to rule MCZ-Rx3)</li> <li>New <i>minor buildings and additions and 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><u>Standards 2, 3, 4, 5 or 16 under rule MCZ-R7.</u></li> </ul>	
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Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>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><u><i>Buildings and structures</i> must not exceed <del>40</del> 53 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>Location, layout, size and design of the proposed <i>development</i>.</li> <li>Consideration of the standard(s) not met.</li> <li>Visual, character, amenity, <i>historic heritage</i> and streetscape <i>effects</i>.</li> <li>The <u>extent of consistency with relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</u> <del>Subdivision and</del></li> </ol>
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S202		<p><b>Development Principles and Requirements 2012</b> and the <b>Centres Design Principles</b> in Appendix 20.</p> <p>5. <i>Effects</i> on landform and landscape.</p> <p>6. Traffic and transport <i>effects</i>.</p> <p><del>7. Design and appearance of buildings.</del></p> <p><del>8. Location and design of parking, traffic circulation areas, loading and access.</del></p> <p><del>9. Public safety.</del></p> <p><del>10. Context and surroundings.</del></p> <p><del>11. Cumulative effects.</del></p> <p><del>12. Whether any nuisance effects are created.</del></p> <p><del>13. The consistency with the relevant objectives and policies.</del></p>
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**5.9 Amend rule MCZ-R14 as follows:**

	<p><b>MCZ-R14</b></p> <p>Large Format retail activities in <i>Precinct C</i> that are not permitted by MCZ-R10.</p> <p><i>Measurement criteria</i> apply to activities under this rule.</p>	
S122	<p>Restricted Discretionary Activity</p> <p><b>Standards</b></p> <ol style="list-style-type: none"> <li>The <i>building</i> for the retail activity must meet the <i>permitted activity standards</i> for <i>buildings</i> in Precinct C in MCZ-R7.</li> <li>The activity must be consistent with the Structure Plan in Appendix 19.</li> <li>Department Stores shall be limited to one <i>department store</i>, which may include grocery and other retailing, within a single premise which must have a minimum <i>gross floor area</i> of 3,000m<sup>2</sup> and the store or brand must not be in the District.</li> </ol> <p><i>Measurement Criteria:</i> When measuring <i>gross floor area</i>, include:</p> <ol style="list-style-type: none"> <li>covered yards and areas covered by a roof but not enclosed by walls</li> </ol> <p>Exclude:</p> <ol style="list-style-type: none"> <li>uncovered stairways;</li> <li>floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>Location, layout, size and design of the proposed <i>development</i>.</li> <li>The <del>extent of consistency with relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2 and the Land Development Minimum Requirements</del> <b>Subdivision and Development Principles and Requirements 2012</b> and the <b>Centres Design Principles</b> in Appendix 20.</li> <li>Visual, character, amenity, <i>historic heritage</i> and <i>streetscape effects</i>.</li> <li>Traffic and transport <i>effects</i>.</li> <li><del>Location and design of parking, traffic circulation areas, loading and access.</del></li> <li><del>Public safety.</del></li> <li><del>Context and surroundings.</del></li> <li><del>Whether any nuisance effects are created.</del></li> <li><del>The consistency with the relevant objectives and policies.</del></li> <li><i>Effects</i> on the vitality and viability of the Metropolitan Centre Zone</li> </ol>
S202		

	<p>c. roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</p> <p>d. <i>car parking</i> areas; and</p> <p>e. floor space of interior balconies and mezzanines not used by the public.</p>	
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**5.10 Amend rule MCZ-R15 as follows:**

<b>MCZ-R15</b>	<p><i>Earthworks, new buildings and structures and additions and alterations to existing buildings and structure</i> in the Dune Protection Area identified in the Structure Plan in Appendix 19.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• New <i>minor buildings and additions and alterations to existing minor buildings</i>.</li> </ul> <p><b>Note:</b> Earthworks associated with the removal or replacement of underground fuel storage tanks and "earthworks" as defined in and regulated by the NESPF are not managed by this plan. For <i>extractive industries</i> see EW-EXT.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <p>1. The activity must comply with the following standards listed in the following <i>permitted activity</i> rules: MCZ-R1 (Standards 1 to 5 inclusive) MCZ-R5 (Standards 1 to 4 inclusive) MCZ-R6 (Standard 1) MCZ-R7 (Standards <del>4, 6 to 13 inclusive and 15 to 17 inclusive</del> <u>1 to 5 inclusive, 10 to 16 inclusive and 18 to 20 inclusive</u>) MCZ-R9 (Standard 1)</p> <p><b>Note:</b> All <i>roads</i> and associated <i>infrastructure</i> must be constructed to the standards specified in in the Transport and Infrastructure chapters. See NH-FLOOD-R2 for the separation of <i>buildings and structures</i> from <i>waterbodies</i> standards. See FC-Table 1 for the rules and standards for <i>financial contributions</i> for all <i>development</i>.</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects</i> on ecological values.</li> <li>2. <i>Effects</i> on <i>amenity</i> and landscape <i>values</i> and the extent to which the dune landform and <i>natural character</i> are protected or retained.</li> <li>3. The extent to which <i>earthworks</i> are necessary to facilitate the efficient <i>development</i> of land within Precinct C.</li> <li>4. <i>Effects</i> on the pattern of <i>development</i> within Precinct C, including benefits associated with efficient <i>development</i> of the land.</li> <li>5. Measures to mitigate or offset adverse <i>effects</i> on landscape and <i>amenity values</i> or to address potential soil erosion.</li> <li>6. The profile and surface treatment of any excavated or filled area and the integration of excavated or filled areas with the natural landform.</li> <li>7. The layout of <i>roads</i>, walking and cycling routes and the location of <i>infrastructure</i> services and <i>stormwater</i> management areas.</li> <li>8. The location and finished appearance of any <i>building</i>.</li> <li>9. The matters referred to in Policies MCZ-P1 and MCZ-P2.</li> </ol>



**5.11 Add three new rules to the Metropolitan Centre Zone chapter:**

S100.20  
S161.16  
S203.04  
S203.23

S100

<b>MCZ-Rx1</b>	<u>Papakāinga on land held under Te Ture Whenua Māori Act 1993.</u>	
<u>Permitted Activity</u>	<b>Standards</b>  1. <u>Buildings and structures (excluding minor buildings) must comply with Standards 1<del>7</del> and 2<del>and 46</del> set out under Rule MCZ-R7.</u>	
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .		

<b>MCZ-Rx2</b>	<u>Papakāinga on general title land.</u>	
	<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.	
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. <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>  2. <u>Compliance with the Standards set out under rule MCZ-Rx1.</u>	<b>Matters of Discretion</b>  1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u>  2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u>  3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u>
<b>Notes:</b> 1. <u>Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</u> 2. <u>For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include:</u> a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> b. <u>any other matter related to <i>tikanga Māori</i>.</u>		

<b>MCZ-Rx3</b>	<u>Papakāinga on land held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rules MCZ-Rx1 or MCZ-Rx2.</u>	
	<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.	
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. <u>For <i>papakāinga</i> on <i>general title land</i>, 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>	<b>Matters of Discretion</b>  1. <u>Consideration of the <i>effects</i> of the standard not met.</u> 2. <u>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</u> 3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u>

		<p>4. <u>For papakāinga on general title land:</u></p> <p>a. <u>Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;</u></p> <p>b. <u>Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</u></p>	<p>S100.20 S161.16 S203.04 S203.23</p>
<p><b>Notes:</b></p> <p>1. <u>Refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.</u></p> <p>2. <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></p> <p>a. <u>where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</u></p> <p>b. <u>any other matter related to tikanga Māori.</u></p>			

## 6.0 Proposed amendments to the Town Centre Zone Chapter

### 6.1 Add the following text to the end of the Zone introduction:

#### Coastal Qualifying Matter Precinct

The Coastal Qualifying Matter Precinct covers parts of the *Working Zones* near to the coast that have been identified as being potentially susceptible to coastal erosion hazard. The purpose of this precinct is to identify the area within which the level of *subdivision* and *development* otherwise required by 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-removed~~ as part of this future plan change process.

S179  
S219

The Coastal Qualifying Matter Precinct applies to two areas within the *Working Zones*:

1. The Coastal Qualifying Matter Precinct in the *Town Centre Zone* at Raumati Beach; and
2. The Coastal Qualifying Matter Precinct in the *Local Centre Zone* at Raumati South.

S100  
S203

#### Whakarongotai Marae-Takiwā Precinct

The purpose of the ~~Whakarongotai Marae~~ Takiwā Precinct is to recognise that the cultural and traditional practices that occur at ~~Whakarongotai marae~~ and ~~Ruakōhatu urupā~~ 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 ~~the marae and urupā~~ 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 urupā~~, and the use and function of these ~~places-marae~~.

#### Ōtaki Takiwā Precinct

The purpose of the Ōtaki Takiwā Precinct is to recognise that cultural and traditional practices and values that exist in and around the Ōtaki Main Street Town Centre contribute to a well-functioning *urban environment* that enables *tangata whenua* to express their cultural traditions and norms. This precinct encompasses several places of significance to *tangata whenua*, which include:

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- Urupā;
- Kohanga reo and kura kaupapa Māori;
- A traditional papakāinga area located within the blocks bounded by Rangatira Street and Iti Street.

The precinct recognises that these places 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 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 these places, and the use and function of these places.

## 6.2 Amend policy TCZ-P3 as follows:

<b>TCZ-P3</b>	Activities in the Working Zones
<p><i>Business activities</i> are the primary <i>land use</i> and function of the <i>Working Zones</i>. The location, scale, size and design of <i>subdivision</i>, use and <i>development</i> in the <i>Working Zones</i> will be undertaken with regard to the following principles:</p> <ol style="list-style-type: none"> <li>1. local and on-site <i>amenity values</i> are maintained and enhanced <u>where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;</u></li> <li>2. local built identity and character values are <del>retained</del> <u>considered</u>;</li> <li>3. connectivity and access within and to the <i>Working Zones</i> is enhanced;</li> <li>4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;</li> <li>5. built form is compatible with the <del>surrounding environment</del> <u>planned built character of the Zone;</u></li> <li>6. facilities are integrated within the <i>centre</i> or other <i>Working Zones</i>; and</li> <li>7. <i>temporary events</i> will be enabled in <i>centres</i> where they are consistent with the scale, role and function of the <i>centre</i>.</li> </ol>	

## 6.3 Amend policy TCZ-P5 as follows:

S196  
S197

<b>TCZ-P5</b>	<del>Mixed Use Activities</del> <u>Housing</u> in Centres
<p><del>Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved 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> <p><u>Medium and high-density residential development will be enabled in centres where it:</u></p> <ol style="list-style-type: none"> <li>1. <u>Contributes to the viability and vitality of the centre;</u></li> <li>2. <u>Contributes to accommodating anticipated growth in the District;</u></li> <li>3. <u>Contributes to providing for a range of housing types, prices, sizes, and tenures that are accessible to people of all ages and a range of lifestyles, cultures and abilities; and</u></li> <li>4. <u>Ensures that residential activities are located above the ground floor level or are separated from any street frontage by commercial activities or community services that are accessible to the public.</u></li> </ol>	

## 6.4 Amend policy TCZ-P6 as follows:

S122

<b>TCZ-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 high 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><u>A higher density of urban built form will be enabled in the <i>Town Centre Zone</i>, including <i>buildings</i> up to 6-storeys, where <i>development</i> fulfils the intent of the Centres Design Guide in Appendix x2.</u></p>	

### 6.5 Add a new policy (after policy TCZ-P7) as follows:

S179  
S219

<b>TCZ-Px1</b>	<b>Coastal Qualifying Matter Precinct at Raumati Beach</b>
<p>Within the Coastal Qualifying Matter Precinct at Raumati Beach:</p> <ol style="list-style-type: none"> <li>1. <u>an urban built form not exceeding 3-storeys is anticipated; and</u></li> <li>2. <u>the level of <i>subdivision</i> and <i>development</i> otherwise required by policy 3 of the NPS-UD will not be enabled until the management of coastal hazards within the area is addressed through a future coastal environment plan change.</u></li> </ol>	
<p><b>Note:</b> <u>The Coastal Qualifying Matter Precinct will be removed when provisions to manage coastal hazards are incorporated into the District Plan as part of a future coastal environment plan change.</u></p>	

### 6.6 Add a new policy (after policy TCZ-Px1) as follows:

S100

<b>TCZ-Px2</b>	<b>Whakarongotai <del>Marae</del> Takiwā Precinct</b>
<p><u><del>Subdivision, use and development</del> Within the Whakarongotai <del>Marae</del> Takiwā Precinct, <del>subdivision, use and development</del> will recognise the significance of the area to <i>tangata whenua</i> and avoid, remedy or mitigate adverse <i>effects</i> on the cultural values and <i>tikanga Māori</i> associated with <del>the</del> Whakarongotai marae and Ruakōhatu urupā, and their use and function <del>of the marae</del>, including by:</u></p> <ol style="list-style-type: none"> <li>1. <u>Having regard to whether the <i>subdivision, use or development</i> is likely to have adverse effects on the cultural values, <i>tikanga Māori</i>, use or function of the marae and urupā;</u></li> <li>2. <u>Seeking to avoid <i>buildings</i> that overlook the marae and urupā;</u></li> <li>3. <u>Seeking to avoid <i>buildings</i> and <i>structures</i> that further obstruct views from the marae and urupā to the Tararua Range;</u></li> <li>4. <u>Recognising that activities adjacent to <del>e</del> the marae and urupā may be sensitive to the effects of activities that occur in these places <del>on a marae</del>, by mitigating these effects through the design of the <i>development</i>;</u></li> <li>5. <u>Having regard to the outcome of any consultation undertaken with <i>tangata whenua</i>;</u></li> </ol> <p>while providing for <i>buildings</i> up to 3-storeys.</p>	

### S203 6.6A Add a new policy (after policy TCZ-Px2) as follows:

<b>TCZ-Px9</b>	<b>Ōtaki Takiwā Precinct</b>
<p><u><i>Subdivision, use and development</i> within the Ōtaki Takiwā Precinct will recognise the significance of the area to <i>tangata whenua</i> and avoid, remedy or mitigate adverse <i>effects</i> on the cultural values, <i>tikanga Māori</i>, use and function of places of significance to <i>tangata whenua</i> located within the area, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Raukawa marae;</u></li> <li>• <u>Te Wānanga o Raukawa campus;</u></li> <li>• <u>Rangiatea church;</u></li> <li>• <u>Urupā located within the Precinct;</u></li> <li>• <u>Kohanga reo and kura kaupapa Māori located within the Precinct;</u></li> <li>• <u>The traditional papakāinga area located within the blocks bounded by Rangatira Street and Iti Street;</u></li> </ul>	

S203

by:

1. Having regard to whether the *subdivision, use or development* is likely to have adverse effects on the cultural values, *tikanga Māori*, use or function of these places;
2. Seeking to avoid *buildings* that overlook these places;
3. Seeking to avoid *buildings* and *structures* that further obstruct views from these places to the Tararua Range;
4. Recognising that *activities* adjacent to these places may be sensitive to the *effects* of activities that occur in these places, by mitigating these *effects* through the design of the *development*;
5. Having regard to the outcome of any consultation undertaken with *tangata whenua*;

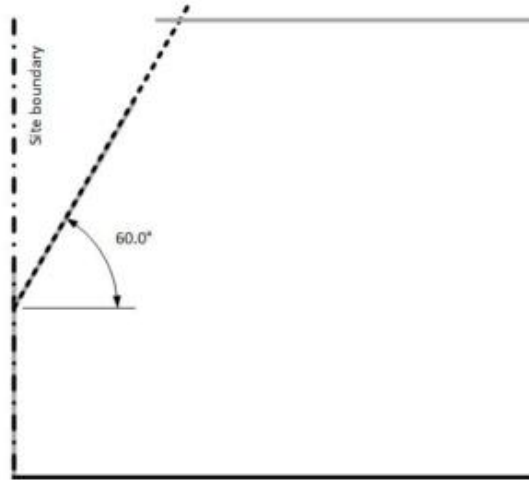
while providing for *buildings* up to 3-storeys.

**6.7 Amend rule TCZ-R6 as follows:**

<b>TCZ-R6</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>.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <u><i>Papakāinga</i> (refer rules TCZ-Rx1 or TCZ-Rx2)</u></li> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> <li>• 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>, in the Raumatī Beach Town Centre Zone (see TCZ-R7).</li> </ul> <p><i>Height measurement criteria</i>, and <i>measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <p><u><i>Height</i></u></p> <p>1. <u><i>Buildings</i> and <i>structures</i> must not exceed 12 metres in <i>height</i>, and within the Coastal Qualifying Matter Precinct and the Marae Takiwā Precinct no <i>building</i> shall be more than 3 storeys above the <i>original ground level</i>.</u></p> <p><u><i>Measurement criteria:</i></u>  <u><i>Height</i> must be measured using the <i>height measurement criteria</i>.</u></p> <p><u><i>Height in relation to boundary</i></u></p> <p>2.</p> <p style="margin-left: 20px;">a. <u>In the <i>Town Centre Zone</i> at Ōtaki:</u></p> <p style="margin-left: 40px;">i. <u><i>Buildings</i> and <i>structures</i> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <i>ground level</i> along all <i>boundaries</i>, as shown on the following diagram;</u></p> <p style="margin-left: 20px;">b. <u>In all other <i>Town Centre Zones</i>:</u></p> <p style="margin-left: 40px;">i. <u><i>Buildings</i> and <i>structures</i> must not project beyond a 60° recession plane measured from a point 8 metres vertically above <i>ground level</i> along all <i>boundaries</i>, as shown on the following diagram;</u></p> <p style="margin-left: 40px;">ii. <u>Except that <i>buildings</i> and <i>structures</i> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <i>ground level</i> along any boundary that adjoins a <i>designation</i> for rail corridor purposes.</u></p>

S122  
S094

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.



#### **TCZ-Diagram x1 – Height in relation to boundary**

This standard does not apply to any of the following:

- a. buildings and structures within the Coastal Qualifying Matter Precinct and the Marae-Whakarongotai and Ōtaki Takiwā Precinct;
  - b. a boundary with a road;
  - c. a boundary between a site in the Town Centre Zone, and a site in any of the following zones:
    - i. Any centres zone;
    - ii. The Mixed Use Zone;
    - iii. The General Industrial Zone;
  - d. residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.
2. Within the Coastal Qualifying Matter Precinct and the Whakarongotai-Marae and Ōtaki Takiwā Precincts, all buildings and structures 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 where it adjoins the boundary of Residential Zones and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height (as determined by the height measurement criteria) may infringe the height in relation to boundary envelope.

This standard only applies to:

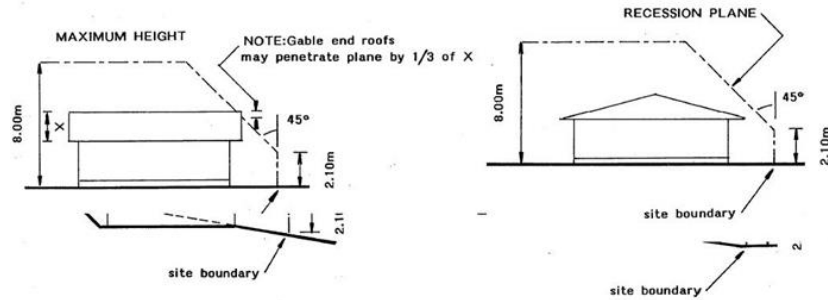
- a. Boundaries that adjoin sites within Residential Zones;
- b. Boundaries that adjoin Whakarongotai Marae in the Town Centre Zone at Waikanae.

#### **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).

S100  
S203

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



**TCZ-Diagram 2 – Height in relation to boundary** in the Coastal Qualifying Matter Precinct and the Whakarongotai and Ōtaki Takiwā Precincts

S100

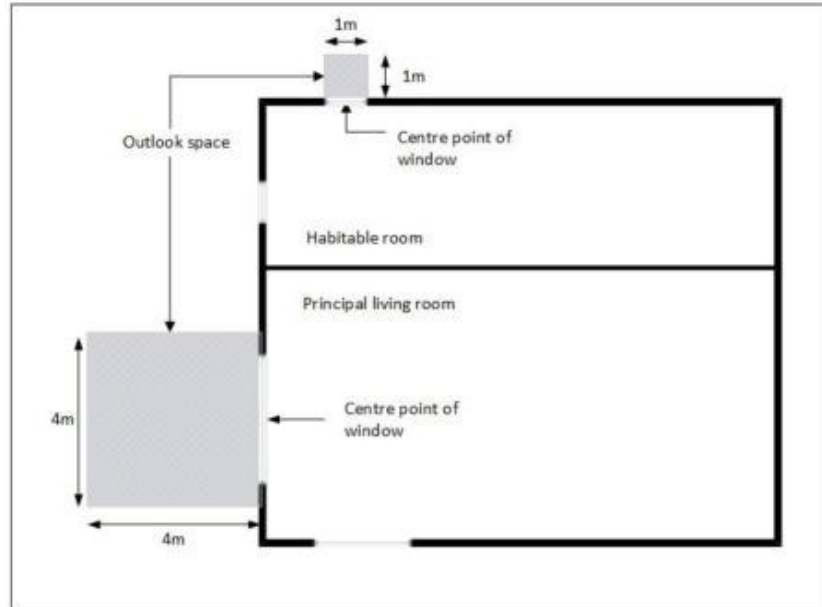
Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)

3. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:
- where located at *ground level*, has no dimension less than 3 metres; and
  - where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - is accessible from the *residential unit*; and
  - may be:
    - grouped cumulatively by area in 1 communally accessible location; or
    - located directly adjacent to the unit; and
  - is free of *buildings*, parking spaces, and servicing and manoeuvring areas.
4. 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:
- is at least 8 square metres and has a minimum dimension of 1.8 metres; and
  - is accessible from the *residential unit*; and
  - may be:
    - grouped cumulatively by area in 1 communally accessible location, in which case it may be located at *ground level*; or
    - located directly adjacent to the unit.

Outlook space (per residential unit, as measured by the Residential Unit Measurement Criteria)

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





**TCZ-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.

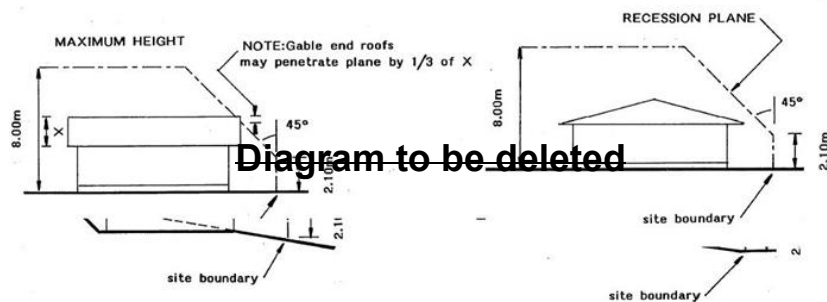
#### Other Standards

- ~~1. The maximum *height* of any *building* or *structure* from *original ground level* shall be 12 metres and no *building* shall be more than 3 storeys above the *original ground level*.~~
- ~~2. Where a *building* adjoins, or is within 2 metres of the front *boundary* of a *site*, or a main internal pedestrian route, the *building* must contain at least 75% of the ground level *road boundary* façade and facades on main internal pedestrian routes as *active retail frontages*, including pedestrian entrances and clear glass for the display of goods.~~
- ~~3. All *buildings* and *structures* 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* where it adjoins the boundary of *Residential Zones* and inclines inwards at~~

an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height (as determined by the height measurement criteria) may infringe the height in relation to boundary envelope.

**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 envelope.
- 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.



8. ~~4.~~ Any building or structure which is setback 2 or more metres from the road boundary must provide (or, in respect of existing trees, retain) at least one specimen tree capable of growing to 5 metres in height within 10 years of planting for every 10 metres of site frontage. Any landscaping provided in accordance with this standard must be included in the landscaping carpark requirement.
9. ~~5.~~ All buildings, other than temporary or accessory storage buildings, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
10. ~~6.~~ Verandahs shall be provided to the following standards, except in situations where the adjoining buildings on both sides do not have a verandah (excluding Raumati Beach Town Centre Zone where all buildings shall provide a verandah) and where the building is set back from the frontage by more than 3 metres:
  - a. The verandah shall have a minimum depth of 3 metres.
  - b. The verandah shall be at least 0.5 metres behind the kerb face.
11. ~~7.~~ Verandahs must extend along the entire frontage of the building and must adjoin existing verandahs on adjacent buildings.
12. ~~8.~~ Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
13. ~~9.~~ Buildings and structures shall be sited a minimum of 4 metres from the boundary of any Residential Zone.
14. ~~10.~~ No building or structure shall be set back more than 2 metres from the legal road boundary or main internal pedestrian route edge. Any setback less than 2 metres must be entirely paved for pedestrian circulation (except for ancillary landscaping). This rule does not apply to ancillary buildings or structures; that is buildings or structures used for a purpose

	<p>which is secondary to the main use of the <i>site</i> and which are located to the rear of the main <i>building</i> on the <i>site</i>.</p> <p>15. 44.–Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances.</p>
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### 6.8 Amend rule TCZ-R7 as follows:

TCZ-R7	<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> and activities in the Raumati Beach Town Centre Zone.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga</i> (refer rules TCZ-Rx1 or TCZ-Rx2)</li> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><del>Qualifying criteria apply to activities under this rule.</del></p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The activity must comply with the <i>permitted activity</i> standards for 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> under TCZ-R6.</li> <li>2. No <i>building</i> or <i>structure</i> shall be set back from the <i>road boundary</i> except where the setback provides open space/courts for non-vehicle use. This rule does not apply to <i>ancillary</i> buildings and <i>structures</i>; that is <i>buildings</i> and <i>structures</i> used for a purpose which is secondary to the main use of the <i>site</i> and which are located to the rear of the main <i>building</i> on the <i>site</i>.</li> <li>3. Any <i>buildings</i> used for <i>residential activities</i> (excluding <i>visitor accommodation</i> that is not <i>temporary residential rental accommodation</i>) must comply with the following standards: <ol style="list-style-type: none"> <li>a. A ground floor retail or <i>commercial</i> (excluding <i>industrial</i>) use must face the street with a main residential front door accessed from the street.</li> <li>b. A <i>building</i> recess must be provided for each 12 metres of <i>building</i> length. The recess must have a minimum horizontal length and width of 3 metres x 3 metres, and must be at least 1 metre lower than the adjoining section of the <i>building</i> (this reduced section shall extend from one side of the <i>building</i> to the other). In relation to this standard, <i>building</i> length is the external measurement of the <i>building</i> from front to back, or from one side to the other. The recess shall not apply to the ground floor street frontage.</li> <li><del>c. Each <i>residential unit</i> must provide a private <i>outdoor living space</i> of at least 20m<sup>2</sup>, with a minimum dimension of 1.5 metres. The <i>outdoor living space</i> must be directly accessible from a living room (lounge / dining / family etc.)</del></li> </ol> </li> <li>4. <i>Residential buildings</i> must be acoustically designed to achieve the <i>permitted activity</i> standards in the Noise chapter.</li> </ol> <p><del><b>Qualifying Criteria:</b></del></p> <p><del><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</del></p>

**6.9 Add a new rule (after rule TCZ-R8) as follows:**

<b>TCZ-Rx1</b>	<i>Papakāinga</i> on: 1. land held under Te Ture Whenua Māori Act 1993; or 2. at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).
<u>Permitted Activity</u>	<b>Standards</b>  1. <i>Buildings and structures (excluding minor buildings) must comply with Standards 1, 2, and 3 and 13 set out under Rule TCZ-R6.</i>
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .	

S100

**6.10 Amend rule TCZ-R10 as follows:**

<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	<b>Standards</b>  1. <i>Retail activities</i> in the following zones shall have a ground level <i>retail floor space</i> less than:  a. 1000m <sup>2</sup> in the Raumati Beach Town Centre Zone; b. 1000m <sup>2</sup> in the Ōtaki Main Street <i>Town Centre Zone</i> ; c. 2000m <sup>2</sup> in the Paraparaumu Beach <i>Town Centre Zone</i> .  2. <i>Supermarkets</i> in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone.	<b>Matters of Discretion</b>  1. Location, layout, size and design of the proposed <i>development</i> . 2. Consideration of the standard(s) not met. 3. The <del>extent of consistency with relevant matters in 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> 4. Visual, character, amenity and streetscape <i>effects</i> . 5. Traffic and transport <i>effects</i> . <del>6. Location and design of parking, traffic circulation areas, loading and access.</del> <del>7. Public safety.</del> <del>8. Context and surroundings.</del> <del>9. Cumulative effects.</del> <del>10. Whether any nuisance effects are created.</del> <del>11. The consistency with the relevant objectives and policies.</del> 12. Economic <i>effects</i> including <i>effects</i> on the vitality of <i>centres</i> .

S122

S202

6.11 Amend rule TCZ-R11 as follows:

<p><b>TCZ-R11</b></p>	<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 is not met.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <u>Papakāinga</u> (refer rule TCZ-Rx3)</li> <li>• <u>Buildings and structures</u> within the Marae Takiwā Precinct (refer rule TCZ-Rx4)</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>Height 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>• <u>Standards 2, 3, 4, 5, 6 or 13 under rule TCZ-R6.</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> 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 must not exceed 21 metres in height.</u></li> </ol> <p><u>Measurement criteria:</u>  <u>Height must be measured using the 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>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. The <u>extent of consistency with relevant matters in</u> the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <u>Council's Centres Design Guide</u> in Appendix x2 and the <u>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</u> and the <u>Centres Design Principles</u> in Appendix 20.</li> <li>5. <i>Effects</i> on landform and landscape.</li> <li>6. Traffic and transport <i>effects</i>.</li> <li><del>7. Design and appearance of buildings.</del></li> <li><del>8. Location and design of parking, traffic circulation areas, loading and access.</del></li> <li><del>9. Public safety.</del></li> <li><del>10. Context and surroundings.</del></li> <li><del>11. Cumulative effects.</del></li> <li><del>12. Whether any nuisance effects are created.</del></li> <li><del>13. The consistency with the relevant objectives and policies.</del></li> </ol>

S122.137  
S028.22

S122

S202

## 6.12 Delete rule TCZ-R12:

<b>TCZ-R12</b>	<p>Papakāinga activities at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).</p> <p><i>Qualifying criteria apply to activities under this rule.</i></p>	
<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. A maximum of 10 <i>papakāinga</i> units shall be permitted on the <i>site</i>.</li> <li>2. Each <i>papakāinga</i> unit must have an <i>outdoor living space</i> for the exclusive use of the individual <i>papakāinga</i> unit.</li> </ol> <p><i>Qualifying Criteria:</i></p> <p><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</p> <ol style="list-style-type: none"> <li>3. The <i>outdoor living space</i> must be a minimum of 30m<sup>2</sup>, with a minimum dimension of 2.5 metres and the ability to accommodate a circle with a 4 metre diameter.</li> <li>4. The <i>outdoor living space</i> must be directly accessible from a living room (lounge / dining / family etc.) however it shall not be located between a <i>residential building's</i> front and a street.</li> <li>5. The <i>outdoor living space</i> must provide sunlight access to an area of the space with a minimum radius of 2 metres that is capable of receiving no less than 1 hour of continuous sunlight between the hours of 11:00am—2:00pm on June 21 (mid-winter solstice).</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>2. Location, layout, size and design of the proposed <i>development</i>.</li> <li>3. Visual, character, amenity, 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</i> Subdivision and Development Principles and Requirements 2012 and the <i>Centres</i> Design Principles in Appendix 20.</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. Whether any <i>nuisance effects</i> are created.</li> <li>10. The consistency with the relevant objectives and policies.</li> </ol>

## 6.13 Amend rule TCZ-R13 as follows:

<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> <p>3. The amount of <i>development</i> proposed must not exceed or proceed earlier than the stipulations in the guideline.</p>	<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> <li>9. The <del>Centres Design Principles in Appendix 20</del> <a href="#">relevant matters in the Centres Design Guide in Appendix x2</a>.</li> </ol>

S122

## 6.14 Add a new rule (after rule TCZ-R13) as follows:

<b>TCZ-Rx2</b>	<p><u><i>Papakāinga</i> on <i>general title land</i>.</u></p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <u><i>papakāinga</i> at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).</u></li> </ul> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The applicant is a member of <u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.</u></li> <li>2. <u>Compliance with the Standards set out under rule TCZ-Rx1.</u></li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u></li> <li>3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> </ol>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. <u>Part of the <i>land</i> at Whakarongotai Marae is <i>general title land</i>. <i>Papakāinga</i> on <i>general title land</i> at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A) are provided for under rule TCZ-Rx1.</u></li> <li>2. <u>Refer to chapter PK – <i>Papakāinga</i> for Objectives and Policies specific to <i>papakāinga</i>.</u></li> </ol>		

3. 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:

- a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
- b. any other matter related to *tikanga Māori*.

S203.25

6.15 Add a new rule (after rule TCZ-Rx2) as follows:

<b>TCZ-Rx3</b>	<p><i>Papakāinga</i> on land held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rules TCZ-Rx1 or TCZ-Rx2.</p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. For <i>papakāinga</i> on <i>general title land</i>, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Consideration of the <i>effects</i> of the standard not met.</li> <li>2. Measures to avoid, remedy or mitigate adverse <i>effects</i>.</li> <li><del>3. Cumulative effects.</del></li> <li>4. The matters contained in the <i>Land Development Minimum Requirements</i>.</li> <li>5. For <i>papakāinga</i> on <i>general title land</i>:             <ol style="list-style-type: none"> <li>a. Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</li> <li>b. Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</li> </ol> </li> </ol>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (<u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai</u>) and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include:             <ol style="list-style-type: none"> <li>a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</li> <li>b. any other matter related to <i>tikanga Māori</i>.</li> </ol> </li> </ol>		

S100.32

S203.25  
S203.25



6.16 Add a new rule (after rule TCZ-Rx3) as follows:

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S203

<b>TCZ-Rx4</b>	<p><u>New buildings and structures, and any minor works, additions or alterations to any building or structure, within the <del>Marae</del> Whakarongotai and Ōtaki Takiwā Precincts that do not comply with one or more of the standards under rule TCZ-R6.</u></p> <p><u>Height measurement criteria apply to activities under this rule.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> <li><u>Papakāinga (papakāinga are provided for within the Whakarongotai and Ōtaki Takiwā Precincts under rules TCZ-Rx2 or TCZ-Rx3)</u></li> </ul>
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S203

<u>Restricted Discretionary Activity</u>	<p><b><u>Standards</u></b></p> <ol style="list-style-type: none"> <li><u>For active retail frontages the distance between pedestrian entrances must not exceed 18 metres.</u></li> </ol> <p><u>Height</u></p> <ol style="list-style-type: none"> <li><u>Buildings and structures must not exceed 12 metres in height.</u></li> </ol> <p><u>Measurement criteria:</u> <u>Height must be measured using the height measurement criteria</u></p>	<p><b><u>Matters of Discretion</u></b></p> <ol style="list-style-type: none"> <li><u>The matters of discretion listed under rule TCZ-R11.</u></li> <li><u>Effects on cultural values and tikanga Māori.</u></li> <li><u>Effects on the use and function of <del>the</del> marae and other places of significance to tangata whenua located within the Precinct.</u></li> </ol>
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<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 <del>marae</del> place of significance to tangata whenua 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>
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## 7.0 Proposed amendments to the Local Centre Zone Chapter

### 7.1 Add the following text to the end of the Zone introduction:

#### Coastal Qualifying Matter Precinct

The Coastal Qualifying Matter Precinct covers parts of the *Working Zones* near to the coast that have been identified as being potentially susceptible to coastal erosion hazard. The purpose of this precinct is to identify the area within which the level of *subdivision* and *development* otherwise required by 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-removed~~ as part of this future plan change process.

The Coastal Qualifying Matter Precinct applies to two areas within the *Working Zones*:

1. The Coastal Qualifying Matter Precinct in the *Town Centre Zone* at Raumati Beach; and
2. The Coastal Qualifying Matter Precinct in the *Local Centre Zone* at Raumati South.

S179  
S219

### 7.2 Amend policy LCZ-P1 as follows:

LCZ-P1	Local Centres
<p><i>Local centres</i> are managed to enable a mix of limited local <i>retail activities</i>, other <i>business activities</i>, facilities and services which serve the daily convenience needs of local communities, generally within a walkable distance. <i>Local centres</i> may also contain residential and community and civic activities.</p> <p><i>Local centres</i> are located within the <i>Local Centre Zone</i> at Paekākāriki, Raumati South, Kena Kena, Meadows, Te Moana Road and Mazengarb Road. <i>Local centres</i> are also provided for in the Waikanae North Development Area Precinct 6 (Mixed Use) and the Ngārara Development Area - Waimeha <i>Neighbourhood Development Area</i>.</p> <p>In the following <i>local centres</i>, <i>subdivision</i>, use and <i>development</i> will be undertaken in a manner that is consistent with the specified design objectives and principles:</p> <ol style="list-style-type: none"> <li><del>1. Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 15;</del></li> <li>1. <u>2. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17;</u></li> <li>2. <u>3. Waimeha <i>Neighbourhood Development Area</i>, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7;</u></li> <li>3. <u>4. Precinct 6 (Mixed Use) - Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.</u></li> </ol>	

### 7.3 Amend policy LCZ-P3 as follows:

LCZ-P3	Activities in the Working Zones
<p><i>Business activities</i> are the primary <i>land use</i> and function of the <i>Working Zones</i>. The location, scale, size and design of <i>subdivision</i>, use and <i>development</i> in the <i>Working Zones</i> will be undertaken with regard to the following principles:</p>	

1. local and on-site *amenity values* are maintained and enhanced where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations;
2. local built identity and character values are ~~retained~~ considered;
3. connectivity and access within and to the *Working Zones* is enhanced;
4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
5. built form is compatible with the ~~surrounding environment~~ planned built character of the Zone;
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

**7.4 Amend policy LCZ-P5 as follows:**

S196  
S197

<b>LCZ-P5</b>	<u>Mixed Use Activities Housing</u> in Centres
<p><del>Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved 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> <p><u>Medium and high-density residential development will be enabled in centres where it:</u></p> <ol style="list-style-type: none"> <li>1. <u>Contributes to the viability and vitality of the centre;</u></li> <li>2. <u>Contributes to accommodating anticipated growth in the District;</u></li> <li>3. <u>Contributes to providing for a range of housing types, prices, sizes, and tenures that are accessible to people of all ages and a range of lifestyles, cultures and abilities; and</u></li> <li>4. <u>Ensures that residential activities are located above the ground floor level or are separated from any street frontage by commercial activities or community services that are accessible to the public.</u></li> </ol>	

**7.5 Amend policy LCZ-P6 as follows:**

S122

<b>LCZ-P6</b>	Urban form and design of centres
<p><i>Subdivision, use and development</i> in centres 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 high 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><u>A higher density of urban built form will be enabled in the Local Centre Zone including:</u></p> <ol style="list-style-type: none"> <li>1. <u>buildings up to 4-storeys within the Local Centre Zone; or</u></li> <li>2. <u>buildings up to 6-storeys within the Local Centre Zone at Paekākāriki,</u></li> </ol> <p><u>where development fulfils the intent of the Centres Design Guide in Appendix x2.</u></p>	

**7.6 Add a new policy (after policy LCZ-P7) as follows:**

<b>LCZ-Px1</b>	<u>Coastal Qualifying Matter Precinct at Raumati South</u>
<p><u>Within the Coastal Qualifying Matter Precinct at Raumati South:</u></p> <ol style="list-style-type: none"> <li>1. <u>an urban built form not exceeding 3-storeys is anticipated; and</u></li> <li>2. <u>the level of subdivision and development otherwise required by policy 3 of the NPS-UD will not be enabled until the management of coastal hazards within the area is addressed through a future coastal environment plan change.</u></li> </ol>	

S179  
S219

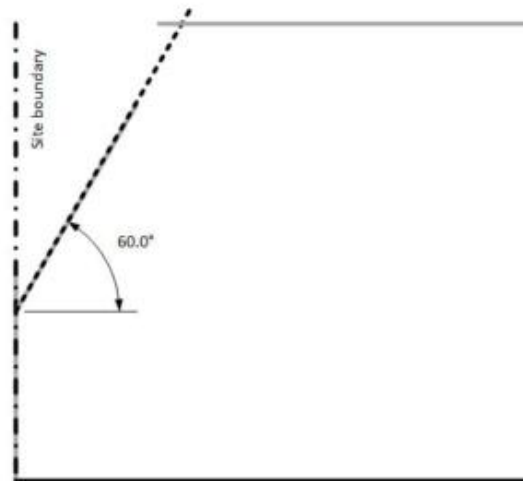
**Note:** The Coastal Qualifying Matter Precinct will be removed when provisions to manage coastal hazards are incorporated into the District Plan as part of a future coastal environment plan change.

**7.7 Amend rule LCZ-R6 as follows:**

<b>LCZ-R6</b>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings</i> (except in Paekākāriki).</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <i>Papakāinga</i> (refer to rules LCZ-Rx1 and LCZ-Rx2)</li> <li>• New <i>minor buildings and additions and alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><i>Height measurement criteria, and measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <p><u>Height</u></p> <p>1. <u>Buildings and structures must not exceed 12 metres in height, and within the Coastal Qualifying Matter Precinct, no building shall be more than 3 storeys above the original ground level.</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>2.</p> <p style="margin-left: 20px;">a. <u>In the Local Centre Zone at Paekākāriki:</u></p> <p style="margin-left: 40px;">i. <u>Buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries, as shown on the following diagram;</u></p> <p style="margin-left: 40px;">ii. <u>Except that 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 the boundary of a designation for rail corridor purposes;</u></p> <p style="margin-left: 20px;">b. <u>In all other Local Centre Zones:</u></p> <p style="margin-left: 40px;">i. <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, as shown on the following diagram.</u></p> <p><u>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.</u></p>

S100.20  
S100.40  
S203.04  
S203.23

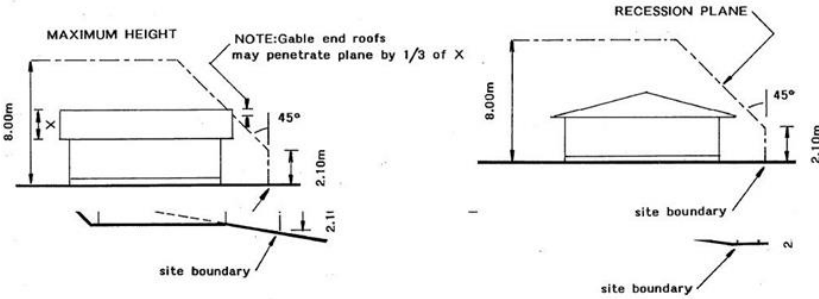
S122  
S094



**LCZ-Diagram x1 – Height in relation to boundary**

This standard does not apply to any of the following:

- a. buildings and structures within the Coastal Qualifying Matter Precinct;
  - b. a boundary with a road;
  - c. a boundary between a site within the Local Centre Zone, and a site within any of the following zones:
    - i. Any centres zone;
    - ii. The Mixed Use Zone;
    - iii. The General Industrial Zone;
  - d. residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.
2. Within the Coastal Qualifying Matter Precinct, all buildings and structures 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 where it adjoins the boundary of Residential Zones and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height (as determined by the height measurement criteria) may infringe the height in relation to boundary envelope.
- 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 envelope.
  - 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.



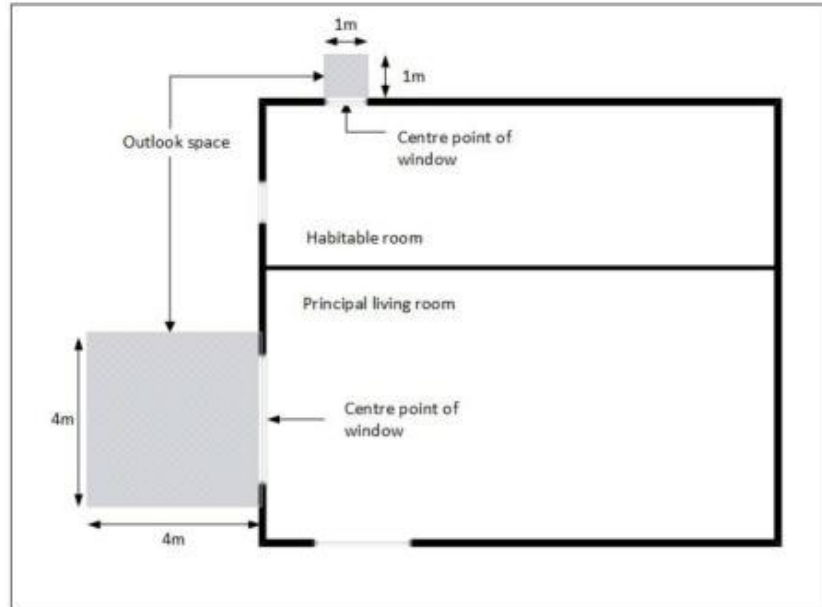
**LCZ-Diagram x2 – Height in relation to boundary in the Coastal Qualifying Matter Precinct**

Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)

3. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres 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 8 square metres 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.
4. 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 8 square metres 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 residential unit, as measured by the Residential Unit Measurement Criteria)

5. 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:



**LCZ-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.

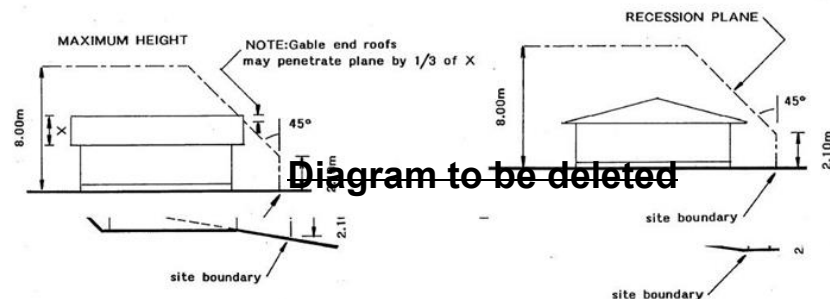
#### Other Standards

- ~~1. The maximum *height* of any *building* or *structure* from *original ground level* shall be 12 metres and no *building* shall be more than 3 storeys above the *original ground level*.~~
- ~~7. 2. Where a *building* adjoins, or is within 2 metres of the front *boundary* of a *site*, or a main internal pedestrian route, the *building* must contain at least 75% of the ground level *road boundary* façade and façades on main internal pedestrian routes as *active retail frontages*, including pedestrian entrances and clear glass for the display of goods.~~
- ~~3. All *buildings* and *structures* 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* where it adjoins the boundary of *Residential Zones* and inclines inwards at~~

an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height (as determined by the height measurement criteria) may infringe the height in relation to boundary envelope.

**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 envelope.~~
- 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.~~



8. ~~4-~~Any building or structure which is setback 2 or more metres from the road boundary must provide (or, in respect of existing trees, retain) at least one specimen tree capable of growing to 5 metres in height within 10 years of planting for every 10 metres of site frontage. Any landscaping provided in accordance with this standard must be included in the landscaping car park requirement.
9. ~~5-~~All buildings, other than temporary or accessory storage buildings, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
10. ~~6-~~Verandahs shall be provided to the following standards, except in situations where the adjoining buildings on both sides do not have a verandah (excluding Paekākāriki, where all buildings shall provide a verandah) and where the building is set back from the frontage by more than 3 metres:
  - a. The verandah shall have a minimum depth of 3 metres; and
  - b. The verandah shall be at least 0.5 metres behind the kerb face.
11. ~~7-~~Verandahs must extend along the entire frontage of the building and must adjoin existing verandahs on adjacent buildings.
12. ~~8-~~Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
13. ~~9-~~Buildings and structures shall be sited a minimum of 4 metres from the boundary of any Residential Zone.
14. ~~40-~~No building or structure shall be set back more than 2 metres from the legal road boundary or main internal pedestrian route edge. Any setback less than 2 metres shall be entirely paved for pedestrian circulation (except for ancillary landscaping). This rule does not apply to ancillary buildings and structures; that is buildings and structures used for a



	<p>purpose which is secondary to the main use of the <i>site</i> and which are located to the rear of the main <i>building</i> on the <i>site</i>.</p> <p>15. <del>44.</del> Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances.</p>
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**7.8 Amend rule LCZ-R12 as follows:**

<b>LCZ-R12</b>	<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 (<del>except in Paekākāriki</del>) where one <u>or more</u> of the following <i>permitted activity</i> standards is not met:</p> <ol style="list-style-type: none"> <li><del>1. active retail frontages;</del></li> <li><del>2. height in relation to boundary envelope;</del></li> <li><del>3. landscaping;</del></li> <li><del>4. lighting;</del></li> <li><del>5. verandahs;</del></li> <li><del>6. buildings adjoining Residential Zones;</del></li> <li><del>7. building setback;</del></li> <li><del>8. pedestrian pathways; and</del></li> <li><del>9. vehicle entrances.</del></li> </ol> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <b>Papakāinga (refer to rule LCZ-Rx3)</b></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> Public notification of an application for <i>resource consent</i> under this rule is <u>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 LCZ-R6.</u></li> </ul>	
Restricted Discretionary Activity	<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 must not exceed 15 metres in height; except that</u></li> <li>3. <u>Buildings and structures within the Local Centre Zone at Paekākāriki must not exceed 21 metres in height.</u></li> </ol> <p><u>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>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. The <del>extent of consistency with relevant matters in</del> the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <i>Council's Centres Design Guide</i> in Appendix x2 and the <u>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</u> and the</li> </ol>

S100.20  
S100.40  
S203.04  
S203.23

S122.116  
S028.27

S122

S202

	<p><u>Height must be measured using the height measurement criteria.</u></p>	<p><u>Centres Design Principles in Appendix 20.</u></p> <p>5. <u>Effects on landform and landscape.</u></p> <p>6. <u>Traffic and transport effects.</u></p> <p><del>7. Design and appearance of buildings.</del></p> <p><del>8. Location and design of parking, traffic circulation areas, loading and access.</del></p> <p><del>9. Public safety.</del></p> <p><del>10. Context and surroundings.</del></p> <p><del>11. Cumulative effects.</del></p> <p><del>12. Whether any nuisance effects are created.</del></p> <p><del>13. The consistency with the relevant objectives and policies.</del></p>
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**7.9 Delete rule LCZ-R15 as follows:**

<b>LCZ-R15</b>	<p>New <del>buildings and structures and additions and alterations</del> to existing <del>buildings</del> in the Local Centre Zone in Paekākāriki.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <del>New minor buildings and additions and alterations to existing minor buildings.</del></li> </ul> <p><del>Height measurement criteria apply to activities under this rule.</del></p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <del>The activity must comply with the permitted activity standards for new buildings and structures and additions and alterations to existing buildings and structures under LCZ-R6</del></li> <li>2. <del>No building or structure shall be set back from the road boundary except where there is provision for open space/courts for non-vehicle use.</del></li> <li>3. <del>The maximum height of any building or structure from original ground level shall be 10 metres, provided that no more than 50% of the building or structure exceeds a height of 8 metres above original ground level.</del></li> <li>4. <del>The maximum height (as determined by the height measurement criteria) of any part of the front elevation of a building or structure shall be 8 metres.</del></li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <del>Location, layout, size and design of the proposed development.</del></li> <li>2. <del>Visual, character, amenity, historic heritage, streetscape and stream effects.</del></li> <li>3. <del>The extent of consistency with the Paekākāriki Village Centre Design Guide in Appendix 15, the Crime Prevention through Environmental Design Guidelines in Appendix 6, Council's Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20.</del></li> <li>4. <del>Effects on landform and landscape.</del></li> <li>5. <del>Traffic and transport effects.</del></li> <li>6. <del>Design and appearance of buildings.</del></li> <li>7. <del>Location and design of parking, traffic circulation areas, loading and access.</del></li> <li>8. <del>Public safety.</del></li> <li>9. <del>Context and surroundings.</del></li> <li>10. <del>Cumulative effects.</del></li> </ol>

	<p>5. No part of a <i>building</i> or <i>structure</i> within 2 metres of the front elevation shall exceed 8 metres in <i>height</i> (as determined by the <i>height measurement criteria</i>), except that a pitched roof may be installed with a slope running upwards from the frontage to the centre of the <i>building</i> at an angle of not more than 45 degrees.</p> <p>6. All <i>buildings</i> and <i>structures</i> above the ground floor must be set back at least 1.5 metres from the side boundaries.</p>	<p>11. Whether any <i>nuisance effects</i> are created.</p> <p>12. The consistency with the relevant objectives and policies.</p>
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**7.10 Amend rule LCZ-R20 as follows:**

<b>LCZ-R20</b>	New <i>buildings</i> and <i>structures</i> (excluding <i>minor buildings</i> ) and <i>additions</i> and <i>alterations</i> to existing <i>buildings</i> (excluding <i>minor buildings</i> ) <u>within the Coastal Qualifying Matter Precinct</u> which exceed 12 metres in <i>height</i> (as determined by the <i>height measurement criteria</i> ) or are more than 3 storeys above the <i>original ground level</i> .
Non-Complying Activity	

**7.11 Add three new rules to the Local Centre Zone chapter:**

S100

<b>LCZ-Rx1</b>	<u>Papakāinga on land held under Te Ture Whenua Māori Act 1993.</u>	
<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 Standards 1, and 2 and 43 set out under Rule LCZ-R6.</u></li> <li><u>Residential activities as part of a papakāinga must only be located above the ground floor level or be separated from all street frontages by retail activities.</u></li> </ol>	
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <u>papakāinga</u> .		

S100.20  
S100.40  
S203.04  
S203.23

<b>LCZ-Rx2</b>	<u>Papakāinga on general title land.</u>	
	<p><b>Notification</b> <u>Public notification of an application for resource consent under this Rule is precluded.</u></p>	
<u>Restricted Discretionary Activity</u>	<p><b>Standards</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</u></li> </ol>	<p><b>Matters of Discretion</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> </ol>

	<p><u>Tonga), or Te Āti Awa ki Whakarongotai.</u></p> <p><u>2. Compliance with the Standards set out under rule LCZ-Rx1.</u></p>	<p><u>2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</u></p> <p><u>3. The matters contained in the Land Development Minimum Requirements.</u></p>		<p>S100.20 S100.40 S203.04 S203.23</p>
<p><b>Notes:</b></p> <p><u>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.</u></p> <p><u>2. 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></p> <p><u>a. where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</u></p> <p><u>b. any other matter related to tikanga Māori.</u></p>				
<p><b>LCZ-Rx3</b></p> <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 LCZ-Rx1 or LCZ-Rx2.</u></p> <p><b>Notification</b></p> <p><u>Public notification of an application for resource consent under this Rule is precluded.</u></p>				
<p><u>Restricted Discretionary Activity</u></p>	<p><b>Standards</b></p> <p><u>1. 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.</u></p>	<p><b>Matters of Discretion</b></p> <p><u>1. Consideration of the effects of the standard not met.</u></p> <p><u>2. Measures to avoid, remedy or mitigate adverse effects.</u></p> <p><u>3. The matters contained in the Land Development Minimum Requirements.</u></p> <p><u>4. For papakāinga on general title land:</u></p> <p><u>a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;</u></p> <p><u>b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.</u></p>		
<p><b>Notes:</b></p> <p><u>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.</u></p> <p><u>2. 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></p> <p><u>a. where the papakāinga is on general title land, whether the applicant has demonstrated a whakapapa or ancestral connection to the land;</u></p> <p><u>b. any other matter related to tikanga Māori.</u></p>				

## 8.0 Proposed amendments to the Mixed Use Zone Chapter

### 8.1 Amend policy MUZ-P1 as follows:

MUZ-P1	Mixed Use Zone
<p>1. <i>Subdivision, use and development</i> in the Mixed Use Zone will provide for high amenity commercial development in a manner which:</p> <ol style="list-style-type: none"> <li>remains compatible with the role and function of <i>Metropolitan Centre Zone Precinct A</i> as the primary retail and commercial core of the <i>Paraparaumu Sub-Regional Centre</i>;</li> <li>is appropriate along an arterial <i>road environment</i>; and</li> <li>is compatible with adjoining residential areas.</li> </ol> <p>2. <i>Subdivision, use and development</i> in the Mixed Use Zone will be undertaken in the following manner:</p> <ol style="list-style-type: none"> <li>adverse <i>effects</i> that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;</li> <li>apartment living and <del>medium density housing</del> <u>higher density housing</u> developments will be encouraged east of Moana Road to consolidate residential densities within close proximity to <i>Metropolitan Centre Zone Precinct A</i> and the rail interchange;</li> <li><i>retail activities</i> will be provided for in a manner which minimises adverse <i>effects</i> on the role, function and vitality of the Metropolitan Centre Zone and ensures the safe, efficient function of the District's <i>transport network</i> and hierarchy by: <ol style="list-style-type: none"> <li>managing the scale of <i>retail activities</i> in the Ihakara Street East and Ihakara Street West Precincts;</li> <li>limiting the type and scale of <i>retail activities</i> in Kāpiti Road; and</li> <li>limiting the type and scale of <i>retail activities</i> in Paraparaumu North Gateway Precinct (as outlined in MUZ-P2); and</li> </ol> </li> <li><i>amenity values</i> of Kāpiti Road will be maintained or enhanced <u>where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations</u>;</li> <li>vehicle parking and manoeuvring will be provided for on-site and preferably at the rear of the <i>subject site</i>;</li> <li>activities which produce high levels of <i>nuisance effects</i> will not be provided for;</li> <li><i>buildings</i> will have <i>active frontages</i>, including frequent entrances and windows, along the primary <i>road</i> frontage;</li> <li><i>building</i> bulk, size and <i>height</i> will be of a scale and design that relates to the surrounding <i>environment</i>;</li> <li>activities and <i>development</i> will recognise the proximity of <i>sensitive activities</i> in nearby <i>zones</i>; and</li> <li><i>buildings</i> will have a minimal and consistent setback from the <i>road boundary</i>.</li> </ol>	

### 8.2 Amend policy MUZ-P4 as follows:

MUZ-P4	Activities in the Working Zones
<p><i>Business activities</i> are the primary <i>land use</i> and function of the <i>Working Zones</i>. The location, scale, size and design of <i>subdivision, use and development</i> in the <i>Working Zones</i> will be undertaken with regard to the following principles:</p> <ol style="list-style-type: none"> <li>local and on-site <i>amenity values</i> are maintained and enhanced <u>where practicable, while recognising that these values develop and change over time in response to the diverse and changing needs of people, communities and future generations</u>;</li> </ol>	

2. local built identity and character values are ~~retained~~ considered;
3. connectivity and access within and to the *Working Zones* is enhanced;
4. opportunities for transport choice and efficiency are maximised, including integration with public and community transport;
5. built form is compatible with the ~~surrounding environment~~ planned built character of the Zone;
6. facilities are integrated within the *centre* or other *Working Zones*; and
7. *temporary events* will be enabled in *centres* where they are consistent with the scale, role and function of the *centre*.

### 8.3 Amend policy MUZ-P6 as follows:

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MUZ-P6	<del>Mixed Use Activities</del> <u>Housing</u> in Centres
<p><del>Mixed use development, including residential activities, will be enabled in centres to enhance the viability and vitality of the centre where a high level of amenity for residents, businesses and visitors is achieved 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> <p><u>Medium and high-density residential development will be enabled in centres where it:</u></p> <ol style="list-style-type: none"> <li>1. <u>Contributes to the viability and vitality of the centre;</u></li> <li>2. <u>Contributes to accommodating anticipated growth in the District;</u></li> <li>3. <u>Contributes to providing for a range of housing types, prices, sizes, and tenures that are accessible to people of all ages and a range of lifestyles, cultures and abilities; and</u></li> <li>4. <u>Ensures that residential activities are located above the ground floor level or are separated from any street frontage by commercial activities or community services that are accessible to the public.</u></li> </ol>	

### 8.4 Amend policy MUZ-P7 as follows:

S122

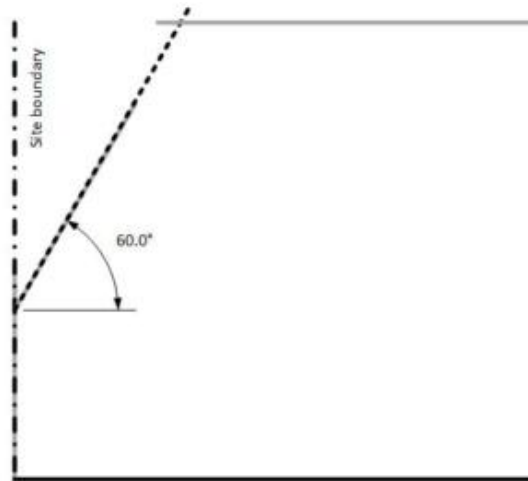
MUZ-P7	Urban form and design of centres
<p><i>Subdivision, use and development in centres</i> must be undertaken in a manner that achieves efficient integration with necessary <i>infrastructure</i>, reinforces the District's consolidated urban form and sense of place, and provides for a high quality interface between built form and public space. To achieve this, the <del>principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2</del> will be applied.</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>buildings up to <del>6-storeys-10-storeys</del> within the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone; or</u></li> <li>2. <u>buildings up to 3-storeys within the Paraparaumu North Gateway Precinct of the Mixed Use Zone;</u></li> </ol> <p><u>where development fulfils the intent of the Centres Design Guide in Appendix x2.</u></p>	

8.5 Amend rule MUZ-R6 as follows:

<p><b>MUZ-R6</b></p>	<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>,</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• <u><i>Papakāinga</i> (refer to rules MUZ-Rx1 and MUZ-Rx2)</u></li> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> <li>• 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> in the Paraparaumu North Gateway Precinct (see MUZ-R9).</li> </ul> <p><i>Measurement criteria</i>, and <i>height measurement criteria</i> apply to activities under this rule.</p>
<p>Permitted Activity</p>	<p><b>Standards</b></p> <p><u>Height</u></p> <p>1. <u><i>Buildings</i> and <i>structures</i> must not exceed 12 metres in <i>height</i>.</u></p> <p><u>Measurement criteria:</u>  <u><i>Height</i> must be measured using the <i>height measurement criteria</i>.</u></p> <p><u>Height in relation to boundary</u></p> <p>2.</p> <p>a. <u><i>Ihakara Street West, Ihakara Street East and Kapiti Road Precincts:</i></u></p> <p>i. <u><i>Buildings</i> and <i>structures</i> must not project beyond a 60° recession plane measured from a point 8 metres vertically above <i>ground level</i> along all <i>boundaries</i>, as shown on the following diagram;</u></p> <p>b. <u><i>In the Paraparaumu North Gateway Precinct:</i></u></p> <p>i. <u><i>Buildings</i> and <i>structures</i> must not project beyond a 60° recession plane measured from a point 4 metres vertically above <i>ground level</i> along all <i>boundaries</i>, as shown on the following diagram.</u></p> <p><u>Where the <i>boundary</i> forms part of a legal right of way, <i>entrance strip</i>, <i>access site</i>, or pedestrian access way, the <i>height in relation to boundary</i> applies from the farthest <i>boundary</i> of that legal right of way, <i>entrance strip</i>, <i>access site</i>, or pedestrian access way.</u></p>

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**MUZ-Diagram x1 – Height in relation to boundary**

This standard does not apply to any of the following:

- a. a boundary with a road;
- b. a boundary between a site in the Mixed Use Zone, and a site in any of the following zones:
  - i. Any centres zone;
  - ii. The Mixed Use Zone;
  - iii. The General Industrial Zone.
- c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.

Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)

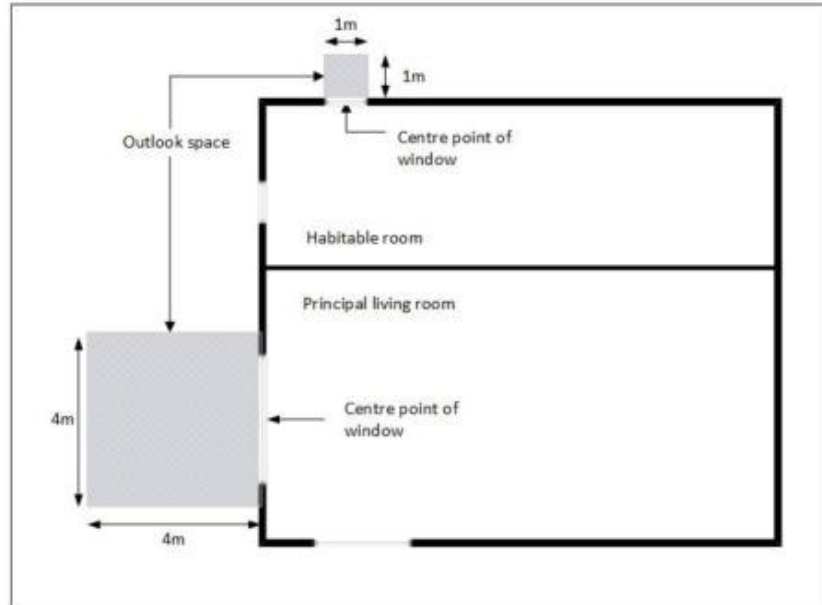
2. Except as provided for under Rule MUZ-R5, a residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:
  - a. where located at ground level, has no dimension less than 3 metres; and
  - b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres 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.
3. 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 8 square metres 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 residential unit, as measured by the Residential Unit Measurement Criteria)

4. 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:



**MUZ-Diagram x2 – 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.

Other Standards

~~2. The maximum height and structure of any building from original ground level shall be 12 metres and no building shall be more than 3 storeys above the original ground level.~~

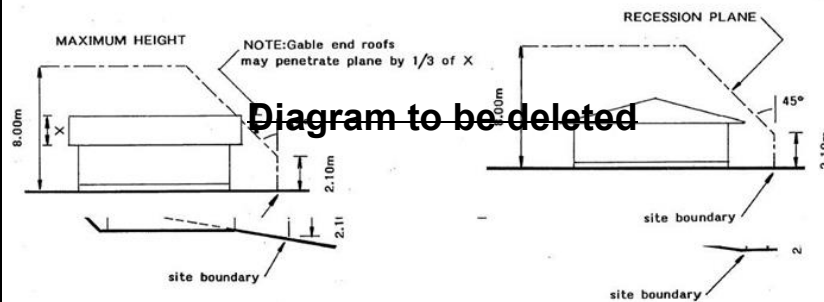
6. ~~2.~~ Buildings except residential buildings in the Ihakara Street West Precinct complying with MUZ-R5, must contain at least 25% of the ground level road boundary façade and facades on boulevards as active frontages

including pedestrian entrances and clear glass with views to activities in the building.

- ~~7. 3--Buildings and structures located on sites with frontage along the north-eastern side of Kāpiti Road must be set back at least 3 metres from the Kāpiti Road boundary.~~
- ~~4. All buildings and structures 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 property boundary where it adjoins the boundary of Residential Zones and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height (as determined by the height measurement criteria) may infringe the height in relation to boundary envelope.~~

*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 envelope.~~
- ~~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.~~



- ~~8. 5--Any building or structure which is set back 2 or more metres from the road boundary must provide (or, in respect of existing trees, retain) at least one specimen tree capable of growing to 5 metres in height within 10 years of planting for every 10 metres of site frontage. Any landscaping provided in accordance with this standard must be included in the landscaping car park requirement.~~
- ~~9. 6--All buildings, other than temporary or accessory storage buildings, or residential buildings in the Ihakara Street West Precinct complying with MUZ-R5, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.~~
- ~~10. 7--Buildings and structures shall be sited a minimum of 4 metres from the boundary of the Residential Zones.~~

8.6 Amend rule MUZ-R9 as follows:

<p><b>MUZ-R9</b></p>	<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> in the Paraparaumu North Gateway Precinct.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul> <p><i>Measurement criteria</i>, and <i>height measurement criteria</i> apply to activities under this rule.</p>	
<p>Controlled Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Buildings</i> and <i>structures</i> must comply with the <i>permitted activity</i> standards for <i>buildings</i> and <i>structures</i> in the Mixed Use Zone.</li> <li>2. <i>Buildings</i> and <i>structures</i> shall have a maximum <i>height</i> of 10 metres (as measured by the <i>height measurement criteria</i>) and a maximum <i>gross floor area</i> of 1000m<sup>2</sup>.</li> </ol> <p><i>Measurement Criteria:</i></p> <ol style="list-style-type: none"> <li>a. When measuring <i>gross floor area</i> include: covered yards and areas covered by a roof but not enclosed by walls</li> </ol> <p>Exclude:</p> <ol style="list-style-type: none"> <li>a. uncovered stairways;</li> <li>b. floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li>c. roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</li> <li>d. <i>car parking</i> areas; and</li> <li>e. floor space of interior balconies and mezzanines not used by the public.</li> </ol> <ol style="list-style-type: none"> <li>3. <i>Buildings</i> and <i>structures</i> must be located a minimum of 15 metres from a <i>state highway</i>, or limited access <i>road</i> (LAR) and a minimum of 5 metres from the precinct area boundary.</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. The <del>extent of consistency with relevant matters in</del> the Crime Prevention Through Environmental Design Guidelines in Appendix 6, <del>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.</del></li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Context and surroundings.</li> <li>5. Cumulative effects.</li> <li>6. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</li> </ol>

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	<p>4. <i>Building Coverage</i> must not exceed 40%.</p> <p><i>Measurement Criteria:</i></p> <p>When measuring <i>building coverage</i>, include:</p> <ul style="list-style-type: none"> <li>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</li> <li>b. The footprint of any <i>minor Building</i></li> </ul> <p>5. Walls 20 metres or greater in length must be broken up with windows, recesses, entrances and changes in materials.</p> <p>6. Security fencing must be visually permeable (e.g. chain-link).</p> <p>7. A landscaped area of at least 1 metre in width and 2 metres in <i>height</i> (as determined by <i>height measurement criteria</i>) must be provided along <i>site boundaries</i> to screen <i>buildings</i> and activities from adjoining rural properties outside the Paraparamu North Gateway Precinct, identified in the District Plan Maps.</p>	
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**8.7 Amend rule MUZ-R11 as follows:**

<b>MUZ-R11</b>	<i>Retail activities</i> in the Paraparamu North Gateway Precinct that do not meet the <i>permitted activity</i> standards.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ul 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> </ul>	<p><b>Matters of Discretion</b></p> <ul style="list-style-type: none"> <li>1. Location, layout, size and design of the proposed <i>development</i>.</li> <li>2. The <del>extent of consistency with relevant matters in</del> the Crime Prevention through Environmental Design Guidelines in Appendix 6, <del>Council's Subdivision and Development Principles and Requirements, 2012</del> <u>Land</u></li> </ul>

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		<p><i>Development Minimum Requirements</i> and the <i>Centres Design Guide</i> in Appendix 20 <i>Centres Design Guide</i> in Appendix x2.</p> <ol style="list-style-type: none"> <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><del>6. Location and design of parking, traffic circulation areas, loading and access.</del></li> <li><del>7. Context and surroundings.</del></li> <li><del>8. Cumulative effects.</del></li> <li><del>9. Whether any nuisance effects are created.</del></li> <li><del>10. The consistency with the relevant objectives and policies.</del></li> </ol>
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8.8 Amend rule MUZ-R12 as follows:

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<b>MUZ-R12</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 on natural character</i> values.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. The <del>Centres Design Principles in Appendix 1</del> <u>relevant matters in the Centres Design Guide in Appendix x2.</u></li> </ol>

8.9 Amend rule MUZ-R13 as follows:

<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> <li>• New <i>minor buildings</i> and <i>additions</i> and <i>alterations</i> to existing <i>minor buildings</i>.</li> </ul>
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	<p><u>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>Standards 2, 3, 4, 5 or 10 under rule MUZ-R6.</li> </ul>	
<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <p><u>Height</u></p> <ol style="list-style-type: none"> <li><u>Buildings and structures must not exceed</u> <ol style="list-style-type: none"> <li><u>24-36 metres in height in the Ihakara Street West, Ihakara Street East and Kapiti Road precincts;</u></li> <li><u>12 metres in height in the Paraparaumu North Gateway Precinct.</u></li> </ol> </li> </ol> <p><u>Measurement criteria:</u>  <u>Height must be measured using the height measurement criteria.</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>.</li> <li>Consideration of the <i>permitted activity</i> standard not met.</li> <li>Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>The <del>extent of consistency with relevant matters in 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><i>Effects</i> on landform and landscape.</li> <li>Traffic and transport <i>effects</i>.</li> <li><del>Design and appearance of buildings.</del></li> <li><del>Location and design of parking, traffic circulation areas, loading and access.</del></li> <li><del>Public safety.</del></li> <li><del>Context and surroundings.</del></li> <li><del>Cumulative effects.</del></li> <li><del>Any nuisance effects.</del></li> <li><del>The consistency with the relevant objectives and policies.</del></li> </ol>

S122.126

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**8.10 Add three new rules to the Mixed Use Zone chapter:**

<b>MUZ-Rx1</b>	<u>Papakāinga on land held under Te Ture Whenua Māori Act 1993.</u>
<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 Standards 1, and 2 and 4 set out under Rule MUZ-R6.</u></li> </ol>
<p><b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p>	

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<b>MUZ-Rx2</b>	<p><i>Papakāinga on general title land.</i></p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>		S100.20 S100.41 S203.04 S203.23
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <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>2. <u>Compliance with the Standards set out under rule MUZ-Rx1.</u></li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u></li> <li>3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> </ol>	
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. <u>Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</u></li> <li>2. <u>For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include:</u> <ol style="list-style-type: none"> <li>a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>b. <u>any other matter related to <i>tikanga Māori</i>.</u></li> </ol> </li> </ol>			
<b>MUZ-Rx3</b>	<p><i>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 MUZ-Rx1 or MUZ-Rx2.</i></p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>		
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <u>For <i>papakāinga</i> on <i>general title land</i>, 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> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>Consideration of the <i>effects</i> of the standard not met.</u></li> <li>2. <u>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</u></li> <li>3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></li> <li>4. <u>For <i>papakāinga</i> on <i>general title land</i>:</u> <ol style="list-style-type: none"> <li>a. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>b. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u></li> </ol> </li> </ol>	

**Notes:**

1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to *papakāinga*.
2. 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:
  - a. where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;
  - b. any other matter related to *tikanga Māori*.

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S203.23



## 9.0 Proposed amendments to the Hospital Zone Chapter

### 9.1 Amend rule HOSZ-R6 as follows:

<p><b>HOSZ-R6</b></p>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings and structures</i>.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• New <i>minor buildings</i> and additions and alterations to existing <i>minor buildings</i>.</li> </ul> <p><i>Height measurement criteria, and measurement criteria</i> apply to activities under this rule.</p>
<p>Permitted Activity</p>	<p><b><u>Standards</u></b></p> <p><u>Height</u></p> <p>1. <u><i>Buildings and structures must not exceed 12 metres in height.</i></u></p> <p><u>Measurement criteria:</u>  <u><i>Height must be measured using the height measurement criteria.</i></u></p> <p><u>Height in relation to boundary</u></p> <p>2. <u><i>Buildings and structures must not project beyond a 60° recession plane measured from a point 4-8 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.</i></u></p> <div data-bbox="502 1276 1021 1758" data-label="Diagram"> <p>The diagram illustrates a vertical dashed line representing the 'Site boundary'. A horizontal line extends from the top of this boundary to the right. A dashed line starts from a point on the boundary, 4-8 metres above the ground level, and extends upwards and to the right at an angle of 60.0 degrees. A horizontal line is drawn from this starting point to the right, and an arc indicates the 60.0 degree angle between this horizontal line and the dashed recession plane. The ground level is represented by a solid horizontal line at the bottom.</p> </div> <p><b><u>HOSZ-Diagram x1 – Height in relation to boundary</u></b></p> <p><u>This standard does not apply to any of the following:</u></p> <ol style="list-style-type: none"> <li><u><i>a boundary with a road;</i></u></li> <li><u><i>a boundary between a site in the Hospital Zone, and a site in any of the following zones:</i></u> <ol style="list-style-type: none"> <li><u><i>The Hospital Zone;</i></u></li> </ol> </li> </ol>

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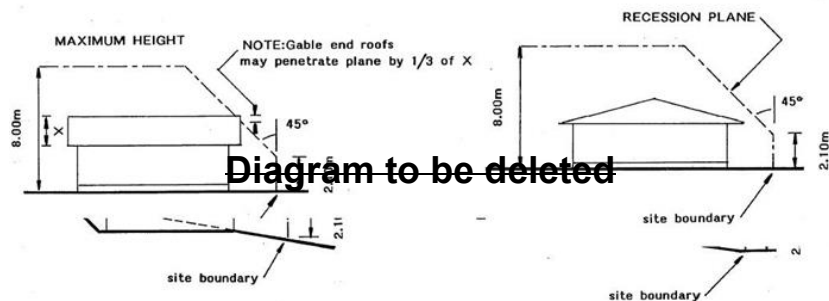
- ii. Any centres zone;
- iii. The Mixed Use Zone;
- iv. The General Industrial Zone;
- c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.

Other standards

1. ~~The maximum height of any building or structure from original ground level shall be 12 metres and no building shall be more than 3 storeys above the original ground level.~~
2. ~~All buildings and structures 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 where it adjoins the boundary of Residential Zones and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear yard and not more than 2.4 metres in height (as measured by the height measurement criteria) may infringe the height in relation to boundary envelope.~~

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 envelope.~~
- 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.~~



**Diagram to be deleted**

3. Any building or structure which is setback 2 or more metres from the road boundary must provide (or, in respect of existing trees, retain) at least one specimen tree capable of growing to 5 metres in height within 10 years of planting for every 10 metres of site frontage. Any landscaping provided in accordance with this standard must be included in the landscaping car park requirement.
4. All buildings, other than temporary or accessory storage buildings, must be lit with exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
5. Buildings shall be sited a minimum of 4 metres from the boundary of the Residential Zones.
6. Buildings and structures shall have a maximum building coverage of 75%.

	<p><i>Measurement Criteria:</i></p> <p>When measuring <i>building coverage</i>, include:</p> <ol style="list-style-type: none"> <li>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ol> <p>When measuring <i>building coverage</i>, exclude:</p> <ol style="list-style-type: none"> <li>b. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</li> <li>c. The footprint of any <i>minor building</i>.</li> </ol> <p>7. Pedestrian pathways must be provided with a minimum width of 2 metres and be separated by appropriate marking/delineation from traffic movements from all car parking areas to the <i>building</i> entrances and between <i>building</i> entrances.</p>
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**9.2 Amend rule HOSZ-R8 as follows:**

<b>HOSZ-R8</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 <del>no more than one or more</del> of the following <del>permitted activity standards is</del> <u>are</u> not met:</p> <ol style="list-style-type: none"> <li><del>1. height in relation to boundary envelope;</del></li> <li><del>2. landscaping;</del></li> <li><del>3. lighting;</del></li> <li><del>4. buildings adjoining Residential Zones;</del></li> <li><del>5. building setbacks;</del></li> <li><del>6. pedestrian pathways; and</del></li> <li><del>7. vehicle entrances.</del></li> </ol> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• New <i>minor buildings</i> and additions and alterations to existing <i>minor buildings</i>.</li> </ul> <p><u>Measurement criteria</u> apply to activities under this rule.</p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this rule is <u>precluded for non-compliance with the following standards:</u></p> <ul style="list-style-type: none"> <li>• <u>Standards 2 or 5 under rule HOSZ-R6.</u></li> </ul>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <p><u>Height</u></p> <ol style="list-style-type: none"> <li>1. <u>Buildings and structures must not exceed 21 metres in height.</u></li> </ol> <p><u>Measurement criteria:</u> <u>Height must be measured using the 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>.</li> <li>2. Consideration of the standard(s) not met.</li> <li>3. Visual, character, amenity, <i>historic heritage</i>, streetscape and stream <i>effects</i>.</li> <li>4. The <u>extent of consistency with relevant matters in</u> the Crime Prevention Through Environmental Design Guidelines in Appendix 6,</li> </ol>

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		<p><i>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20 and the Centres Design Guide in Appendix x2.</i></p> <ol style="list-style-type: none"> <li>5. <i>Effects on landform and landscape.</i></li> <li>6. <i>Traffic and transport effects.</i></li> <li><del>7. <i>Design and appearance of buildings.</i></del></li> <li><del>8. <i>Location and design of parking, traffic circulation areas, loading and access.</i></del></li> <li><del>9. <i>Public safety.</i></del></li> <li><del>10. <i>Context and surroundings.</i></del></li> <li><del>11. <i>Cumulative effects.</i></del></li> <li><del>12. <i>Whether any nuisance effects are created.</i></del></li> <li><del>13. <i>The consistency with the relevant objectives and policies.</i></del></li> </ol>
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**9.3 Amend rule HOSZ-R9 as follows:**

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<b>HOSZ-R9</b>	<i>Development which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.</i>	
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 water 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 on natural character</i> values.</li> <li>8. Cumulative <i>effects</i>.</li> <li>9. The <del>Centres Design Principles in Appendix 20</del> <u>relevant matters in the Centres Design Guide in Appendix x2.</u></li> </ol>

## 9.4 Amend rule HOSZ-R14 as follows:

<b>HOSZ-R14</b>	<p>New <i>buildings and structures and additions and alterations</i> to existing <i>buildings and structures</i> which exceed <u>12.21</u> metres in <i>height</i> <del>or are more than 3 storeys above the original ground level.</del></p> <p><i>Height measurement criteria apply to activities under this rule.</i></p>
Non-Complying Activity	

## 10.0 Proposed amendments to the District Wide Subdivision Chapters

### 10.1 Add a new rule to the SUB-DW District Wide Subdivision Matter Chapter (after rule SUB-DW-R3) as follows:

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<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><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><u>Existing <del>waterways</del> <del>waterbodies</del> and stormwater detention areas must be retained, <del>and be enhanced with plantings to create attractive features.</del></u></li> </ol> <p><b>Note:</b> 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.</p> <p><b><u>Underground Services</u></b></p> <ol style="list-style-type: none"> <li><u>Where any subdivision of land involves the construction of a new road or the extension of an existing road all electric, gas and telecommunication services to the land in the subdivision shall be reticulated underground.</u></li> </ol> <p><b><u>Water Supply</u></b></p>	<p><b><u>Matters of Control</u></b></p> <ol style="list-style-type: none"> <li><u>Those matters listed under rule <del>SUB-RES-R26</del> SUB-RES-Rx1 in the Subdivision in Residential Zones chapter;</u></li> <li><u>The degree of compliance with Council's Land Development Minimum Requirements;</u></li> </ol> <p><b><u>Stormwater</u></b></p> <ol style="list-style-type: none"> <li><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>

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	<p>4. <u>All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served with a Council reticulated water supply, must be provided with a connection to the Council reticulated water supply laid to the boundary of the allotment.</u></p> <p><b><u>Effluent Disposal</u></b></p> <p>5. <u>All new allotments, other than allotments for access, roads, utilities or reserves, where the allotments are in or adjoining areas which are served by the public wastewater reticulation and treatment system must be provided with a piped sewage outfall for disposing of sanitary sewage to a reticulated system, laid to the boundary of each allotment.</u></p> <p><b><u>Telecommunication and electricity supply</u></b></p> <p>6. <u>Provision must be made to the boundary of each proposed allotment for a connection to a telecommunication network and energy supply network.</u></p>	
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**10.2 Amend rule SUB-DW-R23 in the SUB-DW District Wide Subdivision Matter Chapter as follows:**

<b>SUB-DW-R23</b>	<i>Subdivision that does not comply with one or more of the activity standards for water, wastewater and stormwater or electricity and telecommunications under rules SUB-DW-Rx1, SUB-DW-R4 and SUB-DW-R5.</i>
Non-Complying Activity	

**10.3 Amend ~~Delete~~ policy SUB-RES-P1 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

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<b>SUB-RES-P1</b>	<del>General Residential Subdivision</del>
<p><del>Subdivision, including for small-scale infill, will be provided for in general residential areas where it does not compromise local character and amenity.</del></p> <p><del>Subdivision will be provided for where it is consistent with the Objectives and Policies applicable to subdivision, use and development in the General Residential Zone.</del></p>	

**10.4 Amend rule SUB-RES-R25 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<p><b>SUB-RES-R25</b></p>	<p>The following <i>subdivisions</i>:</p> <ul style="list-style-type: none"> <li>• <i>Boundary adjustments</i></li> <li>• Subdivision of <i>land</i> where no additional <i>allotments</i> are created.</li> <li>• <del>Subdivision of <i>Medium Density Housing</i> developments if the <i>land use consent</i> establishing the <i>Medium Density Housing</i> development has been given <i>effect to</i>.</del></li> </ul> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p>Cross lease updates are excluded from this rule.</p>	
<p>Controlled Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>2. No further <i>development</i> potential shall be created as a result of the <i>subdivision</i>. (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring).</li> <li>3. Public <i>roads</i>, public <i>water</i> supply systems, sanitary drainage systems and surface <i>water</i> drainage systems must be available to serve the <i>subdivision</i>.</li> <li>4. The relevant <i>subdivision</i> standards under Rules SUB-RES-R26, SUB-RES-Rx1, SUB-RES-R27 and SUB-RES-R28 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the zone standards and standards attached as notations differ, the notations shall take precedence.</li> </ol> <p><i>Boundary adjustment qualifying criteria</i>:</p> <ol style="list-style-type: none"> <li>1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of existing <i>allotments</i>.</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. Design and layout, including any associated <i>earthworks</i>.</li> <li>2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network, and any transport <i>effects</i>.</li> <li>3. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>.</li> <li>4. The location of any associated <i>building</i> area relative to any identified <i>natural hazards</i>, <i>historic heritage feature</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural feature and landscape or area of high natural character</i>.</li> <li>5. The imposition of <i>conditions</i> in accordance with Council's <i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</li> <li>6. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> </ol> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p><del>7. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.</del></p>

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		<p>8. The design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>9. <del>The Ōtaki Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</del></p>
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**10.5 Amend rule SUB-RES-R26 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<b>SUB-RES-R26</b>	<p>Except as provided for under Rule SUB-RES-R25, <del>subdivision of land within the General Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding Ōtaki Beach), excluding land within any precinct listed in UFD-P13.</del> <u>subdivision of land within the Coastal Qualifying Matter Precinct.</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 at Paekākāriki, Peka Peka, Te Horo Beach and Ōtaki Beach;</u></li> <li>• <u>Subdivision of land in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati and Waikanae Beach.</u></li> </ul>	
Controlled Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>2. Each <i>allotment</i> must have a flood free <i>building area</i> above the estimated 1% <i>Annual Exceedance Probability flood event</i>.</li> </ol> <p><b>Parent allotment area</b></p> <ol style="list-style-type: none"> <li>3. The <i>land</i> to be <i>subdivided</i> shall be less than 3,000m<sup>2</sup> in area.</li> </ol> <p><b>Note:</b> <i>Subdivision of land</i> greater than 3,000m<sup>2</sup> is provided for under SUB-RES-R27.</p> <p><b>Minimum allotment size</b></p> <ol style="list-style-type: none"> <li>4. <del>For all areas, excluding the General Residential Zone at Ōtaki, the minimum allotment area shall be 450m<sup>2</sup> (inclusive of access).</del></li> <li>5. <del>For the General Residential Zone at Ōtaki:</del> <ol style="list-style-type: none"> <li>a. <del>the minimum allotment area for front allotments shall be 450m<sup>2</sup> and for rear allotments 550m<sup>2</sup> (exclusive of access); and</del></li> </ol> </li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>.</li> <li>2. The imposition of <i>conditions</i> to manage character and amenity <i>effects</i>.</li> <li>3. The design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>4. The imposition of <i>conditions</i> in accordance with <i>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</li> <li>5. The imposition of <i>financial contributions</i> in accordance the Financial Contributions chapter.</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. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport <i>effects</i>.</li> <li>7. Any legal mechanisms required for legal access.</li> <li>8. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <u>natural wetland</u>, <i>historic heritage</i></li> </ol>

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	<p>b. the minimum average <del>allotment</del> area shall be 700m<sup>2</sup> or greater (exclusive of access).</p> <p><b>Shape factor</b></p> <p>6. Each <del>allotment</del> must be capable of accommodating an 18 metre diameter circle.</p> <p>7. Where a rear <del>allotment</del> is created, the shape factor circle for the front <del>allotment(s)</del> may extend over the <del>access leg</del> for the rear <del>allotment</del> by up to 3 metres.</p> <p><b><u>Minimum allotment size and shape factor</u></b></p> <p>4. <u>Compliance with SUB-RES-Table x1.</u></p> <p><b>Infrastructure, access and services</b></p> <p>5. <del>8.</del> Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's <u>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012.</u></p> <p>6. <del>9.</del> The maximum number of <del>allotments</del> gaining legal and physical <del>access</del> <u>vehicle access</u> by rights of way shall be 6.</p> <p>7. <del>10.</del> Access to all <del>allotments</del> must comply with the standards in the Transport chapter.</p> <p><b>Esplanades</b></p> <p>8. <del>11.</del> The <u>Esplanade Reserve and Esplanade Strip</u> provisions of SUB-DW-Table 1 must be complied with.</p> <p><b>Financial Contributions</b></p> <p>9. <del>12.</del> Compliance with FC-Table 1.</p>	<p><i>feature, <u>place or area of significance to Māori</u>, 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.</i></p> <p><del>9. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.</del></p> <p><b>Note:</b> 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 <i>subdivision</i> under this rule.</p>	<p>S203.49</p> <p>S155.07</p> <p>S028.46</p> <p>S202.10</p>
<p><b>Note:</b> the <i>subdivision of land</i> within:</p> <ul style="list-style-type: none"> <li>the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka, Te Horo Beach and Ōtaki Beach; and</li> </ul>			

- the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati and Waikanae Beach; are provided for under Rule SUB-RES-R27.

**10.6 Add a new rule to the SUB-RES Subdivision in Residential Zones Chapter (after rule SUB-RES-R26) as follows:**

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<b>SUB-RES-Rx1</b>	<p>Except as provided for under Rule SUB-RES-R25 <del>or SUB-RES-R26</del>, <u>subdivision of land</u> within the General Residential Zone <u>or 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 <u>precluded</u>.</p>
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<b>Controlled Activity</b>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Where the parent <i>allotment</i> contains an existing <i>residential unit</i>:             <ol style="list-style-type: none"> <li>the <i>subdivision</i> must not increase the degree of any non-compliance with Rules GRZ-Rx1, <del>GRZ-Rx2 or</del> GRZ-Rx3, HRZ-Rx6 or HRZ-Rx7; or</li> <li>the <i>subdivision</i> must comply with an approved land use <i>resource consent</i>.</li> </ol> </li> <li>Where the parent <i>allotment</i> does not contain an existing <i>residential unit</i>:             <ol style="list-style-type: none"> <li>it must be demonstrated that it is practicable to construct <i>residential units</i> on the parent <i>allotment</i> that comply with Rules GRZ-Rx1, <del>GRZ-Rx2 or</del> GRZ-Rx3, HRZ-Rx6 or HRZ-Rx7; or</li> <li>the <i>subdivision</i> must comply with an approved land use <i>resource consent</i>.</li> </ol> </li> <li>Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>Each <i>vacant allotment</i> must have a flood free <i>building area</i> above the estimated 1% Annual Exceedance Probability flood event.</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>The design and layout of the <i>subdivision</i> (excluding allotment size, shape, or other size-related subdivision requirements) and any associated <i>earthworks</i>.</li> <li>The imposition of <i>conditions</i> to manage character and amenity effects.</li> <li>The design and location of reserves and <i>esplanade reserves</i>.</li> <li>The imposition of <i>conditions</i> in accordance with <i>Council's Land Development Minimum Requirements</i>.</li> <li>The imposition of <i>financial contributions</i> in accordance the Financial Contributions chapter.</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><i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport effects.</li> <li>Any legal mechanisms required for legal access.</li> <li>The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>rare and threatened vegetation species</i>.</li> </ol>
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S206.16  
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	<p><b><u>Minimum allotment size and shape factor</u></b></p> <p>5. <u>Compliance with SUB-RES-Table x1.</u></p> <p><b><u>Infrastructure, access and services</u></b></p> <p>6. <u>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.</u></p> <p>7. <u>The maximum number of allotments gaining legal and physical <del>access</del> <u>vehicle access</u> by rights of way shall be 6.</u></p> <p>8. <u>Access to all allotments must comply with the standards in the Transport chapter.</u></p> <p>9. <u>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.</u></p> <p><b><u>Advice Note:</u></b> 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.</p> <p><b><u>Wastewater disposal – non-sewered allotments</u></b></p> <p>10. <u>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."</u></p> <p><u>Note: attention is drawn to the requirements for on-site</u></p>	<p><u>geological feature, outstanding natural feature and landscape or area of high natural character.</u></p> <p><del>9. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.</del></p> <p><b>Note:</b> 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>
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S115.07

S028.46  
S202.10

	<p><u>domestic wastewater disposal enforced by the Regional Council.</u></p> <p><b><u>County Road Ōtaki Precinct</u></b></p> <p>11. <u>For land in the County Road Ōtaki Precinct:</u></p> <p>a. <u>the protection of ecological site (K212) shall be secured via an encumbrance on the new allotments within which K212 is located; and</u></p> <p>b. <u>an integrated traffic assessment must be undertaken for all subdivisions creating more than six allotments with vehicle access only onto County Road.</u></p> <p><b><u>Esplanades</u></b></p> <p>12. <u>The Esplanade Reserve and Esplanade Strip 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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**10.7 Amend rule SUB-RES-R27 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<b>SUB-RES-R27</b>	<p><del>Any subdivision of land in the Coastal Qualifying Matter Precinct (excluding land within a Focused Infill Precinct) which is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx1.</del></p> <p><b>Criteria for notification</b> With respect to subdivisions which do not meet one or more of the standards under Rule SUB-RES-R25 the written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>		<p>S028.48 S028.49 S028.50 S028.51</p>
Restricted Discretionary Activity	<p><b>Standards</b></p> <p><del>1. Where the parent allotment contains an existing residential unit:</del></p> <p><del>a. the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1,</del></p>	<p><b>Matters of Discretion</b></p> <p>1. The design and layout of the subdivision and any associated earthworks.</p> <p>2. The imposition of conditions to manage character and amenity effects.</p>	<p>S028.48 S028.49 S028.50 S028.51</p>

	<p style="text-align: center;"><del>GRZ Rx2 or GRZ Rx3; or b. the subdivision must comply with an approved land use resource consent. This standard does not apply to the subdivision of land in the Coastal Qualifying Matter Precinct.</del></p> <p style="text-align: center;"><del>2. Where the parent allotment does not contain an existing residential unit: a. it must be demonstrated that it is practicable to construct residential units on the parent allotment that comply with Rules GRZ Rx1, GRZ Rx2 or GRZ Rx3; or b. the subdivision must comply with an approved land use resource consent. This standard does not apply to the subdivision of land in the Coastal Qualifying Matter Precinct.</del></p> <p>1. 4. Each allotment must have legal and physical access to a legal road.</p> <p><b>Minimum and average allotment sizes</b></p> <p>2. Each allotment must meet the following minimum requirements:</p> <p style="padding-left: 20px;">a. the minimum allotment area shall be 950m<sup>2</sup> for any allotment in:</p> <p style="padding-left: 40px;">i. the Beach Residential Precinct or General Residential Zone at Paekākāriki;</p> <p style="padding-left: 40px;">ii. the General Residential Zone at Peka Peka; and</p>	<p>3. The design, size, shape and location of reserves and esplanades.</p> <p>4. The imposition of conditions in accordance with <i>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</p> <p>5. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</p> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport effects.</p> <p>7. Any legal mechanisms required for legal access.</p> <p>8. The location of any associated <i>building</i> area(s) relative to any identified <i>natural hazards, natural wetland, historic heritage feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural landscape and area of high natural character</i>.</p> <p>9. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</p> <p><b>Note:</b> Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.</p>	<p>S028.48 S028.49 S028.50 S028.51</p> <p>S203.49</p>
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	<p>iii. <del>the General Residential Zone at Te Horo Beach;</del></p> <p>b. <del>for any <i>allotment</i> in the Waikanae Garden Precinct the minimum <i>allotment</i> area shall be 700m<sup>2</sup> (inclusive of access);</del></p> <p>c. <del>for any <i>allotment</i> in the Manu Grove Low Density Housing Precinct the minimum <i>allotment</i> area shall be 1,200m<sup>2</sup> (inclusive of access) and the minimum average <i>allotment</i> area for the <i>subdivision</i> shall be 6,000m<sup>2</sup>;</del></p> <p>d. <del>for <i>land</i> in the Panorama Drive Precinct:</del></p> <p style="padding-left: 40px;">i. <del>the minimum <i>allotment</i> area shall be 2,500m<sup>2</sup> (inclusive of access);</del></p> <p style="padding-left: 40px;">ii. <del>the minimum average <i>allotment</i> area for the precinct shall be 5,000m<sup>2</sup>; and</del></p> <p style="padding-left: 40px;">iii. <del>a notional house area with a minimum dimension of 12 metres and which is located outside of any area identified as an <i>ecological site</i> on the District Maps shall be indicated on the <i>subdivision</i> plan;</del></p> <p style="padding-left: 40px;"><b>Note:</b> <del>Land within the Panorama Drive Precinct is located within a <i>special amenity landscape</i>. Refer to the Natural Features and Landscapes chapter for policies on <i>special amenity landscapes</i>.</del></p> <p>e. <del>for <i>land</i> in the Ōtaki Low Density Precinct and Paraparaumu Low Density Precinct:</del></p> <p style="padding-left: 40px;">i. <del>the minimum <i>allotment</i> area shall be</del></p>	
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	<p>800m<sup>2</sup> (inclusive of access); and</p> <p>ii. <del>the minimum average allotment area for the precinct shall be 950m<sup>2</sup>;</del></p> <p>f. <del>for land in the Ferndale Area Precinct, the minimum allotment area shall be as set out in Appendix 4 Ferndale Area Structure Plan Notations;</del></p> <p>g. <del>for land in the Pekawy Precinct, any subdivision shall:</del></p> <p style="padding-left: 40px;">i. <del>conform to the layout of boundaries, vehicle access, open space and planting proposals shown on the Structure Plan in Appendix 5; and</del></p> <p style="padding-left: 40px;">ii. <del>be subject to the "subdivision controls" as set out in the Structure Plan in Appendix 5;</del></p> <p>h. <del>for land in the County Road Ōtaki Low Density Precinct:</del></p> <p style="padding-left: 40px;">i. <del>the minimum average allotment area for the subdivision shall be 700m<sup>2</sup>;</del></p> <p style="padding-left: 40px;">ii. <del>the number of residential allotments created by subdivision of the land contained in Lot 37 DP1429 shall not exceed 20 (including any balance of Lot 37 DP1429;</del></p> <p style="padding-left: 40px;">iii. <del>the protection of ecological site (K212) shall be secured via an encumbrance on the new allotments within which K212 is located; and</del></p> <p style="padding-left: 40px;">iv. <del>an integrated traffic assessment must be undertaken for all subdivisions creating more than six allotments with vehicle</del></p>	
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	<p>access only onto County Road.</p> <p><del>i. for land in the Beach Residential Precinct at Waikanae Beach, the minimum lot area shall be 550m<sup>2</sup> (exclusive of access);</del></p> <p><del>j. for all other land in the General Residential Zone where the land to be subdivided is less than 3,000m<sup>2</sup> in area:</del></p> <p style="padding-left: 40px;"><del>i. the minimum allotment area shall be 450m<sup>2</sup> (exclusive of access); and</del></p> <p style="padding-left: 40px;"><del>ii. the minimum average allotment area for the entire subdivision shall be 600m<sup>2</sup> (exclusive of access);</del></p> <p><del>k. for all other land in the General Residential Zone where the land to be subdivided is greater than 3,000m<sup>2</sup> in size:</del></p> <p style="padding-left: 40px;"><del>i. at least 50% of all front allotments in the subdivision shall have a minimum allotment area of 550m<sup>2</sup> and at least 25% of all front allotments in the subdivision shall have a minimum allotment area of 700m<sup>2</sup>; and</del></p> <p style="padding-left: 40px;"><del>ii. at least 50% of all rear allotments in the subdivision shall have a minimum allotment area of 650m<sup>2</sup> (exclusive of access) and at least 25% of all rear allotments in the subdivision shall have a minimum allotment area of 800m<sup>2</sup> (exclusive of access);</del></p>	
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	<p><del>1. in addition to the minimum <i>allotment</i> area requirements in standards (i) and (j) above, the following overall average <i>allotment</i> sizes (exclusive of access) shall be achieved:</del></p> <ul style="list-style-type: none"> <li><del>i. 600m<sup>2</sup> or greater in the General Residential Zone at Ōtaki Beach;</del></li> <li><del>and</del></li> <li><del>ii. 700m<sup>2</sup> or greater in the Beach Residential Precinct at Raumati.</del></li> </ul> <p><b>Shape factor</b></p> <ul style="list-style-type: none"> <li><del>3. Each <i>allotment</i> must be capable of accommodating an 18 metre diameter circle.</del></li> <li><del>4. Where a rear <i>allotment</i> is created, the shape factor circle for the front <i>allotment</i>(s) may extend over the <i>access leg</i> for the rear <i>allotment</i> by up to 3 metres.</del></li> </ul> <p><b><u>Minimum allotment size and shape factor</u></b></p> <ul style="list-style-type: none"> <li><del>2. <u>4.</u> Compliance with SUB-RES-Table x1.</del></li> </ul> <p><b><u>Firefighting water supply at Te Horo Beach</u></b></p> <ul style="list-style-type: none"> <li><del>3. <u>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.</u></del></li> </ul> <p><del><u>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.</u></del></p> <p><b>Wastewater disposal – non-sewered allotments</b></p>	
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S089.48

	<p><del>4.</del> <del>5.</del> Any <i>subdivision</i> 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 <i>wastewater</i> disposal is suitable for each <i>allotment</i> in accordance with AS/NZS 1547:2012 “On-site Domestic Wastewater Management.”</p> <p><u>Note: attention is drawn to the requirements for on-site domestic <i>wastewater</i> disposal enforced by the Regional Council.</u></p> <p><b>Block length</b></p> <p><del>5.</del> <del>6.</del> The maximum <i>block length</i> for any <i>subdivision</i> <u>subject to standard 2.j. of SUB-RES-R27 where the land to be subdivided is less than 3,000m<sup>2</sup> in area</u> shall be 100 metres.</p> <p><b>Esplanades</b></p> <p><del>6.</del> <del>7.</del> The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p><b>Financial contributions</b></p> <p><del>7.</del> <del>8.</del> Compliance with FC-Table 1.</p>	
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**10.8 Delete rule SUB-RES-R28 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<b>SUB-RES-R28</b>	<i>Subdivision of land</i> in the Focused Infill Precinct which is not a <i>controlled activity</i> under Rule SUB-RES-R25.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <p><del>1.</del> Each <i>allotment</i> must have legal and physical access to a legal road.</p> <p><b>Size and shape</b></p> <p><del>2.</del> Each <i>allotment</i> shall have a minimum area of 300m<sup>2</sup> (exclusive of access).</p>	<p><b>Matters of Discretion</b></p> <p><del>1.</del> The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>.</p> <p><del>2.</del> The imposition of conditions to manage character and amenity <i>effects</i>.</p> <p><del>3.</del> The design, size, shape and location of reserves and esplanades.</p>

	<p><del>3. Each <i>allotment</i> must be capable of accommodating a 12 metre diameter circle.</del></p> <p><b>Road frontage</b></p> <p><del>4. Any front <i>allotment</i> shall have a minimum <i>road frontage</i> of 6 metres.</del></p> <p><b>Esplanades</b></p> <p><del>5. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW Table 1 must be complied with.</del></p> <p><b>Financial contributions</b></p> <p><del>6. Compliance with FC Table 1.</del></p>	<p><del>4. The imposition of <i>conditions</i> in accordance with <i>Council's Subdivision and Development Principles and Requirements 2012</i>.</del></p> <p><del>5. The imposition of <i>financial contributions</i> in accordance with this chapter.</del></p> <p><b>Note:</b> Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p><del>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any transport effects.</del></p> <p><del>7. Any legal mechanisms required for legal access.</del></p> <p><del>8. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character</i>.</del></p> <p><del>9. <i>Council's Crime Prevention</i> through Environmental Design Guidelines Appendix 6.</del></p> <p><del>10. Consistency with any relevant <i>structure plan</i> and the notations attached to the <i>structure plan</i>, including any additional matters over which <i>Council</i> reserves discretion.</del></p> <p><b>Note:</b> Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of discretion may also apply.</p>
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**10.9 Amend rule SUB-RES-R29 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<b>SUB-RES-R29</b>	<i>Subdivision</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><i>Subdivision</i> under this rule must comply with all other relevant <i>subdivision</i> standards unless otherwise specified in Appendix 1.</li> </ol> <p><b>Note:</b> For development which is undertaken in accordance with the Development Incentives Guidelines, see GRZ-R15.</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</li> <li>The design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>Covenants, easements and other legal mechanisms required.</li> <li>The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>.</li> <li>Ecological or biodiversity <i>effects</i>, and <i>effects</i> on natural character values.</li> <li>Transport <i>effects</i>.</li> <li>Proposed mitigation, remediation or ongoing management measures.</li> <li>Cumulative <i>effects</i>.</li> <li>The matters of discretion set out under SUB-RES-R27 or SUB-RES-R28 (whichever is applicable).</li> </ol>

**10.10 Amend rule SUB-RES-R30 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

S122

<b>SUB-RES-R30</b>	<p>Any <i>subdivision of land</i> in the General Residential Zone or <u>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>is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx1;</del></li> <li><del>meets all standards under SUB-RES-R27 except standard (3)2;</del></li> <li><del>has a minimum allotment area of 450m<sup>2</sup>; and</del></li> <li><del>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><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 <u>precluded.</u></p>	<p>S028.48 S028.49 S028.50 S028.51</p>
Discretionary Activity		

**10.11 Delete rule SUB-RES-R31 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<b>SUB-RES-R31</b>	Any <i>subdivision of land</i> in the Focused Infill Precinct which is not a restricted discretionary activity under SUB-RES-R28.
Discretionary Activity	

**10.12 Amend rule SUB-RES-R32 in the SUB-RES Subdivision in Residential Zones Chapter as follows:**

<b>SUB-RES-R32</b>	Any <i>subdivision of land</i> in the Coastal Qualifying Matter Precinct which is not a controlled activity under SUB-RES-R25, <del>or</del> SUB-RES-R26 <del>or SUB-RES-Rx1, or</del> a restricted discretionary activity under SUB-RES-R27, <del>or a discretionary activity under SUB-RES-R30.</del>
Non-Complying Activity	

S028.48  
S028.49  
S028.50  
S028.51

**10.13 Add a new table to the SUB-RES Subdivision in Residential Zones Chapter (at the end of the chapter) as follows:**

<b>SUB-RES-Table x1 – Minimum allotment size and shape factor</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>
S122	An <i>allotment</i> that contains a <i>residential unit</i> , or has an approved land use <i>resource consent</i> for a <i>residential unit</i> , or <del>it can be demonstrated that it is practicable to construct residential units within the allotment that comply with Rules GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3, HRZ-Rx6 or HRZ-Rx7</del>	No minimum <i>allotment area</i>	No minimum <i>average allotment area</i>	No minimum <i>allotment shape factor</i>
	Vacant <i>allotment</i> (excluding access sites)	<del>450m<sup>2</sup></del> 420m <sup>2</sup> (inclusive of access)	No minimum <i>average allotment area</i>	<u>Must be capable of accommodating a</u>

S202.04

S028.52  
S122.80  
S153.13  
S202.05  
S206.21

			<u>13 metre diameter circle.</u>
<u>Any allotment in the Coastal Qualifying Matter Precinct, except where otherwise provided for in this table</u>	<u>450m<sup>2</sup> (inclusive of access)</u>	<u>No minimum average allotment area</u>	<u>Must be capable of accommodating an 18 metre diameter circle.</u>  <u>Where a rear allotment is created, the shape factor circle for the front allotment(s) may extend over the access leg for the rear allotment by up to 3 metres.</u>
<u>Any allotment in the Coastal Qualifying Matter Precinct where the parent allotment is greater than 3,000m<sup>2</sup> in size</u>	<u>At least 50% of all front allotments in the subdivision shall have a minimum allotment area of 550m<sup>2</sup> and at least 25% of all front allotments in the subdivision shall have a minimum allotment area of 700m<sup>2</sup>.</u>  <u>At least 50% of all rear allotments in the subdivision shall have a minimum allotment area of 650m<sup>2</sup> (exclusive of access) and at least 25% of all rear allotments in the subdivision shall have a minimum allotment area of 800m<sup>2</sup> (exclusive of access).</u>	<u>No minimum average allotment area</u>	
<u>Any allotment in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct within at Waikanae Beach</u>	<u>550m<sup>2</sup> (exclusive of access)</u>	<u>No minimum average allotment area</u>	
<u>Any allotment in the Coastal</u>	<u>450m<sup>2</sup> (exclusive of access)</u>	<u>700m<sup>2</sup> (exclusive of access)</u>	

S028.52  
S122.80  
S153.13  
S202.05  
S206.21

	<u>Qualifying Matter Precinct within the Beach Residential Precinct at Raumati</u>		
	<u>Any allotment in the Coastal Qualifying Matter Precinct at Ōtaki Beach</u>	<u>450m<sup>2</sup> (exclusive of access)</u>	<u>600m<sup>2</sup> (exclusive of access)</u>
	<u>Any allotment in the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka or Te Horo Beach</u>	<u>950m<sup>2</sup> (inclusive of access)</u>	<u>No minimum average allotment area</u>

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

<b>SUB-WORK-R36</b>	<p><i>Boundary adjustments and subdivisions where no additional allotments (other than reserves or legal road to be vested in Council) are created in the Local Centre Zone.</i></p> <p><i>Boundary adjustment qualifying criteria apply to activities under this rule.</i></p> <p><i>Cross lease updates are excluded from this rule.</i></p>	
Controlled Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>No further <i>development</i> potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring).</li> <li>Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>.</li> <li>Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i></li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>Design and layout of the <i>subdivision</i> and <i>earthworks</i>.</li> <li><i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>.</li> <li>Visual, character and amenity <i>effects</i>.</li> <li>Design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>The location of any associated building area(s) relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i> and <i>outstanding natural features and landscapes</i>.</li> </ol>

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	<p>(excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards.</p> <p>5. The relevant standards under SUB-WORK-R43 must be complied with, including any additional <i>restricted discretionary activity</i> standards for subdivision attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</p> <p>6. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p><i>Boundary adjustment qualifying criteria:</i></p> <p>1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>.</p>	<p>6. <i>Natural hazard</i> management.</p> <p>7. The <del>extent of consistency with relevant matters in Council's Subdivision and Development Principles and Requirements 2012-Land Development Minimum Requirements</del> and the <del>Centres Design Principles in Appendix 20-Centres Design Guide in Appendix x2.</del></p> <p>8. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</p> <p>10. <del>Imposition of conditions under sections 108 and 220 of the RMA.</del></p>
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**10.15 Amend rule SUB-WORK-R37 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R37</b>	<p><i>Boundary adjustments and subdivisions</i> where no additional <i>allotments</i> (other than reserves or <i>legal road</i> to be vested in <i>Council</i>) are created in the Hospital Zone.</p> <p><i>Boundary adjustment qualifying criteria</i> apply to activities under this rule.</p> <p>Cross lease updates are excluded from this rule.</p>	
Controlled Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>No further development potential shall be created as a result of the <i>subdivision</i> (i.e. through the creation of a small <i>allotment</i> and a larger <i>allotment</i> which can then be further <i>subdivided</i> and would not have met all <i>restricted discretionary activity</i> standards including minimum or average <i>allotment</i> sizes prior to this <i>subdivision</i> occurring).</li> <li>Public <i>roads</i>, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>Design and layout of the <i>subdivision</i> and <i>earthworks</i>.</li> <li><i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i>.</li> <li>Visual, character and amenity <i>effects</i>.</li> <li>Design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>The location of any associated building area(s) relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and</i></li> </ol>

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	<p>available to serve the <i>subdivision</i>.</p> <ol style="list-style-type: none"> <li>4. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards.</li> <li>5. The relevant standards under Rule SUB-WORK-R44 must be complied with, including any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i>. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</li> <li>6. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</li> </ol> <p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> <li>1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>.</li> </ol>	<p><i>threatened vegetation species, geological feature and outstanding natural features and landscapes.</i></p> <ol style="list-style-type: none"> <li>6. <i>Natural hazard</i> management.</li> <li>7. <del>The relevant matters in the 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.</del></li> <li>8. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>9. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</li> <li>10. <del>Imposition of conditions under sections 108 and 220 of the RMA.</del></li> </ol>
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**10.16 Amend rule SUB-WORK-R39 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R39</b>	Except as provided for under Rule SUB-WORK-R33, the <i>subdivision</i> of <i>land</i> within the <i>Metropolitan Centre Zone</i> Structure Plan area that is consistent with the Structure Plan in Appendix 19.	
Controlled Activity	<b>Standards</b>	<b>Matters of Control</b>
	<ol style="list-style-type: none"> <li>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>2. Each <i>allotment</i>, including any balance area must be able to accommodate a <i>building</i> which complies with the <i>permitted activity</i> standards in Rule MCZ-R7.</li> <li>3. Each <i>allotment</i> must have a flood free <i>building</i> area above the estimated <i>1% Annual Exceedence Probability</i> flood event.</li> <li>4. <i>Public roads</i>, <i>public water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be</li> </ol>	<ol style="list-style-type: none"> <li>1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>.</li> <li>2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any effects on the <i>transport network</i>, including proposed link roads and desired connector roads shown in the <i>Metropolitan Centre Structure Plan</i> in Appendix 19.</li> <li>3. Visual, character and amenity effects.</li> <li>4. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> </ol>

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	<p>available to serve the <i>subdivision</i>.</p> <ol style="list-style-type: none"> <li>5. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided.</li> <li>6. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed.</li> <li>7. For <i>sites</i> adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening.</li> <li>8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</li> <li>9. Compliance with FC-Table 1.</li> </ol>	<ol style="list-style-type: none"> <li>5. The location of any associated <i>building</i> area(s) relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>.</li> <li>6. <i>Natural hazard</i> management.</li> <li>7. <a href="#">The relevant matters in the Council's Subdivision and Development Principles and Requirements 2012 Land Development Minimum Requirements</a> and the <a href="#">Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2</a>.</li> <li>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</li> <li>9. <del>Imposition of conditions under sections 108 and 220 of the RMA.</del></li> <li>10. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>11. The provision of walkways, cycleways and bridleways.</li> <li>12. Within Precinct A2, the alignment of <i>road</i> reserves so that views (including glimpses) of Kāpiti Island are maintained from at least three points along Rimu Road.</li> </ol>
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**10.17 Amend rule SUB-WORK-R40 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R40</b>	Any <i>subdivision</i> of land in the Metropolitan Centre Zone which is not a <i>controlled activity</i> under SUB-WORK-R33 or SUB-WORK-R39.	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>
	<ol style="list-style-type: none"> <li>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with</li> </ol>	<ol style="list-style-type: none"> <li>1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>.</li> <li>2. <i>Vehicle access</i> points onto legal road including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>.</li> <li>3. Visual, character and amenity <i>effects</i>.</li> </ol>

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	<p>the <i>permitted activity</i> standards in MCZ-R7 (except for standard 1), and the <i>restricted discretionary activity</i> standard for <i>height</i> under Rule MCZ-R13.</p> <ol style="list-style-type: none"> <li>3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.</li> <li>4. A development plan showing indicative buildings (excluding minor buildings) and landscaping must be provided.</li> <li>5. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.</li> </ol>	<ol style="list-style-type: none"> <li>4. Design, size, shape and location of reserves and esplanade reserves.</li> <li>5. 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, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.</li> <li>6. Natural hazard management.</li> <li>7. The extent of consistency with relevant matters in the 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.</li> <li>8. Imposition of encumbrances on titles to prevent or limit further subdivision.</li> <li>9. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>10. The provision of walking, cycle pathways and bridleways.</li> </ol>
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**10.18 Amend rule SUB-WORK-R41 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R41</b>	Any subdivision of land in the Mixed Use Zone which is not a controlled activity under SUB-WORK-R34.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Each allotment must have legal and physical access to a legal road.</li> <li>2. Each allotment, including any balance area, must be able to accommodate a building (excluding minor buildings) which complies with the permitted activity standards except within the Ihakara Street West, Ihakara Street East and Kapiti Road Precincts, each allotment, including any balance area, must be able to</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Design and layout of the subdivision and earthworks.</li> <li>2. Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</li> <li>3. Visual, character and amenity effects.</li> <li>4. Design, size, shape and location of reserves and esplanade reserves.</li> <li>5. The location of any associated building area(s) relative to any identified natural hazards,</li> </ol>

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	<p><u>accommodate a building (excluding minor buildings) which complies with the permitted activity standards under Rule MUZ-R6 (except standard 1) and the restricted discretionary activity standard for height under Rule MUZ-R13.</u></p> <ol style="list-style-type: none"> <li>3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.</li> <li>4. A development plan showing indicative buildings (excluding minor buildings) and landscaping must be provided.</li> <li>5. For sites adjoining Residential Zones, development must meet the permitted activity standards of the adjoining Residential Zone for building separation, setbacks and screening.</li> <li>6. Any additional restricted discretionary activity standards for subdivision attached as notations to structure plans must be complied with. Where the zone standards and standards attached as notations differ, the notations shall take precedence.</li> <li>7. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.</li> <li>8. In the Paraparaumu North Gateway Precinct, allotments must have a minimum area of 1000m<sup>2</sup> and a minimum average for the subdivision of 2500 m<sup>2</sup>.</li> <li>9. Compliance with FC-Table 1.</li> </ol>	<p><u>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 features and landscapes and dominant ridgelines.</u></p> <ol style="list-style-type: none"> <li>6. Natural hazard management.</li> <li>7. <u>The relevant matters in the 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.</u></li> <li>8. Imposition of encumbrances on titles to prevent or limit further subdivision.</li> <li>9. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>10. The provision of walkways, cycleways and bridleways.</li> </ol>
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**10.19 Amend rule SUB-WORK-R42 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R42</b>	Any subdivision of land in the Town Centre Zone which is not a controlled activity under SUB-WORK-R35.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Each allotment must have legal and physical access to a legal road.</li> <li>2. Each allotment, including any balance area, must be able to</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Design and layout of the subdivision and earthworks.</li> <li>2. Vehicle access points onto legal road including the State</li> </ol>

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	<p>accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards (except for standard 1 under Rule TCZ-R6), and the <i>restricted discretionary activity</i> standard for <i>height</i> under Rule TCZ-R11.</p> <ol style="list-style-type: none"> <li>3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.</li> <li>4. The maximum <i>block length</i> of the <i>development</i> shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed.</li> <li>5. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided.</li> <li>6. For sites adjoining <i>Residential Zones</i>, <i>development</i> must meet the <i>permitted activity</i> standards of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening.</li> <li>7. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</li> <li>8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</li> <li>9. Compliance with FC-Table 1.</li> </ol>	<p><i>Highway Network</i> and any <i>effects</i> on the <i>transport network</i>.</p> <ol style="list-style-type: none"> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>5. The location of any associated <i>building</i> area(s) relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>.</li> <li>6. <i>Natural hazard</i> management.</li> <li>7. <a href="#">The relevant matters in the Council's Subdivision and Development Principles and Requirements 2012</a> <i>Land Development Minimum Requirements</i> and the <i>Centres Design Principles</i> in Appendix 20 <i>Centres Design Guide</i> in Appendix x2.</li> <li>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</li> <li>9. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>10. The provision of walking, cycle pathways and <i>bridleways</i>.</li> </ol>
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**10.20 Amend rule SUB-WORK-R43 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R43</b>	Any <i>subdivision of land</i> in the Local Centre Zone which is not a <i>controlled activity</i> under SUB-WORK-R36.	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>
	<ol style="list-style-type: none"> <li>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> </ol>	<ol style="list-style-type: none"> <li>1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>.</li> <li>2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State</i></li> </ol>

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	<ol style="list-style-type: none"> <li>2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor buildings</i>) which complies with the <i>permitted activity</i> standards in Rules LCZ-R1 to LCZ-R9 (excluding standard 1 in Rule LCZ-R6), and the <i>restricted discretionary activity</i> standards for <i>height</i> in Rule LCZ-R12.</li> <li>3. Public roads, public <i>water</i> supply, <i>wastewater</i> and <i>stormwater</i> systems must be available to serve the <i>subdivision</i>.</li> <li>4. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided.</li> <li>5. For <i>sites</i> which adjoin <i>Residential Zones</i>, <i>development</i> must meet the <i>Permitted Activity Standards</i> of the adjoining <i>Residential Zone</i> for <i>building</i> separation, setbacks and screening.</li> <li>6. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations shall take precedence.</li> <li>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</li> <li>8. Compliance with FC-Table 1.</li> </ol>	<p><i>Highway Network</i> and any <i>effects</i> on the <i>transport network</i>.</p> <ol style="list-style-type: none"> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>5. The location of any associated building area(s) relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>.</li> <li>6. <i>Natural hazard</i> management.</li> <li>7. The <del>extent of consistency with relevant matters in the Council's Subdivision and Development Principles and Requirements 2012</del> <i>Land Development Minimum Requirements</i> and the <del>Centres Design Principles in Appendix 20</del> <i>Centres Design Guide in Appendix x2</i>.</li> <li>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</li> <li>9. The imposition of financial contributions in accordance with the <i>Financial Contributions</i> chapter.</li> <li>10. The provision of walkways, cycleways and bridleways.</li> </ol>
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**10.21 Amend rule SUB-WORK-R44 in the SUB-WORK Subdivision in Working Zones Chapter as follows:**

<b>SUB-WORK-R44</b>	Any <i>subdivision</i> of <i>land</i> in the <i>Hospital Zone</i> which is not a <i>controlled activity</i> under SUB-WORK-R37.	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>.</li> <li>2. Each <i>allotment</i>, including any balance area, must be able to accommodate a <i>building</i> (excluding <i>minor</i></li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Design and layout of the <i>subdivision</i> and <i>earthworks</i>.</li> <li>2. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>.</li> </ol>

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	<p><i>buildings</i>) which complies with the <i>permitted activity</i> standards (except for standard 1 in Rule HOSZ-R6), and the <i>restricted discretionary activity</i> standard for <i>height</i> in Rule HOSZ-R8).</p> <ol style="list-style-type: none"> <li>3. Public roads, public water supply wastewater and stormwater systems must be available to serve the subdivision.</li> <li>4. The maximum <i>block length</i> of the development shall be 150 metres. For the purposes of this standard, the maximum <i>block length</i> shall also apply to any internal roading proposed.</li> <li>5. A development plan showing indicative <i>buildings</i> (excluding <i>minor buildings</i>) and <i>landscaping</i> must be provided.</li> <li>6. For sites adjoining Residential Zones, development must meet the <i>Permitted Activity</i> Standards of the adjoining Residential Zone for building separation, setbacks and screening.</li> <li>7. Any additional <i>restricted discretionary activity</i> standards for <i>subdivision</i> attached as notations to <i>structure plans</i> must be complied with. Where the zone standards and standards attached as notations differ, the notations shall take precedence.</li> <li>8. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</li> <li>9. Compliance with FC-Table 1.</li> </ol>	<ol style="list-style-type: none"> <li>3. Visual, character and amenity effects.</li> <li>4. Design, size, shape and location of reserves and <i>esplanade reserves</i>.</li> <li>5. The location of any associated building area(s) relative to any identified <i>natural hazards</i>, <i>natural wetland</i>, <i>historic heritage feature</i>, <i>place or area of significance to Māori</i>, <i>notable tree</i>, <i>ecological site</i>, <i>key indigenous tree</i>, <i>key indigenous tree species</i>, <i>rare and threatened vegetation species</i>, <i>geological feature</i>, <i>outstanding natural features and landscapes</i> and <i>dominant ridgelines</i>.</li> <li>6. <i>Natural hazard</i> management.</li> <li>7. <a href="#">The relevant matters in the Council's Subdivision and Development Principles and Requirements 2012 Land Development Minimum Requirements</a> and the <a href="#">Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2</a>.</li> <li>8. Imposition of encumbrances on titles to prevent or limit further <i>subdivision</i>.</li> <li>9. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>10. The provision of walkways, cycleways and bridleways.</li> </ol>
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**10.22 Amend rule SUB-DW-R9 in the SUB-DW District Wide Subdivision Matters Chapter as follows:** S202.08

<b>SUB-DW-R9</b>	<p><i>Subdivision (excluding boundary adjustments or subdivision of land where no additional allotments are created) of land with peat or sand soils.</i></p> <p><b>Notification</b>  <u>Public and limited notification of an application for resource consent under this rule is precluded.</u></p>	
<p><i>Restricted Discretionary Activity Controlled Activity</i></p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Geotechnical information must be provided by a suitably qualified and experienced person (to <i>building</i> consent level) on <i>liquefaction</i> risk.</li> <li><del>2. Proposed building areas with a minimum dimension of 20 metres must be identified for each allotment.</del></li> </ol>	<p><b>Matters of <u>Discretion Control</u></b></p> <ol style="list-style-type: none"> <li>1. The outcomes of the geotechnical investigation on <i>liquefaction</i> risk.</li> <li>2. Whether the potential <i>risk</i> to the health and safety of people, and property from <i>liquefaction</i> can be avoided or mitigated.</li> <li>3. The design and layout of the <i>subdivision</i> including <i>earthworks</i>, servicing and the location of any <i>building</i> platforms.</li> <li>4. <del>Council's Subdivision and Development Principles and Requirements 2012</del> <u>Land Development Minimum Requirements</u>.</li> <li>5. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter.</li> </ol>

## 11.0 Proposed amendments to the General Rural Zone Chapter

### 11.1 Amend policy GRUZ-P9 as follows:

GRUZ-P9	<i>Residential Units and Buildings (excluding minor buildings)</i>
<p>New <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>) and other <i>buildings</i> (excluding <i>minor buildings</i>) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental <i>effects</i> (including cumulative <i>effects</i>) on the <i>productive potential</i> and landscape character of the rural area, including:</p> <ol style="list-style-type: none"> <li>1. limiting the number of <i>residential units</i> and <i>minor residential units</i> to one of each per <i>subject site</i>, except for <u><i>papakāinga</i></u> and where Development Incentive Guidelines are complied with;</li> <li>2. managing the location and scale of <i>buildings</i> (excluding <i>minor buildings</i>); and</li> <li>3. recognising the operational requirements for <i>buildings</i> (excluding <i>minor buildings</i>) that are <i>ancillary</i> to <i>primary production activities</i>.</li> </ol>	

### 11.2 Amend policy GRUZ-P11 as follows:

GRUZ-P11	Rural-Eco Hamlet Precinct
<p><i>Subdivision</i>, use and <i>development</i> in the Rural Eco-Hamlet Precinct must be undertaken in accordance with <i>structure plans</i> approved by way of changes to the District Plan, and be consistent with the following principles:</p> <ol style="list-style-type: none"> <li>1. ensure that eco-hamlets and associated <i>buildings</i> (excluding <i>minor buildings</i>) are designed and located to minimise landform <i>modification</i>;</li> <li>2. <i>buildings</i>, <i>roads</i> and <i>structures</i> are located so that they minimise disturbance to the existing landforms and natural features including general contours and prominent landforms, areas of native bush, <i>wetlands</i>, streams and their margins;</li> <li>3. <i>buildings</i> (excluding <i>minor buildings</i>) are designed and oriented to maximise <i>water</i> and energy efficiency while ensuring public health is maintained;</li> <li>4. the use of <i>renewable electricity generation activities</i> is encouraged;</li> <li>5. <i>building design</i> / <i>building form</i> reflects local character;</li> <li>6. <i>open space</i> and rural character are protected and enhanced by maintaining an appropriate overall low density and ratio of <i>development</i> intensity to <i>open space</i>;</li> <li>7. consideration is given to minimising light pollution;</li> <li>8. the <i>productive potential</i> of rural land is maintained through the retention of larger balance area <i>allotments</i>;</li> <li>9. any <i>development</i> is designed to create a sense of community and to provide a safe and accessible <i>environment</i> for pedestrians and cyclists;</li> <li>10. <i>stormwater</i> treatment and management systems are designed to integrate into the landscape to minimise <i>stormwater</i> runoff resulting from <i>development</i>;</li> <li>11. any <i>development</i> and <i>subdivision</i> ensures that individual <i>allotments</i> are landscaped and planted in a manner that: reduces the visual bulk of <i>buildings</i> (excluding <i>minor buildings</i>); integrates <i>buildings</i> (excluding <i>minor buildings</i>) into the landscape; provides shade and windbreaks; and maintains visual privacy;</li> <li>12. limits linear planting, including hedges and <i>shelter belts</i>, along <i>site boundaries</i>;</li> <li>13. maintains sufficient separation distance between vegetation and <i>regionally significant infrastructure</i>;</li> <li>14. any <i>development</i> maintains the ecological health of <i>waterbodies</i>, <i>wetlands</i> and aquatic habitats, and retains and enhances blue and green corridors (waterways and native bush areas) as a feature of the <i>zone</i>;</li> </ol>	

15. *development* provides for walkable communities with generous provision for walking, cycling and horse riding trails, including non-motorised access along watercourses and *open space* areas; and
16. *buildings* (excluding *minor buildings*) and *subject site* accesses are designed and built so that they are free from flooding. Design solutions must, where possible, use *soft engineering* to be consistent with ~~Kāpiti Coast District Council~~ the *Land Development Minimum Requirements* Subdivision and Development Principles and Requirements 2012.

~~The requirement for a structure plan~~ This policy does not apply to *papakāinga*.

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11.3 Amend rule GRUZ-R8 as follows:

<b>GRUZ-R8</b>	<p><del>Papakāinga housing in all Rural Zones on land held under Te Ture Whenua Māori Act 1993.</del></p> <p><del>Qualifying criteria apply to activities under this rule.</del></p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><del>1. On Māori land which is subdivided/partitioned/leased before November 2012:             <ol style="list-style-type: none"> <li>a. a maximum of 10 <i>papakāinga</i> units are permitted on any <i>subject site</i>;</li> <li>b. a minimum land area of 2000m<sup>2</sup> must be provided for each <i>papakāinga</i> unit;</li> <li>c. each <i>papakāinga</i> unit to have an <i>outdoor living space</i> for its own individual use. The <i>outdoor living space</i> must adjoin the living room and be located to either the North, East or West of the <i>papakāinga</i> unit it serves and must be a minimum of 40m<sup>2</sup>, with a minimum width of 5.5 metres for the exclusive use of each <i>papakāinga</i> unit; and</li> <li>d. a maximum of one communal <i>habitable building</i> with a maximum total floor area not exceeding 200m<sup>2</sup> for group activities which do not include <i>retail, commercial, industrial</i> or service activities may be erected on each <i>subject site</i>.</li> </ol> </del></li> </ol> <p><i>Qualifying Criteria:</i>  <del><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</del></p> <ol style="list-style-type: none"> <li>1. <u><i>Buildings</i> and <i>structures</i> must comply with the Standards set out under Rule GRUZ-R3, except for Standards 1 and 3;</u></li> <li>2. <u>Where the <i>papakāinga</i> is located on Kāpiti Island or an offshore island, it must comply with the Standards set out under Rule GRUZ-R6;</u></li> <li>3. <u>The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</u></li> </ol>
<p><b>Note:</b> refer to chapter PK - Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p>	

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## 11.4 Delete rule GRUZ-R12 as follows:

<b>GRUZ-R12</b>	<i>Papakāinga housing on Kāpiti Island.</i>	
	<i>Qualifying criteria apply to activities under this rule.</i>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <del>Minimum <i>subject site</i> area per <i>residential unit</i> – 250m<sup>2</sup>.</del></li> <li>2. <del>Minimum distance between dwellings must be not less than 6 metres. This dimension may be reduced to not less than 3 metres if the design and layout of the <i>building</i> preserves the privacy of individual <i>residential units</i>.</del></li> <li>3. <del>Each residential unit must have an <i>outdoor living space</i> of not less than 40m<sup>2</sup> for its own individual use.</del></li> </ol> <p><i>Qualifying Criteria:</i></p> <p><del><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</del></p> <ol style="list-style-type: none"> <li>4. <del>Compliance with the “Kāpiti Island <i>Permitted Activity</i> Standards”.</del></li> </ol>	<p><b>Matters of Discretion</b></p> <p>-</p> <ol style="list-style-type: none"> <li>1. <del>Design, location and layout of <i>buildings</i> (excluding <i>minor buildings</i>).</del></li> <li>2. <del>Number of <i>residential units</i> (as measured by the <i>residential unit measurement criteria</i>).</del></li> <li>3. <del>Visual, character and amenity <i>effects</i>.</del></li> <li>4. <del><i>Effects</i> on ecology and biodiversity.</del></li> <li>5. <del><i>Effects</i> on <i>natural character</i> in the <i>coastal environment</i>.</del></li> </ol>

## 11.5 Add a new rule (after rule GRUZ-R11) as follows:

<b>GRUZ-Rx1</b>	<i>Papakāinga on general title land.</i>	
	<p><b>Notification</b></p> <p><u>Public notification of an application for <i>resource consent</i> under this Rule is precluded.</u></p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <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>2. <u>Compliance with the Standards set out under rule GRUZ-R8.</u></li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u></li> </ol>

		<p>3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></p>
<p><b>Notes:</b></p> <p>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p> <p>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (<u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai</u>) and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include:</p> <p style="margin-left: 20px;">a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></p> <p style="margin-left: 20px;">b. <u>any other matter related to <i>tikanga Māori</i>.</u></p>		

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11.6 Add a new rule (after rule GRUZ-Rx1) as follows:

<b>GRUZ-Rx2</b>	<p><u><i>Papakāinga</i> on <i>land</i> held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rules GRUZ-R8 or GRUZ-Rx1.</u></p> <p><b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.</p>	
<u>Restricted Discretionary Activity</u>	<p><b>Standards</b></p> <p>1. <u>For <i>papakāinga</i> on <i>general title land</i>, 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></p>	<p><b>Matters of Discretion</b></p> <p>1. <u>Consideration of the <i>effects</i> of the standard not met.</u></p> <p>2. <u>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</u></p> <p><del>3. <u>Cumulative effects.</u></del></p> <p>4. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u></p> <p>5. <u>For <i>papakāinga</i> on <i>general title land</i>:</u></p> <p style="margin-left: 20px;">a. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></p> <p style="margin-left: 20px;">b. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u></p>
<p><b>Notes:</b></p> <p>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p> <p>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (<u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai</u>) and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include:</p> <p style="margin-left: 20px;">a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></p> <p style="margin-left: 20px;">b. <u>any other matter related to <i>tikanga Māori</i>.</u></p>		

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## 11.7 Amend rule GRUZ-R15 as follows:

<b>GRUZ-R15</b>	<p><i>Development</i> within the Visually Sensitive Areas of the Waikanae North and Ōtaki North Eco-Hamlet Precinct.</p> <p><u>This rule does not apply to <i>papakāinga development</i>.</u></p> <p><i>Height measurement criteria</i> apply to activities under this rule.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Compliance with the <i>Permitted Activity Standards</i> for <i>development</i> in the General Rural Zone and the Waikanae North and Ōtaki North Eco-Hamlet Precinct.</li> <li>2. All <i>buildings</i> (excluding <i>minor buildings</i>) to use as exterior materials: <ol style="list-style-type: none"> <li>a. natural stone; or</li> <li>b. natural timber provided any stains and protectants used do not contain colorants to change the natural colour of the timber (for example, to green or red); or</li> <li>c. another material painted or finished in visually muted, <i>recessive</i> colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less.</li> </ol> </li> <li>3. Any <i>building</i> (excluding <i>minor buildings</i>) or fence constructed or clad in metal, or material with reflective surfaces, must be painted or otherwise coated with a non-reflective finish and be at least 50% visually permeable. For the avoidance of doubt glazing is excluded from this standard.</li> <li>4. <i>Buildings</i> (excluding <i>minor buildings</i>) must be no more than 6 metres in <i>height</i> (as determined by the <i>height measurement criteria</i>).</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Ecological or biodiversity <i>effects</i></li> <li>2. Layout, size, design and location of proposed <i>building</i> and <i>structures</i>.</li> <li>3. Visual, character and amenity <i>effects</i>.</li> <li>4. Adequacy of <i>subject site</i> investigations.</li> <li>5. Suitability of the <i>subject site</i> for the proposed activity.</li> <li>6. Proposed mitigation, remediation or ongoing management measures.</li> <li>7. Cumulative <i>effects</i>.</li> <li>8. <i>Effects</i> on <i>natural character</i> in the <i>coastal environment</i>.</li> </ol>

**11.8 Amend rule GRUZ-R19 as follows:**

<b>GRUZ-R19</b>	<p>Second or subsequent <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential accommodation</i>, or <i>papakāinga</i>) on any <i>allotment</i>.</p> <p><i>Measurement Criteria</i> The number of <i>residential units</i> must be determined using the <i>residential unit measurement criteria</i>.</p>
Non-Complying Activity	

**11.9 Amend rule GRUZ-R20 as follows:**

<b>GRUZ-R20</b>	<p><i>Industrial, retail or commercial activities</i> in all Rural Zones which are not:</p> <ul style="list-style-type: none"> <li>a. a <i>home business, home craft occupations, homestay</i> or an <i>ancillary activity</i> to a <i>primary production</i> activity on the <i>subject site</i>; <del>or</del></li> <li>b. an <i>extractive industry</i> on the <i>site</i>; <u>or</u></li> <li>c. <i>ancillary</i> to and located within a <i>papakāinga</i>.</li> </ul> <p><i>Qualifying criteria</i> apply to <i>home businesses</i> and <i>home craft occupations</i>. Refer to GRUZ-R5.</p>
Non-Complying Activity	

## 12.0 Proposed amendments to the Rural Lifestyle Zone Chapter

### 12.1 Amend policy RLZ-P8 as follows:

<b>RLZ-P8</b>	<i>Residential Units and Buildings (excluding minor buildings)</i>
<p>New <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>) and other <i>buildings</i> (excluding <i>minor buildings</i>) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental <i>effects</i> (including cumulative <i>effects</i>) on the <i>productive potential</i> and landscape character of the rural area, including:</p> <ol style="list-style-type: none"> <li>a. limiting the number of <i>residential units</i> and <i>minor residential units</i> to one of each per <i>subject site</i>, except for <u><i>papakāinga</i></u> and where Development Incentive Guidelines are complied with;</li> <li>b. managing the location and scale of <i>buildings</i> (excluding <i>minor buildings</i>); and</li> <li>c. recognising the operational requirements for <i>buildings</i> (excluding <i>minor buildings</i>) that are <i>ancillary</i> to <i>primary production</i> activities.</li> </ol>	

### 12.2 Amend rule RLZ-R6 as follows:

<b>RLZ-R6</b>	<del><i>Papakāinga housing</i></del> on land held under Te Ture Whenua Māori Act 1993.  <del><i>Qualifying criteria</i></del> apply to activities under this rule.
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><del>1. On Māori land which is subdivided/partitioned/leased before November 2012:</del> <ol style="list-style-type: none"> <li><del>a. a maximum of 10 <i>papakāinga</i> units are permitted on any <i>subject site</i>;</del></li> <li><del>b. a minimum land area of 2000m<sup>2</sup> must be provided for each <i>papakāinga</i> unit;</del></li> <li><del>c. each <i>papakāinga</i> unit to have <i>outdoor living space</i> for its own individual use. The <i>outdoor living space</i> must adjoin the living room and be located to either the North, East or West of the <i>papakāinga</i> unit it serves and must be a minimum of 40m<sup>2</sup>, with a minimum width of 5.5 metres for the exclusive use of each <i>papakāinga</i> unit; and</del></li> <li><del>d. a maximum of one communal <i>habitable building</i> with a maximum total floor area not exceeding 200m<sup>2</sup> for group activities which do not include <i>retail, commercial, industrial</i> or <i>service</i> activities may be erected on each <i>subject site</i>.</del></li> </ol> <p><del><i>Qualifying Criteria:</i></del> <del><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</del></p> <ol style="list-style-type: none"> <li>1. <u><i>Buildings and structures</i> must comply with the Standards set out under Rule RLZ-R3, except for Standards 1 and 3;</u></li> <li>2. <u>The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</u></li> </ol> </li> </ol>
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .	

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12.3 Add a new rule (after rule RLZ-R9) as follows:

<b>RLZ-Rx1</b>	<i>Papakāinga on general title land.</i>	
<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.		
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. <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>  2. <u>Compliance with the Standards set out under rule RLZ-R6.</u>	<b>Matters of Discretion</b>  1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> 2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u> 3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u>
<b>Notes:</b> 1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> . 2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include: a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> b. <u>any other matter related to <i>tikanga Māori</i>.</u>		

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12.4 Add a new rule (after rule RLZ-Rx1) as follows:

<b>RLZ-Rx2</b>	<i>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 RLZ-R6 or RLZ-Rx1.</i>	
<b>Notification</b> Public notification of an application for resource consent under this Rule is precluded.		
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. <u>For <i>papakāinga</i> on <i>general title land</i>, 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>	<b>Matters of Discretion</b>  1. <u>Consideration of the <i>effects</i> of the standard not met.</u> 2. <u>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</u> <del>3. <u>Cumulative effects.</u></del> 4. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u> 5. <u>For <i>papakāinga</i> on <i>general title land</i>:</u> a. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> b. <u>Evidence of appropriate legal mechanism(s) to</u>

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		ensure that <i>land</i> is maintained in Māori ownership.
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (<u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai</u>) and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include:             <ol style="list-style-type: none"> <li>a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</li> <li>b. any other matter related to <i>tikanga Māori</i>.</li> </ol> </li> </ol>		

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**12.5 Amend rule RLZ-R14 as follows:**

<b>RLZ-R14</b>	<p>Second or subsequent <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential accommodation</i>, or <i>papakāinga</i>) units on any <i>allotment</i>.</p> <p><i>Measurement Criteria</i> The number of <i>residential units</i> must be determined using the <i>residential unit measurement criteria</i>.</p>
Non-Complying Activity	

**12.6 Amend rule RLZ-R15 as follows:**

<b>RLZ-R15</b>	<p><i>Industrial, retail or commercial activities</i> in all Rural Zones which are not:</p> <ol style="list-style-type: none"> <li>a. a <i>home business, home craft occupations, homestay</i> or an <i>ancillary activity</i> to a <i>primary production activity on the subject site</i>; or</li> <li>b. an <i>extractive industry on the site</i>; or</li> <li>c. <i>ancillary</i> to and located within a <i>papakāinga</i>.</li> </ol> <p><i>Qualifying criteria</i> apply to <i>home businesses</i> and <i>home craft occupations</i>. Refer to RLZ-R5.</p>
Non-Complying Activity	

## 13.0 Proposed amendments to the Rural Production Zone Chapter

### 13.1 Amend policy RPROZ-P9 as follows:

<b>RPROZ-P9</b>	<i>Residential Units and Buildings (excluding minor buildings)</i>
<p>New <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>) and other <i>buildings</i> (excluding <i>minor buildings</i>) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental <i>effects</i> (including <i>cumulative effects</i>) on the <i>productive potential</i> and landscape character of the rural area, including:</p> <ol style="list-style-type: none"> <li>1- limiting the number of <i>residential units</i> and <i>minor residential units</i> to one of each per <i>subject site</i>, except for <u><i>papakāinga</i></u> and where Development Incentive Guidelines are complied with;</li> <li>2- managing the location and scale of <i>buildings</i> (excluding <i>minor buildings</i>); and</li> <li>3- recognising the operational requirements for <i>buildings</i> (excluding <i>minor buildings</i>) that are <i>ancillary</i> to <i>primary production</i> activities.</li> </ol>	

### 13.2 Amend rule RPROZ-R6 as follows:

<b>RPROZ-R6</b>	<i>Papakāinga housing on land held under Te Ture Whenua Māori Act 1993.</i>
<i>Qualifying criteria</i> apply to activities under this rule.	
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <del>On Māori land which is subdivided/partitioned/leased before November 2012:</del> <ol style="list-style-type: none"> <li>a. <del>a maximum of 10 <i>papakāinga</i> units are permitted on any <i>subject site</i>;</del></li> <li>b. <del>a minimum land area of 2000m<sup>2</sup> must be provided for each <i>papakāinga</i> unit;</del></li> <li>c. <del>each <i>papakāinga</i> unit to have an <i>outdoor living space</i> for its own individual use. The <i>outdoor living space</i> must adjoin the living room and be located to either the North, East or West of the <i>papakāinga</i> unit it serves and must be a minimum of 40m<sup>2</sup>, with a minimum width of 5.5 metres for the exclusive use of each <i>papakāinga</i> unit; and</del></li> <li>d. <del>a maximum of one communal <i>habitable building</i> with a maximum total floor area not exceeding 200m<sup>2</sup> for group activities which do not include <i>retail, commercial, industrial</i> or <i>service</i> activities may be erected on each <i>subject site</i>.</del></li> </ol> <p><i>Qualifying Criteria:</i></p> <p><del><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</del></p> <ol style="list-style-type: none"> <li>1. <u><i>Buildings and structures</i> must comply with the Standards set out under Rule RPROZ-R3, except for Standards 1 and 3;</u></li> <li>2. <u>The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</u></li> </ol> </li> </ol>
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .	

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13.3 Add a new rule (after rule RPROZ-R10) as follows:

<b>RPROZ-Rx1</b>	<i>Papakāinga on general title land.</i>	
<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.		
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. <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>  2. <u>Compliance with the Standards set out under rule RPROZ-R6.</u>	<b>Matters of Discretion</b>  1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> 2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u> 3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u>
<b>Notes:</b> 1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> . 2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include: a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> b. <u>any other matter related to <i>tikanga Māori</i>.</u>		

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13.4 Add a new rule (after rule RPROZ-Rx1) as follows:

<b>RPROZ-Rx2</b>	<i>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 RPROZ-R6 or RPROZ-Rx1.</i>	
<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.		
<u>Restricted Discretionary Activity</u>	<b>Standards</b>  1. <u>For <i>papakāinga</i> on <i>general title land</i>, 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>	<b>Matters of Discretion</b>  1. <u>Consideration of the <i>effects</i> of the standard not met.</u> 2. <u>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</u> <del>3. <u>Cumulative effects.</u></del> 4. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u> 5. <u>For <i>papakāinga</i> on <i>general title land</i>:</u> a. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> b. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is</u>

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		<u>maintained in Māori ownership.</u>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (<u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai</u>) and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include:             <ol style="list-style-type: none"> <li>a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>b. <u>any other matter related to <i>tikanga Māori</i>.</u></li> </ol> </li> </ol>		

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**13.5 Amend rule RPROZ-R16 as follows:**

<b>RPROZ-R16</b>	<p>Second or subsequent <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>, or <i>papakāinga</i>) on any <i>allotment</i>.</p> <p><i>Measurement Criteria</i></p> <p>The number of <i>residential units</i> must be determined using the <i>residential unit measurement criteria</i>.</p>
Non-Complying Activity	

**13.6 Amend rule RPROZ-R17 as follows:**

<b>RPROZ-R17</b>	<p><i>Industrial, retail or commercial activities</i> in all Rural Zones which are not:</p> <ol style="list-style-type: none"> <li>a. <i>a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site;</i> or</li> <li>b. <i>an extractive industry on the site;</i> or</li> <li>c. <u><i>ancillary to and located within a papakāinga.</i></u></li> </ol> <p><i>Qualifying criteria</i> apply to <i>home businesses</i> and <i>home craft occupations</i>. Refer to RPROZ-R5.</p>
Non-Complying Activity	

## 14.0 Proposed amendments to the Future Urban Zone Chapter

### 14.1 Amend policy FUZ-P10 as follows:

<b>FUZ-P10</b>	<i>Residential Units and Buildings (excluding minor buildings)</i>
<p>New <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>) and other <i>buildings</i> (excluding <i>minor buildings</i>) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental <i>effects</i> (including <i>cumulative effects</i>) on the <i>productive potential</i> and landscape character of the rural area, including:</p> <ol style="list-style-type: none"> <li>1. limiting the number of <i>residential units</i> and <i>minor residential units</i> to one of each per <i>subject site</i>, except for <u><i>papakāinga</i></u> and where Development Incentive Guidelines are complied with;</li> <li>2. managing the location and scale of <i>buildings</i> (excluding <i>minor buildings</i>); and</li> <li>3. recognising the operational requirements for <i>buildings</i> (excluding <i>minor buildings</i>) that are <i>ancillary</i> to <i>primary production</i> activities.</li> </ol>	

### 14.2 Amend rule FUZ-R6 as follows:

<b>FUZ-R6</b>	<del><i>Papakāinga housing</i> on land held under Te Ture Whenua Māori Act 1993.</del>
<del><i>Qualifying criteria</i> apply to activities under this rule.</del>	
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><del>1. On <i>Māori land</i> which is subdivided/partitioned/leased before November 2012:</del> <ol style="list-style-type: none"> <li><del>a. a maximum of 10 <i>papakāinga</i> units are permitted on any <i>subject site</i>;</del></li> <li><del>b. a minimum land area of 2000m<sup>2</sup> must be provided for each <i>papakāinga</i> unit;</del></li> <li><del>c. each <i>papakāinga</i> unit to have <i>outdoor living space</i> for its own individual use. The <i>outdoor living space</i> must adjoin the living room and be located to either the North, East or West of the <i>papakāinga</i> unit it serves and must be a minimum of 40m<sup>2</sup>, with a minimum width of 5.5 metres for the exclusive use of each <i>papakāinga</i> unit; and</del></li> <li><del>d. a maximum of one communal <i>habitable building</i> with a maximum total floor area not exceeding 200m<sup>2</sup> for group activities which do not include <i>retail, commercial, industrial or service activities</i> may be erected on each <i>subject site</i>.</del></li> </ol> </li> </ol> <p><del><i>Qualifying Criteria:</i></del></p> <p><del><i>Outdoor Living Space</i> may be covered but may not be enclosed. An <i>Outdoor Living Space</i> does not include vehicle parking areas, driveways, service and delivery areas, rubbish bin storage, areas for rainwater tanks, effluent drainage areas and other utility areas or group residential building communal open space.</del></p> <ol style="list-style-type: none"> <li>1. <u><i>Buildings and structures</i> must comply with the Standards set out under Rule FUZ-R3, except for Standards 1 and 3;</u></li> <li>2. <u>The <i>gross floor area</i> of all <i>commercial activities</i> must not exceed the lesser of 20% of the area of the <i>subject site</i>, or 500m<sup>2</sup>.</u></li> </ol>
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .	

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14.3 Add a new rule (after rule FUZ-R9) as follows:

<b>FUZ-Rx1</b>	<i>Papakāinga on general title land.</i>	
<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.		
Restricted Discretionary Activity	<b>Standards</b>  1. <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>  2. <u>Compliance with the Standards set out under rule FUZ-R6.</u>	<b>Matters of Discretion</b>  1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> 2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u> 3. <u>The matters contained in the <i>Land Development Minimum Requirements</i>.</u>
<b>Notes:</b> 1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> . 2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (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 <i>Council</i> will seek advice from <i>iwi authorities</i> on include: a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> b. <u>any other matter related to <i>tikaŋa Māori</i>.</u>		

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14.4 Add a new rule (after rule FUZ-Rx1) as follows:

<b>FUZ-Rx2</b>	<i>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 FUZ-R6 or FUZ-Rx1.</i>	
<b>Notification</b> Public notification of an application for <i>resource consent</i> under this Rule is precluded.		
Restricted Discretionary Activity	<b>Standards</b>  1. <u>For <i>papakāinga</i> on <i>general title land</i>, 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>	<b>Matters of Discretion</b>  1. <u>Consideration of the <i>effects</i> of the standard not met.</u> 2. <u>Measures to avoid, remedy or mitigate adverse <i>effects</i>.</u> <del>3. <u>Cumulative effects.</u></del> 4. <u>The matters contained in the <i>Land Development Minimum Requirements</i> .</u> 5. <u>For <i>papakāinga</i> on <i>general title land</i>:</u> a. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u>

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		b. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u>
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</li> <li>2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> (<u>Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai</u>) and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include: <ol style="list-style-type: none"> <li>a. <u>where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u></li> <li>b. <u>any other matter related to <i>tikanga Māori</i>.</u></li> </ol> </li> </ol>		

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**14.5 Amend rule FUZ-R14 as follows:**

<b>FUZ-R14</b>	<p>Second or subsequent <i>residential units</i> (excluding <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>, or <i>papakāinga</i>) on any <i>allotment</i>.</p> <p><i>Measurement Criteria:</i></p> <p>The number of <i>residential units</i> must be determined using the <i>residential unit measurement criteria</i>.</p>
Non-Complying Activity	

**14.6 Amend rule FUZ-R15 as follows:**

<b>FUZ-R15</b>	<p><i>Industrial, retail or commercial activities</i> in all Rural Zones which are not:</p> <ol style="list-style-type: none"> <li>a. <i>a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site;</i><del>or</del></li> <li>b. <i>an extractive industry on the site;</i> or</li> <li>c. <i>ancillary to and located within a papakāinga.</i></li> </ol> <p><i>Qualifying criteria</i> apply to <i>home businesses and home craft occupations</i>. Refer to FUZ-R5.</p>
Non-Complying Activity	



## 15.0 Proposed amendments to the Financial Contributions Chapter

### 15.1 Amend the Financial Contributions chapter introduction text as follows:

*Financial contributions* are a contribution of money, *land*, or a combination of both, to address the specific *effects* generated by a land use activity or *subdivision*.

*Financial contributions* under this Plan may be required in respect of ~~the mitigation of~~ avoiding, remedying, mitigating or off-setting any adverse environmental effects on any or all of the following:

- *open spaces* and reserves;
- upgrading off-site *infrastructure*, before programmed works that will address any adverse environmental effects created by the proposed *development*;
- significant heritage and ecological features; ~~and~~
- *waahi tapu and other places and areas of significance to Māori; and*
- riparian margins.

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The natural environment values, and historical and cultural values, and open space and recreation-chapters of this plan provide further direction on where *financial contributions* may be payable.

Council will not require a further *financial contribution* where they have been previously taken in relation to:

- the same *development*;
- the same purpose; and
- the same level and intensity of *development*, and the same level of *effects*.

In addition to *financial contributions* under this Plan, Council also has a Development Contributions Policy under the Local Government Act 2002.

Council must not require a ~~development contribution~~ *financial contribution* if it has imposed a *development financial contribution* in relation to:

- the same *development*
- for the same purpose, and
- at the same level and intensity of *development, and the same level of effects.*

The converse also applies.

~~The Council has expressed a preference to~~ takes development contributions in most circumstances rather than *financial contributions*.

As such *financial contributions* will generally only be required where the Development Contributions Policy does not apply or where the Development Contributions Policy does not address the type of adverse *effects* generated by the *development* or activity. A *financial contribution* may also be required when an applicant proposes to off-set or provide compensation for any adverse effects generated by the *development* or activity.

Note: where appropriate, the Council will seek the advice of the relevant iwi authority when considering conditions related to *financial contributions*.

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S161.43  
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Note: The Council intends to move contributions for open space and reserves into its Development Contributions Policy. When that has occurred, the policies and rules requiring payment of a *financial contribution* for open space and reserve purposes will not be

implemented and will be removed by way of a subsequent plan change. Until that time, the policies and rules relating to *financial contributions* for open space and reserves will continue to have legal effect and be implemented.

Note: Section 110 of the RMA applies when a land use, *subdivision* or *development* for which a *financial contribution* has been paid, does not proceed.

**15.2 Add a new policy (after policy FC-P2) as follows:**

<b>FC-P3</b>	<u><i>Financial contributions to offset or compensate for adverse effects</i></u>
<u>A <i>financial contribution</i> may be required for any land use or <i>subdivision</i> application to ensure positive effects on the <i>environment</i> are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.</u>	

**15.3 Add a new section to the end of the chapter as follows:**

<h2><u>General Rules for Financial Contributions</u></h2>	
<b><u>Introduction:</u></b>	
<u>FC-R5 is a general rule that applies to all <i>financial contributions</i> that are imposed as a condition of consent under s108 of the RMA. FC-R6 and FC-R7 are rules that apply when the <i>Council</i> determines that it is appropriate to impose a <i>financial contribution</i> when considering a resource consent application under FC-P2 and / or FC-P3.</u>	
<b>FC-R5</b>	<u>General requirements for payment of a <i>financial contribution</i></u>
	<p><b><u>Standards</u></b></p> <ol style="list-style-type: none"> <li><u>1. <i>Financial contributions</i> may, at <i>Council’s</i> discretion, take the form of money or land or a combination of money and land.</u></li> <li><u>2. <i>Financial contributions</i> shall not be imposed on a use, <i>development</i> or <i>subdivision</i> for the same purpose as a development contribution that:</u> <ol style="list-style-type: none"> <li><u>a. is required, or</u></li> <li><u>b. has been agreed through a development agreement, or</u></li> <li><u>c. has already been paid</u></li> </ol> <p style="text-align: center;"><u>in relation to that use, <i>development</i> or <i>subdivision</i>.</u></p> </li> <li><u>3. Where a <i>financial contribution</i> is, or includes the payment of money, the <i>Council</i> may specify any one or more of the following in the conditions of the resource consent:</u> <ol style="list-style-type: none"> <li><u>a. The amount to be paid by the consent holder.</u></li> <li><u>b. How the payment is to be made, including whether payment is to be made by instalment and whether bonding or security can be entered into.</u></li> </ol> </li> </ol>

	<p>c. <u>When the payment is to be made:</u></p> <ul style="list-style-type: none"> <li>i. <u>In the case of <i>subdivision</i>, before issuing the section 224 certification.</u></li> <li>ii. <u>In the case of land use, before the consent is given effect to.</u></li> <li>iii. <u>If the amount of the payment is to be adjusted to take account of inflation and if so, how the amount is to be adjusted.</u></li> <li>iv. <u>Whether any penalty is to be imposed for default in payment and if so, the amount of the penalty or formula by which the penalty is to be calculated.</u></li> </ul> <p>d. <u>Where a <i>financial contribution</i> is, or includes <i>land</i>, the <i>Council</i> may specify any one or more of the following in the conditions of the resource consent:</u></p> <ul style="list-style-type: none"> <li>i. <u>The location and area of the <i>land</i>.</u></li> <li>ii. <u>The state the <i>land</i> is to be in before <del>it is vested or transferred vesting in or transferring to the Council.</del></u> S203.54</li> <li>iii. <u>The purpose of the <i>land</i> if it is to be classified under the Reserves Act 1977, or the general purpose of the <i>land</i>.</u></li> <li>iv. <u>When and how the <i>land</i> is to be vested <del>in or transferred to the Council or other infrastructure provider.</del> In the case of <i>subdivision</i> consent the land shall be vested on the deposit of the survey plan under section 224 of the Act, or transferred as soon as legal certificate of title is available.</u> S203.54</li> </ul> <p style="color: red;"><u>Note: where appropriate, the <i>Council</i> may seek the advice of the relevant <i>iwi</i> authority on these matters.</u> S100.49</p> <p>e. <u>Where any <i>land</i> is to be vested <del>in Council or other infrastructure provider</del> as part of a <i>financial contribution</i> a registered valuer shall determine its market value at the date on which the resource consent (imposing the <i>financial contribution</i> condition) commenced under section 116 of the Resource Management Act 1991.</u> S203.54</p> <p><u>For the purposes of this standard, ‘market value’ has the same meaning as defined in the International Valuation Standard, as adopted by Australian Property Institute 2008 and Property Institute of New Zealand 2009, which is as follows:</u></p> <p style="padding-left: 40px;"><u>‘Market Value is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing, wherein the parties had each acted knowledgably, prudently and without compulsion.’</u></p> <p><u>This standard does not apply to <i>land</i> that is to be vested in <i>Council</i> as a <i>financial contribution</i> in circumstances where the value of the <i>land</i> does not need to be determined.</u></p> <p>4. <u>Security for compliance of resource consent conditions imposing <i>financial contributions</i> shall be in accordance with sections 108, 108A, 109 and 220 of the Act, further secured by deposits of money with the <i>Council</i> or by way of a bond or bank guarantee. Where appropriate, securities shall be registered against the relevant titles.</u></p>
<b>FC-R6</b>	<u>Level of <i>financial contribution</i> payable, excluding reserves</u>

	<p><b><u>Standards</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The level of contribution shall be up to 100% of the actual or estimated costs, or land necessary to provide for the “Reasons for <i>Financial Contribution</i>” specified in Table FC-Table2.</u></li> <li>2. <u>Actual or estimated costs may include:</u> <ol style="list-style-type: none"> <li>a. <u>All reasonable costs incurred in providing the <i>infrastructure</i>.</u></li> <li>b. <u>Any reasonable costs in avoiding, remedying or mitigating any adverse <i>effects</i> on the <i>environment</i> of providing or upgrading any <i>infrastructure</i>.</u></li> </ol> </li> <li>3. <u>The level of <i>financial contribution</i> shall include any associated costs including but not limited to:</u> <ol style="list-style-type: none"> <li>a. <u>The reimbursement of legal costs incurred by <i>Council</i> in providing easements, encumbrances, covenants and the like.</u></li> <li>b. <u>The reimbursement of fees charged to <i>Council</i> by Government departments, local authorities and the suppliers of <i>infrastructure</i>.</u></li> <li>c. <u>Survey work.</u></li> <li>d. <u>Any fees incurred by an adjoining local authority or <i>network utility operator</i> in processing the application.</u></li> <li>e. <u>Goods and Services Tax (GST).</u></li> </ol> </li> <li>4. <u>The estimated or actual cost of <i>financial contributions</i>, whether provided or constructed by the Council or otherwise shall be calculated in accordance with the matters for consideration set out in Table FC-Table x2.</u></li> <li>5. <u>When determining the level of <i>financial contribution</i> payable, the <i>Council</i> will apply credits in accordance with FC-R7.</u></li> </ol>
<p><b><u>FC-R7</u></b></p>	<p><b><u>Credits and refunds, excluding reserves</u></b></p>
	<p><b><u>Standards</u></b></p> <ol style="list-style-type: none"> <li>1. <u>The <i>Council</i> will refund a <i>financial contribution</i> in accordance with 2 below where:</u> <ol style="list-style-type: none"> <li>a. <u>A resource consent which includes a condition requiring a <i>financial contribution</i> lapses or is cancelled or surrendered without having been given effect in whole or in part, in accordance with the provisions of the Act.</u></li> <li>b. <u>The activity in respect of which the resource consent was granted does not proceed.</u></li> </ol> </li> <li>2. <u><i>Council</i> shall, on notice, pay or return to the person entitled the <i>financial contribution</i> less a value equivalent to the costs incurred by <i>Council</i> in relation to any associated administration costs, provided that <i>Council</i> shall not pay for, or refund the value of, any work or services undertaken by the <i>Council</i> before the resource consent lapsing/being cancelled/surrendered or otherwise not proceeding.</u></li> <li>3. <u>Where a <i>financial contribution</i> is made and <i>Council</i> subsequently resolves not to proceed with that work or to provide that service, the <i>financial contribution</i> shall be refunded to the person entitled, provided that in the case of a <i>financial contribution</i> of money no interest shall be</u></li> </ol>

	<p><u>paid.</u></p> <p>4. <u>The amount of any previous payment shall be deducted from the level of the <i>financial contribution</i> payable in respect of any <i>subdivision</i> or <i>land</i> use consent in the following circumstances.</u></p> <p>a. <u>Where a previous <i>financial contribution</i> payment was made to provide an increase in capacity in <i>infrastructure</i> necessitated by the proposal.</u></p> <p>b. <u>If a <i>financial contribution</i> has previously been paid in respect of a <i>land</i> use consent for <i>land</i> now subject to an application for <i>subdivision</i> consent, where both the previous and proposed contributions relate to the same <i>development</i> and same purpose.</u></p> <p>c. <u>If a <i>financial contribution</i> has previously been paid in respect of a <i>subdivision</i> consent for land now subject to an application for a <i>land</i> use consent, where both the previous and proposed contributions relate to the same <i>development</i> and same purpose.</u></p> <p><b>Note</b></p> <p>1. <u>Council shall keep a register of all <i>financial contributions</i> which shall contain the following information.</u></p> <p>a. <u>The amount of the <i>financial contribution</i>.</u></p> <p>b. <u>The name of the person making the contribution and the date on which it was made.</u></p> <p>c. <u>The purpose for which the <i>financial contribution</i> was made.</u></p> <p>d. <u>The name of the consent-holder entitled to any refund or credit.</u></p>
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<b><u>FC-Table x2 – Financial Contribution payable</u></b>	<b><u>Basis of contribution</u></b>	<b><u>Reasons for <i>financial contribution</i></u></b>	<b><u>Matters for consideration in determining level and / or nature of <i>financial contribution</i></u></b>
	<u>Water supply systems</u>	<ul style="list-style-type: none"> <li>• <u>Where an existing supply is available, the cost of connection with the existing system;</u></li> <li>• <u>Where an existing supply is available, but the capacity of the system is inadequate to meet the additional generated demand, the cost of connection and capacity upgrading of the existing system to meet the additional generated demand;</u></li> <li>• <u>Where an existing supply is not available, the cost of providing for the supply of water.</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Whether the new <i>infrastructure/</i> upgrade/extension is already contained in the Development Contributions Policy;</u></li> <li>• <u>Whether other funding sources apply;</u></li> <li>• <u>The quality and quantity of the supply or disposal;</u></li> <li>• <u>The effect any additional connections may have on the existing system, its users and/or on the quality and quantity of the supply or disposal;</u></li> <li>• <u>The age and value of the existing <i>infrastructure</i>;</u></li> <li>• <u>The proximity and directness of the effect.</u></li> </ul>
	<u>Stormwater disposal services</u>	<ul style="list-style-type: none"> <li>• <u>Where an existing outfall is available, the cost of connection with the existing <i>stormwater</i> system;</u></li> <li>• <u>Where an existing outfall is available, but the capacity of</u></li> </ul>	

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		<p><u>the system is inadequate to meet the additional generated demand, the cost of connecting and capacity upgrading of the <i>stormwater</i> system to meet the additional generated demand;</u></p> <ul style="list-style-type: none"> <li>• <u>Where an existing outfall is not available, the cost of providing a <i>stormwater</i> system.</u></li> </ul>	
	<p><u>Wastewater disposal services</u></p>	<ul style="list-style-type: none"> <li>• <u>Where an existing <i>wastewater</i> network and treatment plant are available, the cost of connection to them;</u></li> <li>• <u>Where an existing <i>wastewater</i> network and treatment plant are available, but their capacity is inadequate to meet the additional generated demand, the cost of connection and capacity upgrading to meet the additional generated demand;</u></li> <li>• <u>Where an existing <i>wastewater</i> network and treatment plant are not available, the cost of providing them.</u></li> </ul>	
	<p><u>Transport infrastructure and access</u></p>	<ul style="list-style-type: none"> <li>• <u>The costs of specific works needed to service the use, <i>subdivision</i> or <i>development</i> and/or mitigate their <i>effects</i>.</u></li> </ul>	

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			<ul style="list-style-type: none"> <li>• <u>Sight distances and the presence of blind spots along adjacent transport corridors and the standard and adequacy of intersections;</u></li> <li>• <u>The need to improve the <i>transport network</i> to accommodate additional traffic generated (taking into account both type and numbers of traffic generated) by the <i>subdivision, development</i> and/or <i>land use</i>;</u></li> <li>• <u>The benefit to the <i>subdivision</i> or <i>land use</i> arising from the improvement to the <i>transport network</i> relative to the benefit to existing users and other members of the public;</u></li> <li>• <u>The estimated number of future users of the <i>transport network</i>, assuming degrees of <i>development</i> and <i>growth</i> anticipated by the standards in the District Plan;</u></li> <li>• <u>The likely route from the <i>site</i> to key locations in the District.</u></li> </ul>
	<u>Offsetting and compensation effects</u>	<ul style="list-style-type: none"> <li>• <u>The amount of money or <i>land</i> or both needed to offset or compensate for any adverse environmental <i>effects</i> that cannot otherwise be avoided, remedied or mitigated.</u></li> </ul>	

## 16.0 Other proposed consequential or supporting amendments

### 16.1 Replace all references in the District Plan to the “Subdivision and Development Principles and Requirements, 2012” with the following text:

Land Development Minimum Requirements

### 16.2 Amend rule INF-MENU-R29 as follows:

<b>INF-MENU-R29</b>	<u>Residential buildings in all Rural Zones and the General Residential Zone at Te Horo Beach.</u>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. A <i>potable water</i> supply must be provided.</li> </ol> <p><b>Note:</b> Compliance with the Drinking-water Standards for New Zealand 2005 (revised 2008) and the New Zealand Building Code 1992, to the extent that this is applicable, shall be one means of complying with this standard.</p> <ol style="list-style-type: none"> <li>2. The quantity of <i>potable water</i> available for use must be on the basis of 250 litres (essential use) per person per day and there must be sufficient storage capacity to supply 4 people for up to 30 days i.e. a capacity of 30,000 litres.</li> </ol>

### 16.3 Amend paragraph 7 under the “Land Use Consent” section of the “General Approach” chapter as follows:

7.	The applicant must provide, where relevant, elevation drawings, numbered and drawn to a metric scale of 1:100 (or as otherwise agreed) showing: <ol style="list-style-type: none"> <li>a. the relationship of <i>buildings</i> to <i>original ground level</i> and finished ground levels;</li> <li>b. the extent of compliance with relevant plan rules including solar access and maximum <i>building height</i>;</li> <li>c. elevations from the street showing the relationship of proposed <i>structures</i> to <i>structures</i> on adjacent <i>sites</i>, including the location of existing private outdoor spaces and main living area windows (where these have outlook over the <i>development</i>); and</li> <li>d. shade diagrams for mid-winter for <del><i>medium density housing</i></del> <u><i>buildings containing residential units.</i></u></li> </ol>
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### 16.4 Add a new paragraph after paragraph 7 under the “Land Use Consent” section of the “General Approach” chapter as follows:

<b>8.</b>	<b><u>APPLICATIONS REQUIRING A DESIGN STATEMENT</u></b>  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.
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**16.5 Amend policy DEV2-P15 in the DEV1 – Ngārara Development Area chapter as follows:**

DEV2-P15	Local Centres
<p><i>Local centres</i> are managed to enable a mix of limited local <i>retail activities</i>, other <i>business activities</i>, facilities and services which serve the daily convenience needs of local communities, generally within a walkable distance. <i>Local centres</i> may also contain residential and community and civic activities.</p> <p><i>Local centres</i> are located within the <i>Local Centre Zone</i> at Paekākāriki, Raumati South, Kena Kena, Meadows, Te Moana Road and Mazengarb Road. <i>Local centres</i> are also provided for in the Waikanae North Development Area Precinct 6 (Mixed Use) and the Ngārara Development Area - Waimeha <i>Neighbourhood Development Area</i>.</p> <p>In the following <i>local centres</i>, <i>subdivision</i>, use and <i>development</i> will be undertaken in a manner that is consistent with the specified design objectives and principles:</p> <ol style="list-style-type: none"> <li data-bbox="264 786 1278 819">1. <del>Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 15;</del></li> <li data-bbox="264 842 1369 1010">2. 1. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17; <i>Neighbourhood Development Area</i>, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7; Precinct 6 - Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.</li> </ol>	

**16.6 Amend policy DEV2-P15 to the DEV2 – Waikanae North Development Area chapter (after policy CF-P2) as follows:**

DEV2-P15	Local Centres
<p><i>Local centres</i> are managed to enable a mix of limited local <i>retail activities</i>, other <i>business activities</i>, facilities and services which serve the daily convenience needs of local communities, generally within a walkable distance. <i>Local centres</i> may also contain residential and community and civic activities.</p> <p><i>Local centres</i> are located within the <i>Local Centre Zone</i> at Paekākāriki, Raumati South, Kena Kena, Meadows, Te Moana Road and Mazengarb Road. <i>Local centres</i> are also provided for in the Waikanae North Development Area Precinct 6 - Mixed Use and the Ngārara Development Area - Waimeha <i>Neighbourhood Development Area</i>.</p> <p>In the following <i>local centres</i>, <i>subdivision</i>, use and <i>development</i> will be undertaken in a manner that is consistent with the specified design objectives and principles:</p> <ol style="list-style-type: none"> <li data-bbox="264 1738 1278 1771">1. <del>Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 15;</del></li> <li data-bbox="264 1794 1369 1962">2. 1. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17; <i>Neighbourhood Development Area</i>, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7; Precinct 6 (Mixed Use) - Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.</li> </ol>	

S100 16.7 ~~Add a new policy to the CF – Community Facilities chapter (after policy CF-P2) as follows:~~

<del>CF-Px1</del>	<del>Community Facilities as part of Papakāinga</del>
<del>Community facilities as part of papakāinga will be enabled where they are consistent with the objective and policies for papakāinga contained in chapter PK – Papakāinga.</del>	

16.8 Amend rule CF-R2 in the CF – Community Facilities chapter as follows:

CF-R2	<p>Any new <i>community facilities</i> and extensions to existing community facilities within the <i>building</i> footprint specified in CF-Table 1.</p> <p>For the purposes of this rule, community facilities include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p> <p><i>Measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Facilities are not located in any Rural Zone, Natural Open Space Zone or any <i>Open Space Zone</i> (excluding the private recreation and leisure precinct), except marae <del>in the Rural or community facilities as part of a papakāinga in any Rural Zone.</del></li> <li>2. <i>Buildings</i> (excluding <i>minor buildings</i>) used for a <i>community facility</i> must be permitted to occupy the maximum <i>gross floor area</i> or maximum <i>building coverage</i> of a <i>subject site</i> listed in CF-Table 1, whichever is the greater.</li> <li>3. Hours of operation             <ol style="list-style-type: none"> <li>a. <i>Residential Zones</i>:                 <ol style="list-style-type: none"> <li>i. activities (including service deliveries) associated with a <i>community facility</i> in a <i>Residential Zone</i>, or within 50 metres of any <i>subject site</i> within a <i>Residential Zone</i>, must be carried out between 7.30am and 9.00pm other than Church services or those activities that by necessity operate on a 24 hour a day basis; and</li> </ol> </li> <li>b. all other <i>Zones</i>:                 <ol style="list-style-type: none"> <li>i. activities (including service deliveries) associated with a <i>community facility</i> must be carried out between 7.30am and 11.00pm other than Church services or those activities that by necessity operate on a 24 hour a day basis.</li> </ol> </li> </ol> </li> </ol> <p><b>Landscaping</b></p> <ol style="list-style-type: none"> <li>4. Where <i>community facilities</i> are in a <i>Residential Zone</i>, the site must be landscaped for a minimum depth of 2 metres from the <i>road boundary</i>. Any <i>landscaping</i> between the public entrance to the facility and any <i>road frontage</i> must not exceed 2 metres in <i>height</i> (above <i>original ground level</i>).</li> </ol> <p><b>Retail activities associated with community facilities</b></p> <ol style="list-style-type: none"> <li>5. There shall be no retail component within a <i>community facility</i>, except for in <i>Centres Zones</i>. <i>Retail activities</i> associated with <i>community facilities</i> in <i>Centres Zones</i> must be <i>ancillary</i> to the <i>community facility</i> and not exceed</li> </ol>

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	<p>the zone's maximum <i>gross floor area</i> and <i>building coverage</i> retail standards. <del>This standard does not apply to commercial or retail activities as part of a papakāinga.</del></p> <p>6. The <i>commercial</i> or <i>retail activity</i> on a marae must be associated with the customary activities of the marae and not exceed a <i>gross floor area</i> of 50m<sup>2</sup>.</p> <p>Measurement Criteria:</p> <p>When measuring <i>building coverage</i>, include:</p> <ul style="list-style-type: none"> <li>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</li> <li>b. The footprint of any <i>minor building</i></li> </ul> <p>When measuring <i>gross floor area</i>, include:</p> <ul style="list-style-type: none"> <li>a. covered yards and areas covered by a roof but not enclosed by walls</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. uncovered stairways;</li> <li>b. floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li>c. roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</li> <li>d. car parking areas; and</li> <li>e. floor space of interior balconies and mezzanines not used by the public.</li> </ul>
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**16.9 Amend table CF-Table 1 in the CF – Community Facilities chapter as follows:**

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CF-Table 1	Zone	Maximum <i>building coverage</i>	Maximum <i>Gross Floor Area</i>
	<i>Residential Zones</i>	35%	200m <sup>2</sup>
	Within 50 metres of a <i>Residential Zone</i>	35%	400m <sup>2</sup>
	<i>Centres Zone, Hospital Zone and Industrial Zones</i>	100%	No limit
	All other zones (including marae <del>or community facilities as part of a papakāinga</del> in Rural Zones)	35%	400m <sup>2</sup>

**16.10 Amend rule CF-R3 in the CF – Community Facilities chapter as follows:**

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<p><b>CF-R3</b></p>	<p><i>Community facilities</i> in the <i>residential zones</i> and marae <del>or community facilities as part of a papakāinga</del> in all zones (including the private recreation and leisure precinct but excluding the natural open space zone and other precincts in the <i>open space zone</i>), which exceed the maximum <i>building coverage</i> but comply with all other <i>permitted activity</i> standards under rule CF-R2.</p> <p><b>Criteria for notification:</b> The written approval of persons will not be required and applications under this Rule will not be served on any person or notified.</p> <p>For the purposes of this rule, <i>community facilities</i> include civic offices, community centres, community libraries, display of information to the public, courthouses, and public toilets but does not include land and buildings used by members of the community for recreation and sport.</p>	
<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. All <i>buildings</i> (excluding <i>minor buildings</i>) used for a <i>community facility</i> including marae and <u><i>community facilities as part of a papakāinga</i></u>, shall be permitted to occupy a maximum <i>building coverage</i> of 40% or the following maximum <i>gross floor area (GFA)</i>, whichever is the greater:             <ol style="list-style-type: none"> <li>a. In <i>Residential Zones</i> – 300m<sup>2</sup> GFA</li> <li>b. Within 50 metres of a <i>Residential Zone</i> – 300m<sup>2</sup> GFA</li> <li>c. In <i>Centres, Hospital and General Industrial Zones</i> – No limit</li> <li>d. In all other zones (including marae and <u><i>papakāinga</i></u> in <i>Rural Zone</i>) – 500m<sup>2</sup></li> </ol> </li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Any positive <i>effects</i> to be derived from activity.</li> <li>2. Layout, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>) and signs.</li> <li>3. Appropriateness of the proposed use.</li> <li>4. Visual, character and amenity <i>effects</i>.</li> <li>5. Context and surroundings.</li> <li>6. Degree of compliance with Council's <u><i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements, 2012</i></u>.</li> <li>7. <i>Effects</i> on transport.</li> <li>8. Traffic <i>effects</i>.</li> <li>9. <i>Effects</i> on <u><i>historic heritage, including on places and areas of significance to Māori</i></u>.</li> <li>10. <i>Effects</i> on an <i>ecological site, geological feature, outstanding natural feature and landscape</i>, or area of outstanding or high natural character.</li> <li>11. Natural hazard risk management.</li> <li>12. Location and design of services.</li> <li>13. Suitability of <i>landscaping</i>.</li> <li>14. Public safety.</li> <li>15. Disabled access.</li> <li>16. Noise and lighting <i>effects</i>.</li> <li>17. Adequacy of the methods of mitigation, remediation or ongoing management.</li> </ol>

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**16.11 Amend rule NOISE-R22 in the NOISE – Noise chapter as follows:**

<b>NOISE-R22</b>	<p>The following activities within the <i>outer control boundary</i> outside the Airport Zone as shown on the District Plan Maps:</p> <ul style="list-style-type: none"> <li>a. hospitals;</li> <li>b. rest homes;</li> <li>c. <i>educational facilities</i>;</li> <li><del>d. papakāinga housing;</del></li> <li><del>d.</del> <i>e. community facilities</i>, except for <i>community facilities</i> used for the purpose of recreation or sport;</li> <li><del>e.</del> f. civic offices;</li> <li><del>f.</del> g. community centres;</li> <li><del>g.</del> h. community libraries;</li> <li><del>h.</del> i. display of information to the public;</li> <li><del>i.</del> j. courthouses;</li> <li><del>j.</del> k. public toilets;</li> <li><del>k.</del> l. restaurants;</li> <li><del>l.</del> m. convention centres;</li> <li><del>m.</del> n. motels; and</li> <li><del>n.</del> o. other <i>noise sensitive activities</i> except <i>residential activities</i>.</li> </ul>
Discretionary Activity	

**16.12 Amend rules CE-R1 and CE-R2 in the CE – Coastal Environment Chapter as follows:**

<b>CE-R1</b>	Public access and amenity <i>structures</i> in areas of outstanding <i>natural character</i> or areas of high <i>natural character</i> located within the <u>General Residential</u> , Rural, Natural Open Space or Open Space zones.
<i>Permitted Activity</i>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Permitted</i> public access and amenity <i>structures</i> must be one of the following: <ul style="list-style-type: none"> <li>a. rubbish bin with capacity of 100L or less;</li> <li>b. public seating not exceeding 2000mm in length, 600mm in width and 900mm in <i>height</i> above <i>original ground level</i>;</li> <li>c. bollards with a <i>height</i> of 900mm or less above <i>original ground level</i>;</li> <li>d. fencing of less than 1.5m of <i>height</i> above <i>original ground level</i>;</li> <li><i>and</i></li> <li>e. gates of less than 1.5m in <i>height</i> above <i>original ground level</i>.</li> </ul> </li> <li>2. <i>Earthworks</i> for the installation or construction of <i>structures</i> 1a) to e) above, must not exceed more than 2m<sup>2</sup> of disturbance.</li> </ol>
<b>CE-R2</b>	<p><i>Buildings</i> or <i>earthworks</i> in areas of outstanding <i>natural character</i> or areas of high <i>natural character</i> located within the <u>General Residential</u>, Rural, Natural Open Space or Open Space zones which are not a <i>permitted activity</i> in CE-R1, or <i>earthworks</i> associated with activities <i>permitted</i> under NH-FLOOD-R4, NH-FLOOD-R6 and NH-FLOOD-R7.</p> <p>The following are excluded from this rule:</p>

S061.01  
S064.01  
S064.02  
S067.01  
S067.02  
S074.01  
S124.01

	<ol style="list-style-type: none"> <li>1. <i>Minor Buildings</i>;</li> <li>2. <i>Earthworks</i> associated with <i>extractive industries</i> (see EW-EXT);</li> <li>3. <i>Earthworks</i> associated with the removal or replacement of underground fuel storage tanks; and</li> <li>4. "<i>earthworks</i>" as defined in and regulated by the <i>NESPF</i>.</li> </ol>	<p>S061.01 S064.01 S064.02 S067.01 S067.02 S074.01 S124.01</p>
<i>Discretionary Activity</i>		

**16.13 Amend rule TR-R3 in the TR – Transport Chapter as follows:**

S202.10

<b>TR-R3</b>	<i>Site access and loading <del>for vehicles</del>.</i>
<i>Permitted Activity</i>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Access - every <i>site</i> must provide <u>either</u>:             <ol style="list-style-type: none"> <li>a. vehicular access over <i>land</i> or by mutual right of way or service lane for parking and/or <i>loading</i> and shall be in accordance with TR-Diagram - 2.; <u>or</u></li> <li>b. <u>for sites with no <i>carparking</i> or <i>loading</i> spaces, pedestrian access over <i>land</i> or by mutual right of way with a minimum 1.8 metre legal width may be provided as an alternative to <i>vehicle access</i>.</u></li> </ol> </li> <li>2. <del>Access-Vehicle access and pedestrian access</del> - all <i>vehicle accesses and pedestrian accesses</i> must be designed, constructed and maintained to ensure that:             <ol style="list-style-type: none"> <li>a. they are able to be used in all weather conditions;</li> <li>b. they have no adverse impact on the roadside drainage system; and</li> <li>c. surface <i>water</i> and detritus (including gravel and silt) does not migrate onto the highway pavement.</li> </ol> </li> <li>3. <del>Access-Vehicle access</del> - all <del>accesses-vehicle accesses</del> must meet the following:             <ol style="list-style-type: none"> <li>a. be a minimum of 3.5 metres wide, except for as set out in TR-Table 1.</li> <li>b. be a maximum of 9 metres wide, except in the Beach Residential Zone at Waikanae Beach where the maximum shall be 6.0 metres wide.</li> </ol> </li> <li>4. <del>Access-Vehicle access</del> - <i>sites</i> containing <i>non-residential activities</i> and which provide more than 6 <i>carparks</i>, shall provide two-way <del>accesses-vehicle accesses</del> which must be a minimum of 6 metres wide.</li> <li>5. <del>Access-Vehicle access</del> to/from a <i>state highway</i> - <i>sites</i> that only have <del>access-vehicle access</del> via a <i>state highway</i> must only have one <i>crossing point</i> and shall be in accordance with Diagrams TR-Diagram - 1 and TR-Diagram - 2.</li> <li>6. <del>Access-Vehicle access</del> spacing - at intersections (except on <i>strategic arterial routes</i>) carrying traffic volumes of 1,000 vehicles or more in any peak hour, or at which traffic signals are operating, no part of a <i>crossing point</i> must be located within 30 metres of an intersection or within 60 metres on the departure side of an urban <i>state highway</i> intersection.</li> </ol>

**Note:** The distance is measured from the intersecting point of the kerb lines or *road* edge lines.

7. **Access-Vehicle access** spacing - Where a site is located near an intersection having volumes less than 1,000 vehicles in any peak hour; the minimum distance between the *crossing point* and the roadway edge or kerb *line* must be:
  - a. 9 metres measured from the intersecting point of the kerb lines or *road* edge lines or 4.5 metres from the tangent point of the kerb lines or *road* edge whichever is greater; and
  - b. 12 metres where a "Stop" or "Give Way" control exists on the roadway measured from the intersecting point of the kerb lines or *road* edge lines.
8. **Access-Vehicle access** spacing for *major traffic activities* - no *crossing point* must be located closer to any intersection than the distance specified in TR-Table 2 - Access Distance Dimensions. Distances are measured in metres (m) to the intersecting kerb *line*.
9. **Access-Vehicle access** spacing sight distances - the required minimum sight distance between the **access-vehicle access** and the *road* must be in accordance with TR-Diagram - 3 and TR-Table 3 - Sight Distance Dimensions} (where m = metres)
10. **Access-Vehicle access** spacing for *state highways* - the minimum distance between **accesses-vehicle accesses** on the same side of the *road* must be 7.5 metres for *residential activities* (excluding *visitor accommodation* that is not *temporary residential rental accommodation*) and 15 metres for all other activities.
11. The minimum separation distances between *vehicle access* to/from a *state highway/rural road* and an intersection on that *state highway/rural road*, between a *vehicle access* to/from a local **road** and the intersection of that local *road* with a *state highway/rural road* and between *vehicle accesses* to/from a *state highway/rural road* must meet the provided distances in TR-Table 4 - Access Distance Dimensions for *State Highways* and *Rural Roads* (where m = metres, km/h = kilometres per hour, and *vpd* = vehicles per day)
12. Manoeuvring –
  - a. Private residential access - unless the *driveway* accesses directly from a Neighbourhood Access Route, sufficient manoeuvring space must be provided on-site to ensure no reversing onto the *road* is necessary. Note: for clarification see the *Transport Network Hierarchy*.
  - b. Commercial *properties* – must ensure that all *buildings* and parking areas are designed so that sufficient manoeuvring space is provided on-site to ensure no reversing onto the *road* is necessary.
13. *Loading spaces* - every *property* in all *Working Zones*, the layout of *loading spaces* must comply with the 90 percentile design two-axled truck as defined by the Ministry of Transport and shall be designed in accordance with TR-Diagram - 7.

	<p>14. <i>Landscaping</i> - for all <i>non-residential activities</i>, any parking, <i>loading</i> or trade vehicle storage area must be separated from adjoining <b>sites</b> by a minimum depth of 2 metres of <i>landscaping</i>.</p> <p>15. <i>Landscaping</i> - all <i>landscaping</i> adjoining the <i>road boundary</i> of <i>subject sites</i>, must be designed and maintained so that visibility to and from the <i>crossing point</i> complies at all times with the minimum standards sight distances set out in TR-Table 3 Sight Distance Dimensions.</p>
<p><b>Advice note:</b>  <u>Clause D1 of the New Zealand Building Code specifies requirements for physical pedestrian access to buildings that must be achieved in order to comply with the requirements of the Building Act 2004.</u></p>	

S202.10

**16.14 Amend rule NOISE-R14 in the NOISE – Noise chapter as follows:**

NOISE-R14	<i>Noise sensitive activities.</i>
<i>Permitted Activity</i>	<p><b>Standards</b></p> <p>1. Any new or altered <i>habitable room</i> within a <i>building</i> that houses any <i>noise sensitive activity</i> (including rooms used for hospital recovery; but excluding rooms used for <i>visitor accommodation</i>, which is not <i>temporary residential rental accommodation</i>, outside of <i>residential zones</i>) on a <i>subject site</i> within any of the following:</p> <ul style="list-style-type: none"> <li>a. the area between the <i>air noise boundary</i> and the <i>outer control boundary</i> of the Kāpiti Coast Airport;</li> <li>b. <i>Hospital Zone</i>;</li> <li>c. any <i>Centres Zone</i>;</li> <li>d. <i>General Industrial Zone</i>;</li> <li>e. within <del>40m</del> <u>100m</u> of the <i>boundary</i> of a <i>designation</i> for rail corridor purposes; and</li> <li>f. greater than 40m, and not greater than 80m, from the nearest edge of the <i>carriageway</i> of <i>transportation noise effect route</i>;</li> </ul> <p><del>§</del> must be protected from <i>noise</i> arising from outside the <i>building</i> by ensuring the <i>external sound insulation level</i> of the room achieves a performance standard of not less than D2m,nT,w + Ctr &gt; 30 dB.</p> <p>Compliance with standard 1 above shall be achieved by either:</p> <ul style="list-style-type: none"> <li>i. a statement by Licensed Building Practitioner that the construction of the external <i>building</i> elements of the new or altered <i>habitable room</i> conform with NOISE-Table 8 and that ventilation of these rooms conforms with the requirements of standard 4 below; or</li> <li>ii. constructing the <i>habitable room</i> in accordance with an acoustic design certificate prepared by an acoustic engineer acceptable to <i>Council</i> that describes the proposed design of the <i>building</i> that will achieve compliance with the specified performance standard for sound insulation with a ventilation system installed as required under standard 4 below; or</li> </ul>

S094

S114



	<p>iii. providing an acoustic design certificate prepared by an acoustic engineer acceptable to <i>Council</i> stating the outdoor free-field <i>noise</i> level at the most affected exterior wall of the <i>building</i> containing the <i>habitable room</i> will be unlikely to exceed;</p> <p>55 dB <math>L_{Aeq(1hr)}</math> for rail traffic <i>noise</i> 57 dB <math>L_{Aeq(24hr)}</math> for road traffic <i>noise</i>.</p> <p>2. Any new or altered <i>habitable room</i> within a <i>building</i> that houses any <i>noise sensitive activity</i> (including rooms used for hospital recovery; but excluding rooms used for <i>visitor accommodation</i>, which is not <i>temporary residential rental accommodation</i>, outside of <i>residential zones</i>) on a <i>subject site</i> within 40m of the nearest edge of the <i>carriageway</i> of any formed <i>State Highway</i>, or any transport corridor designated for <i>State Highway</i> purposes that has yet to be formed, must be protected from <i>noise</i> arising from outside the <i>building</i> by ensuring the <i>external sound insulation level</i> of the room achieves a performance standard of not less than <math>D2m,nT,w + Ctr &gt; 35</math> dB. Compliance with standard 2) above shall be achieved by either:</p> <p>a. constructing the <i>habitable room</i> in accordance with an acoustic design certificate prepared by an acoustic engineer acceptable to <i>Council</i> that describes the proposed design of the <i>building</i> that will achieve compliance with the specified performance standards for sound insulation with a ventilation system installed as required under standard 4 below; or</p> <p>b. providing an acoustic design certificate prepared by an acoustic engineer acceptable to <i>Council</i> stating the outdoor <i>noise</i> level at the most affected exterior of the <i>building</i> containing the <i>habitable room</i> will be unlikely to exceed:</p> <p>57 dB <math>L_{Aeq(24hr)}</math> for road traffic <i>noise</i>.</p> <p>3. For any designated corridor that has yet to be formed, the location of the nearest edge of the <i>carriageway</i> shall be deemed to be as indicated on the drawings referenced in the <i>designation conditions</i> or an approved Outline Plan, whichever is the latest, or 5m inside the <i>designation boundary</i> if there are no such drawings or approved Outline Plan.</p> <p>4. Where <i>habitable rooms</i> required to be insulated under standards 1 or 2 contain operable windows, a ventilation system must also be installed. This ventilation system must:</p> <p>a. achieve the requirements of Section G4 – Ventilation of the New Zealand Building Code 2011, and, while meeting this minimum requirement, the sound of the system must not exceed 30 dB <math>L_{Aeq(30s)}</math> when measured 1m away from any grille or diffuser; and</p> <p>b. provide ventilation at incremental rates <i>controlled</i> by the occupant up to a high air flow <i>setting</i> that provides at least 6 air changes per hour, and, while meeting this requirement, the sound of the system must not exceed 35 dB <math>L_{Aeq(30s)}</math> when measured 1m away from any grille or diffuser; and</p> <p>c. provide cooling that is <i>controlled</i> by the occupant and can maintain the temperature at no greater than 25°C; and</p>
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	<p>d. result in air pressure inside the <i>habitable room</i> that is no more than 10Pa above ambient external air pressure.</p> <p><b>Note:</b> for the purposes of this rule, the term 'altered <i>habitable room</i>' means any <i>habitable room</i> that is (or is proposed to be) expanded in floor area by 10% or more, or involves the fitting of new or replacement windows in external walls with an area more than 5% of the floor area of the room.</p>
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## **17.0 Proposed amendments to the District Plan Appendices**

- 17.1 Delete Appendix APP2 – Medium Density Housing Design Guide.**
- 17.2 Delete Appendix APP3 – Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas: Design Guides.**
- 17.3 Delete Appendix APP4 – Ferndale Area Precinct Structure Plan and Notations.**
- 17.4 Delete Appendix APP5 – Pekawy Precinct Structure Plan and Notations.**
- 17.5 Delete Appendix APP15 – Paekākāriki Village Centre Design Guide.**
- 17.6 Add a new appendix APPx1 – Residential Design Guide (after appendix APP1), as contained in Appendix B of this IPI.**
- 17.7 Add a new appendix APPx2 – Centres Design Guide (after appendix APPx1), as contained in Appendix C of this IPI.**

## 18.0 Proposed amendments to the District Plan Schedules

### 18.1 Amend Schedule 9 – Sites and Areas of Significance to Māori as follows:

[s86E note: this amendment has immediate legal effect pursuant to section 86B(3)(d) of the RMA]

District Plan ID	Name	Type	Iwi	Key access and view points	Wāhanga
<u>WTSx1</u>	<u>Kārewarewa</u> <u>Urupā</u>	<u>Urupā</u>	<u>Āti Awa</u>		<u>Tahi</u>
<u>WTSx2</u>	<u>Kārewarewa</u> <u>Urupā</u>	<u>Urupā</u>	<u>Āti Awa</u>		<u>Rua</u>

## 19.0 Proposed amendments to the District Plan Maps

The following amendments are proposed to the District Plan Maps. These amendments are shown in the proposed amendments to the District Plan maps contained in Appendix A of this IPI.

### 19.1 Amend the “Zones and Precincts” map series to add the sites identified in Appendix D of this IPI to the General Residential Zone. This includes consequential amendments to remove the existing Zone and Precinct notation for these sites.

#### S122 19.1A Amend the “Zones and Precincts” map series to rezone the following areas as High Density Residential Zone:

- Rezone the following areas identified as “High Density Residential” in the Kāinga Ora maps contained in Appendix H as High Density Residential Zone:
  - The area around the Paekākāriki train station (identified in Kāinga Ora map sheet 1);
  - The area around the Raumati Beach Town Centre Zone (identified in Kāinga Ora map sheet 2);
  - The area around the Paraparaumu Metropolitan Centre Zone (identified in Kāinga Ora map sheets 4 and 5);
  - The area around the Paraparaumu Beach Town Centre Zone (identified in Kāinga Ora map sheets 6 and 7);
  - The area around the Waikanae Town Centre Zone (identified in Kāinga Ora map sheet 11).

### 19.2 Amend the “Zones and Precincts” map series to add the following Precincts:

- S122 • ~~PRECx1 – Residential Intensification Precinct A (General Residential Zone)~~
- S122 • ~~PRECx2 – Residential Intensification Precinct B (General Residential Zone)~~
- PRECx3 – Coastal Qualifying Matter Precinct (General Residential Zone)
- PRECx4 – Coastal Qualifying Matter Precinct (Town Centre Zone)
- PRECx5 – Coastal Qualifying Matter Precinct (Local Centre Zone)
- S100 • PRECx6 – ~~Whakarongotai Marae~~ Takiwā Precinct (High Density ~~General~~ Residential Zone)
- S100 • PRECx7 – ~~Whakarongotai Marae~~ Takiwā Precinct (Town Centre Zone)
- S203 • PRECx8 – Ōtaki Takiwā Precinct (General Residential Zone)
- S203 • PRECx9 – Ōtaki Takiwā Precinct (Town Centre Zone)

#### S122 19.2A Amend the “Zones and Precincts” map series to add the following Specific Controls:

- SC1 – Height Variation Control Area (32 metres)
  - Amend the District Plan maps to add a Height Variation Control Area (32 metres) to the part of the High Density Residential Zone identified as “Height Variation Control” in Kāinga Ora map sheets 4 and 5 (refer to Appendix H);
- SC2 – Height Variation Control Area (14 metres)
  - In areas outside of Ōtaki, amend the District Plan maps to apply a Height Variation Control Area (14 metres) in the following locations identified in the Kāinga Ora maps contained in Appendix H as “Height Variation Control”:
    - The area around the Raumati South Local Centre Zone (identified in Kāinga Ora Map Sheet 2);
    - The area around the Kena Kena Local Centre Zone (identified in Kāinga Ora Map Sheet 7);

S122

- The area around the Meadows Local Centre Zone (identified in Kāinga Ora Map Sheet 8);
- The area around the Mazengarb Local Centre Zone (identified in Kāinga Ora Map Sheet 9);
- The area around the Waikanae Beach Local Centre Zone (identified in Kāinga Ora Map Sheet 10);
- At Ōtaki, amend the District Plan maps to add a Height Variation Control Area (14 metres) to the following areas:
  - The General Residential Zone in the area to the south and east of the Ōtaki Main Street Town Centre Zone identified in the orange hatched area shown in Figure 1 contained in Appendix G;
  - The area around the Ōtaki Railway Town Centre Zone identified as “Residential Intensification Precinct B” in notified PC(N).

**19.3 Amend the “Zones and Precincts” map series to amend the following Precinct titles:**

- ~~PREC17 – County Road Ōtaki Low Density Precinct~~

**19.4 Amend the “Zones and Precincts” map series to delete the following Precincts:**

- ~~PREC1 – Medium Density Housing Precinct~~
- ~~PREC2 – Focussed Infill Precinct~~
- ~~PREC7 – Pekawy Precinct~~
- ~~PREC9 – Ferndale Area Precinct~~
- ~~PREC10 – Waikanae Golf Precinct~~
- ~~PREC11 – The Drive Extension Precinct~~
- ~~PREC12 – Panorama Drive Low Density Housing Precinct~~
- ~~PREC13 – Ōtaki Low Density Housing Precinct~~
- ~~PREC14 – Paraparaumu Low Density Housing Precinct~~
- ~~PREC15 – Manu Grove Low Density Housing Precinct~~

**19.5 Amend the “Historical, Cultural, Infrastructure and Districtwide” map series to add the following wāhi tapu sites outlined in amendment 17.1 and identified in Appendix E of this IPI :**

- WTSx1 – Kārewarewa Urupā (Wāhanga Tahī)
- WTSx2 – Kārewarewa Urupā (Wāhanga Rua)

**19.6 Amend the spatial extent of wāhi tapu site WTS0361 (Whakarongotai Marae) in the “Historical, Cultural, Infrastructure and Districtwide” map series as outlined in Appendix F.**

S100.63

**19.7 Amend the spatial extent of wāhi tapu site WTSx1 (Kārewarewa Urupā (Wāhanga Tahī)) to include the additional land outlined in Appendix F.**

S100.50

19.8	<b>Amend the spatial extent of PRECx3 – Coastal Qualifying Matter Precinct (GRZ) at Peka Peka Beach to include the additional land outlined in Appendix F.</b>	S098.03 S162.03 S163.03 S211.03
19.9	<b>Amend the spatial extent of PRECx2 – Residential Intensification Precinct B to the north-east of the Ōtaki Main Street Town Centre Zone to remove the properties located at 4, 6, 8, 10, 12, 14, 16, 18 and 20 Tamihana Street, outlined in Appendix F.</b>	S085.01
19.10	<b>Amend the spatial extent of PRECx2 – Residential Intensification Precinct B to the south-west of the Ōtaki Main Street Town Centre Zone to incorporate the land that was formerly at 15 and 16 Mātai Street, outlined in Appendix F.</b>	S182.01 S188.01 S206.02
19.11	<b>Amend the flood hazard layer of the District Plan maps to reclassify an area currently identified as ‘ponding area’ to be identified as ‘shallow surface flow’ at Ventnor Drive, as outlined in Appendix F.</b>	S171.02
19.12	<b>Amend the extent of land proposed to be rezoned as General Residential Zone at 58 Ruahine Street, Paraparaumu, to include the land located at 76 Ruahine Street, as outlined in Appendix F.</b>	S077.02
19.13	<b>Amend the extent of land proposed to be rezoned as General Residential Zone to remove the land located at 99-105 Poplar Ave, Raumati South, as outlined in Appendix F.</b>	S122.107
19.14	<b>Amend the spatial extent of the Ōtaki Railway Station Town Centre Zone to include the land located at 254-256 Main Highway and 4 Rahui Road, Ōtaki, as outlined in Appendix F. As part of this, undertake a consequential adjustment of the boundary of PRECx2 – Residential Intensification Precinct B to remove this land from the precinct.</b>	S187.01
S203 19.15	<b>Replace PRECx6 – Marae Takiwā Precinct (General Residential Zone) and PRECx7 – Marae Takiwā Precinct (Town Centre Zone) with PRECx8 – Ōtaki Takiwā Precinct (General Residential Zone) and PRECx9 – Ōtaki Takiwā Precinct (Town Centre Zone) at Ōtaki, as outlined in the blue hatched area in the Fig. 1 map contained in Appendix G. Undertake a consequential amendment to replace Residential Intensification Precinct B around the Ōtaki Main Street Town Centre Zone with the area identified in an orange outline with orange hatching in the Fig. 1 map contained in Appendix G.</b>	

S100 | **19.16** Amend PREC<sub>x6</sub> – Whakarongotai Takiwā Precinct (High Density Residential Zone) and PREC<sub>x7</sub> – Whakarongotai Takiwā Precinct (Town Centre Zone) to include the areas outlined in a blue hatching in the Fig. 2 map contained in Appendix G.

S100 | **19.17** Amend the spatial extent of wāhi tapu site WTS<sub>x2</sub> (Kārewarewa Urupā (Wāhanga Rua)) to include the additional land outlined in the black hatching outlined in the Fig. 3 map contained in Appendix G.



## 20.0 Proposed amendments to the Definitions Chapter

### 20.1 Add a new definition of “ACCESS SITE” to the Definitions Chapter as follows:

<b><u>ACCESS SITE</u></b>	means any separate <i>site</i> used primarily for access to a <i>site</i> or to <i>sites</i> having no legal frontage. Excludes <i>sites</i> that are not legally encumbered to prevent the construction of <i>buildings</i> .
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### 20.2 Add a new definition of “ANCESTRAL LAND” to the Definitions Chapter as follows:

<b><u>ANCESTRAL LAND</u></b>	means <i>land</i> that belonged to <i>tipuna/tupuna</i>
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### 20.3 Add a new definition of “DRIVEWAY (IN RELATION TO OUTLOOK SPACE)” to the Definitions Chapter as follows:

<b><u>DRIVEWAY (IN RELATION TO OUTLOOK SPACE)</u></b>	means an <del>access way</del> <i>access leg, access site or access strip</i> designed and constructed for use by motor vehicles, pedestrians or cyclists
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S122.25

### 20.4 Add a new definition of “ENTRANCE STRIP” to the Definitions Chapter as follows:

<b><u>ENTRANCE STRIP</u></b>	has the same meaning as <i>access leg</i>
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### 20.5 Add a new definition of “GENERAL TITLE LAND (IN RELATION TO PAPA KĀINGA)” to the Definitions Chapter as follows:

<b><u>GENERAL TITLE LAND (IN RELATION TO PAPA KĀINGA)</u></b>	means <i>land</i> that is owned by Māori but which is not held under <b>Te Ture Whenua Māori Act 1993</b>
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### 20.6 Add a new definition of “LAND DEVELOPMENT MINIMUM REQUIREMENTS” to the Definitions Chapter as follows:

<b><u>LAND DEVELOPMENT MINIMUM REQUIREMENTS</u></b>	means the <i>Council’s Land Development Minimum Requirements, April 2022</i>
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**20.7 Delete the definition of “MEDIUM DENSITY HOUSING” from the Definitions Chapter as follows:**

<b>MEDIUM DENSITY HOUSING</b>	refers to any housing type (detached, semi-detached, or terraced) falling within a gross average density range of 350m <sup>2</sup> – 250m <sup>2</sup> per unit with a minimum <del>development</del> area of 200m <sup>2</sup> and capable of containing an 8 metre diameter circle, involving four or more units. It does not include conventional ‘infill’ where a <i>residential unit</i> is placed on a single <i>allotment</i> with an existing <i>residential unit</i> .
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**20.8 Add a new definition of “MEDIUM DENSITY RESIDENTIAL STANDARDS or MDRS” to the Definitions Chapter as follows:**

<b>MEDIUM DENSITY RESIDENTIAL STANDARDS or MDRS</b>	has the same meaning as in section 2 of the RMA (as set out below)
	means the requirements, conditions, and permissions as set out in <u>Schedule 3A.</u>

**20.9 Amend definition of “NOISE SENSITIVE ACTIVITY” in the Definitions Chapter as follows:**

<b>NOISE SENSITIVE ACTIVITY</b>	<p>means:</p> <ol style="list-style-type: none"> <li>1. <i>Buildings</i> used for residential activities and includes: <ol style="list-style-type: none"> <li>a. <i>boarding houses</i>;</li> <li>b. homes for elderly persons;</li> <li>c. retirement villages;</li> <li>d. in-house aged-care facilities, and</li> <li>e. <i>buildings</i> used as temporary accommodation in residentially zoned areas, including hotels, motels, and camping grounds, but excludes other <i>visitor accommodation</i> which is not <i>temporary residential rental accommodation</i>;</li> <li>f. <u><i>buildings used for residential activities as part of a papakāinga</i></u></li> </ol> </li> <li>2. <i>marae buildings</i>;</li> <li>3. spaces within <i>buildings</i> used for overnight patient medical care; and</li> <li>4. teaching areas and sleeping rooms in <i>buildings</i> used as <i>educational facilities</i> including work skills training centres, tertiary institutions, schools, and facilities for the care of children under the age of five including premises licensed under the Education (Early Childhood Services) Regulations 2008 and playgrounds which are part of such facilities and located within 20m of <i>buildings</i> used for teaching purposes.</li> </ol> <p>For the avoidance of doubt <i>Noise Sensitive Activities</i> do not include:</p> <ol style="list-style-type: none"> <li><del>1. residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises;</del></li> <li>2. garages and <i>ancillary buildings</i> not containing any <i>habitable room(s)</i>; and</li> <li>3. premises and facilities which are not yet built, other than premises and facilities for which a <i>building</i> consent has been obtained which has not yet lapsed.</li> </ol>
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S114

20.10 Amend the definition of “PAPAKĀINGA” in the Definitions Chapter as follows:

<b>PAPAKĀINGA-AND PAPAKĀINGA HOUSING</b>	<p>means communal housing, which occurs on <i>Māori land</i>, often based around a marae and providing housing for members of an extended family.</p> <p>means housing and any <i>ancillary activities</i> (including social, cultural, educational, recreational, <del>and</del> <i>or commercial activities</i>) for <i>tangata whenua</i> on their <i>ancestral land</i></p>
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S122.32

20.11 Add a new definition of “**IDENTIFIED QUALIFYING MATTER-AREA**” to the Definitions Chapter as follows:

S207.03

<b>IDENTIFIED QUALIFYING MATTER-AREA</b>	<p>Means any of the following:</p> <ul style="list-style-type: none"> <li>a. <u>The National Grid Yard;</u></li> <li>b. <u>The National Grid Subdivision Corridor;</u></li> <li>c. <u>Land within 10m of the centre-line of a high-pressure gas pipeline designed to operate at or over 2,000kPa;</u></li> <li>d. <u>Separations from waterbodies;</u></li> <li>e. <u>A flood hazard category area identified in the District Plan Maps, including:</u> <ul style="list-style-type: none"> <li>i. <u>A river corridor;</u></li> <li>ii. <u>A stream corridor;</u></li> <li>iii. <u>An overflow path;</u></li> <li>iv. <u>A residual overflow path;</u></li> <li>v. <u>A ponding area;</u></li> <li>vi. <u>A residual ponding area;</u></li> <li>vii. <u>A shallow surface flow area;</u></li> <li>viii. <u>A flood storage area;</u></li> <li>ix. <u>A fill control area;</u></li> </ul> </li> <li>f. <u>A fault avoidance area;</u></li> <li>g. <u>A scheduled historic building or structure, scheduled historic site or scheduled historic area listed in Schedule 7;</u></li> <li>h. <u>A notable tree listed in Schedule 8;</u></li> <li>i. <u>A place and area of significance to Māori listed in Schedule 9;</u></li> <li>j. <u>An ecological site listed in Schedule 1;</u></li> <li>k. <u>A key indigenous tree or group of trees listed in Schedule 2;</u></li> <li>l. <u>A rare and threatened vegetation species listed in Schedule 3;</u></li> <li>m. <u>An outstanding natural feature and landscape listed in Schedule 4;</u></li> <li>n. <u>Esplanade reserves and esplanade strips;</u></li> <li>o. <u>The General Industrial Zone;</u></li> <li>p. <u>The Airport Zone;</u></li> <li>q. <u>The Open Space Zone;</u></li> <li>r. <u>The Natural Open Space Zone;</u></li> <li>s. <u>The Coastal Qualifying Matter Precinct in the General Residential Zone, Local Centre Zone or Town Centre Zone;</u></li> <li>t. <u>The <b>Marae-Whakarongotai and Ōtaki</b> Takiwā Precincts in the General Residential Zone, High Density Residential Zone or Town Centre Zone;</u></li> <li>u. <u>Areas of high natural character and areas of outstanding natural character in the coastal environment mapped in the District Plan maps.</u></li> </ul> <p><b>Note: these matters are not listed in order of priority.</b></p>
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S203.59

S100.46  
S161.49

S100  
S122  
S203  
C16(2)  
S074

**20.12 Add a new definition of “RELEVANT RESIDENTIAL ZONE” to the Definitions Chapter as follows:**

S122

<b>RELEVANT RESIDENTIAL ZONE</b>	means the General Residential Zone and High Density Residential Zone
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**20.13 Amend the definition of “TINO RANGATIRATANGA” in the Definitions Chapter as follows:**

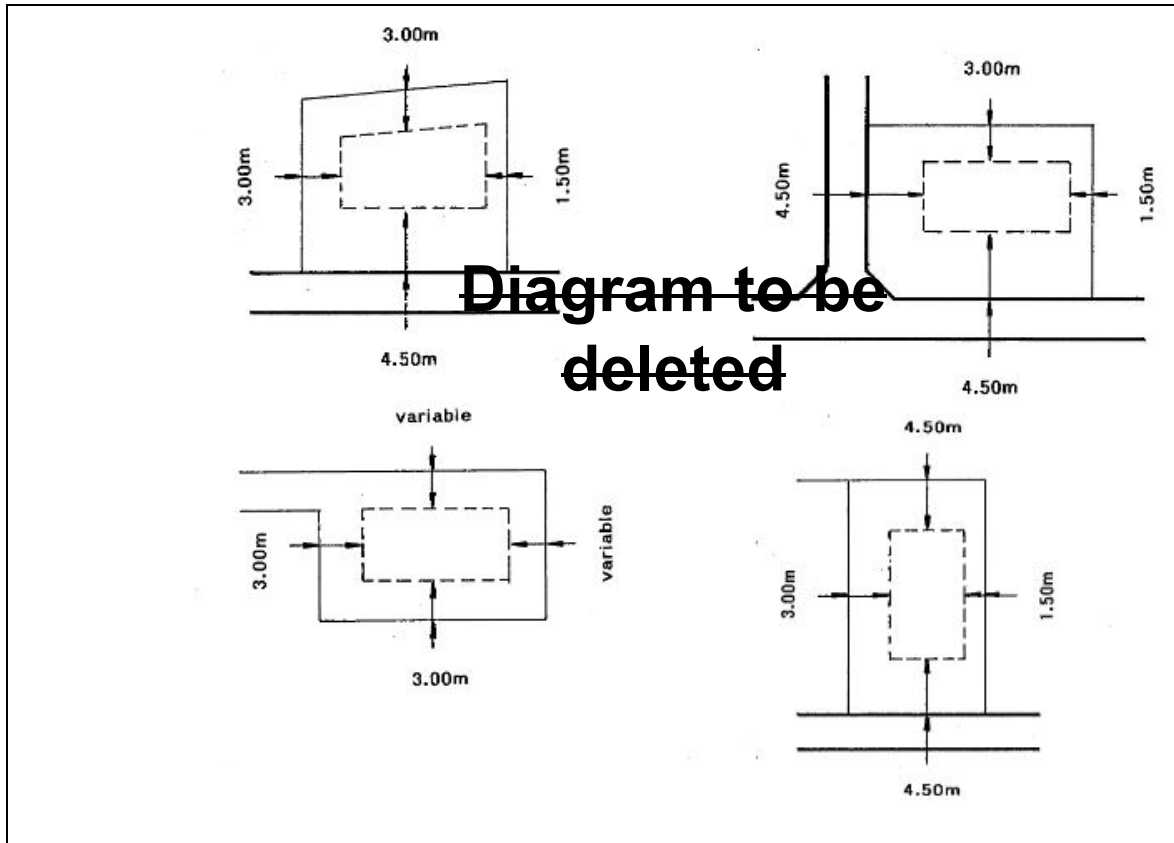
<b>TINO RANGATIRATANGA</b>	means chieftainship, chiefly authority, full authority. means self-determination, sovereignty, self-government, Māori governance by Māori over Māori affairs
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**20.14 Add a new definition of “TIPUNA/TUPUNA” to the Definitions Chapter as follows:**

<b>TIPUNA/TUPUNA</b>	means ancestors
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**20.15 Amend the definition of “YARD” in the Definitions Chapter as follows:**

<b>YARD</b>	<p>means a part of a <i>site</i> which is required by this Plan to be unoccupied and unobstructed by <i>buildings</i> (excluding <i>minor buildings</i>) from the ground upwards, except as otherwise provided by this Plan.</p> <ol style="list-style-type: none"> <li>1. coastal yard means a <i>yard</i> between the seaward title boundary or the toe of the foredune, seaward edge of the vegetation line or foreshore protection works where these are within the title and a line parallel extending across the full width of the <i>allotment</i>;</li> <li>2. front yard means a <i>yard</i> between the front <i>boundary</i> of the <i>site</i> and a line parallel and extending across the full width of the <i>site</i>;</li> <li>3. rear yard means a <i>yard</i> between the rear <i>boundary</i> of the <i>site</i> and a line extending parallel thereto extending across the full width of the <i>site</i>;</li> <li>4. side yard means a <i>yard</i> between a side <i>boundary</i> of the <i>site</i> and a line parallel, extending: <ol style="list-style-type: none"> <li>a. from the front <i>yard</i> to the rear <i>yard</i>;</li> <li>b. if there is no front <i>yard</i>, from the front <i>boundary</i> of the <i>property</i> to the rear <i>yard</i>; and</li> <li>c. if there is no rear <i>yard</i>, from the front <i>yard</i> or <i>boundary</i> as the case may be to the rear <i>boundary</i> of the <i>property</i>.</li> </ol> </li> </ol>
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**20.16 Add a new definition of “ADDITIONAL INFRASTRUCTURE” to the Definitions Chapter as follows:**

S112.02

**ADDITIONAL INFRASTRUCTURE**

has the same meaning as clause 1.4 of the National Policy Statement on Urban Development 2020

means:

- (a) public open space
- (b) community infrastructure as defined in section 197 of the Local Government Act 2002;
- (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities
- (d) social infrastructure, such as schools and healthcare facilities
- (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)
- (f) a network operated for the purpose of transmitting or distributing electricity or gas

**20.17 Delete the definition of “INFILL” from the Definitions Chapter as follows:**

S112.39

**INFILL**

~~means subdivision or development of a site of less than 3,000m<sup>2</sup> in area.~~

**20.18 Add a new definition of “QUALIFYING MATTER” to the Definitions Chapter as follows:** S076.02

<b><u>QUALIFYING MATTER</u></b>	<u>has the same meaning as in section 2 of the RMA:</u> <u>means a matter referred to section 77I or 77O of the RMA</u> <u>and includes the matters outlined under the definition of <i>identified qualifying matter</i>.</u>
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S122 **20.19 Amend the definition of “RESIDENTIAL ZONE” in the Definitions Chapter as follows:**

<b>RESIDENTIAL ZONE</b>	means the part of the District comprising the General Residential Zone, <a href="#">High Density Residential Zone</a> , Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area and shown as such on the District Plan Maps.
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## 21.0 Notification of operative rules relevant to Existing Qualifying Matters

The following operative rules are notified in accordance with ss77K(1)(e) and 77Q(1)(e) of the Act:

### 21.1 The following operative rules relevant to the National Grid are notified as an existing qualifying matter:

<b>INF-MENU-R30</b>	Activities, <i>buildings</i> and <i>structures</i> located within the <i>National Grid Yard</i> , identified as a <i>permitted activity</i> under the rules in INF-MENU-R30 to INF-MENU-R34.
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li><i>Buildings</i> and <i>structures</i> within any National Grid Yard shall demonstrate compliance with the requirements of NZECP34:2001.</li> </ol> <p><b>Notes:</b> Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001.</p> <p>Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34, including <i>buildings</i>, <i>structures</i>, <i>earthworks</i> and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</p> <p>Vegetation to be planted within the <i>National Grid Yard</i> as shown on the District Plan Maps should be selected or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003 or prevent access to support <i>structures</i>. To discuss works, including tree planting near any electricity <i>line</i> especially works within the <i>transmission corridor</i>; contact the relevant <i>network utility operator</i>.</p>
<b>INF-MENU-R31</b>	<p>Within the <i>National Grid Yard</i> on any <i>subject site</i> and within any <i>zone</i>:</p> <ol style="list-style-type: none"> <li><i>network Utilities</i>;</li> <li>fences;</li> <li>internal <i>alterations</i> and <i>additions</i> to existing <i>buildings</i> for <i>sensitive activities</i>;</li> <li>uninhabitable farm <i>buildings</i> and <i>structures</i> for <i>farming</i> activities, including stockyards; and</li> <li>horticultural <i>structures</i> including artificial crop <i>structures</i> and crop support <i>structures</i></li> </ol> <p>located more than 12 metres from a <i>National Grid</i> support <i>structure</i> foundation or stay wire.</p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Network Utilities: <ol style="list-style-type: none"> <li>must be within the <i>road</i> reserve or a railway corridor; or</li> <li>that form part of electricity <i>Infrastructure</i>, must connect to the <i>National Grid</i> utility</li> </ol> </li> <li>Fences must be no more than 2.5 metres in <i>height</i> (above <i>original ground level</i>).</li> </ol>

	<p>3. Internal alterations and additions to existing <i>buildings</i> for sensitive activities must not involve an increase in the <i>building</i> envelope or floor space.</p>
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<b>INF-MENU-R38</b>	<p>The following activities, <i>buildings</i> or <i>structures</i> within any part of the <i>National Grid Yard</i> on any <i>subject site</i>:</p> <ol style="list-style-type: none"> <li>1. any new <i>building</i> for a <i>sensitive activity</i> or addition to a lawfully established <i>building</i> that involves an increase in the <i>building</i> envelope or <i>height</i> for a <i>sensitive activity</i>;</li> <li>2. a change of use from a non-sensitive to a <i>sensitive activity</i> or the establishment of a new <i>sensitive activity</i>;</li> <li>3. any milking shed (excluding <i>accessory buildings</i> and <i>structures</i>), commercial greenhouse, <i>protective canopies</i> or other <i>building</i> (excluding <i>minor buildings</i>) used for the keeping of animals;</li> <li>4. any activity, <i>building</i> or <i>structure</i> provided for under INF-MENU-R30, INF-MENU-R31 or INF-MENU-R33 that does not comply with the associated <i>permitted activity</i> standards; or</li> <li>5. any <i>building</i> or <i>structure</i> within the <i>National Grid Yard</i> that is not a <i>permitted activity</i> under INF-MENU-R32.</li> </ol>
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Non-Complying Activity	
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<b>SUB-DW-R14</b>	<p><i>Subdivision of land</i> in any zone where all of, or part of the <i>subject site</i> is within the <i>National Grid Subdivision Corridor</i>.</p> <p><b>Criteria for Notification:</b> Where an activity requires <i>resource consent</i> solely because it is within the <i>National Grid Subdivision Corridor</i> public notification of the application is precluded. However, any application under this rule will be served on Transpower, unless the written approval from Transpower is provided at the time the application is lodged.</p>
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Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The <i>subdivision</i> shall identify a complying nominal <i>building</i> platform for each new <i>allotment</i>, which is fully located outside the <i>National Grid Yard</i>.</li> </ol> <p><b>Advice Note:</b> Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001) is mandatory under the Electricity Act 1992. All activities regulated by NZECP34:2001, including <i>buildings</i>, <i>structures</i>, <i>earthworks</i> and the operation of mobile plant, must comply with that regulation. Activities should be checked for compliance even if they are permitted by the District Plan.</p> <p>Vegetation to be planted within the <i>National Grid Yard</i> as shown on the District Plan Maps should be selected and/or managed to ensure that the vegetation will not result in that</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the design, construction and layout of any <i>subdivision</i> demonstrates that a suitable <i>building</i> platform(s) can be located outside of the <i>National Grid Yard</i> for each new <i>allotment</i>.</li> <li>2. The provision for the on-going operation, maintenance (including access) and planned upgrade of existing <i>transmission lines</i>.</li> <li>3. The risk to the structural integrity of the <i>National Grid</i>.</li> <li>4. The extent to which the <i>subdivision</i> design and consequential <i>development</i> will minimise the risk of injury and/or property damage from such <i>lines</i>.</li> <li>5. The extent to which the <i>subdivision</i> design and consequential <i>development</i> will</li> </ol>
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	<p>vegetation breaching the Electricity (Hazards from Trees) Regulations 2003 or prevent access to support <i>structures</i>. To discuss works, including <i>tree</i> planting near any electricity <i>line</i> especially works within the transmission corridor; contact the relevant <i>network utility operator</i>.</p>	<p>minimise the potential <i>reverse sensitivity</i> on and amenity and <i>nuisance effects</i> of the transmission asset.</p> <ol style="list-style-type: none"> <li>6. The extent to which the design and construction of any <i>subdivision</i> allow for <i>earthworks</i>, <i>buildings</i> and <i>structures</i> to comply with the safe separation distances in the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001.</li> <li>7. The nature and location of any proposed vegetation to be planted in the vicinity of the <i>National Grid</i>.</li> </ol>
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<b>SUB-DW-R22</b>	Any <i>subdivision of land</i> in any <i>zone</i> where all of or part of the <i>subject site</i> is within the <i>National Grid Subdivision Corridor</i> , which does not comply with the <i>restricted discretionary activity</i> standard under SUB-DW-R14.
Non-Complying Activity	

**21.2 The following operative rule relevant to the High Pressure Gas Pipeline is notified as an existing qualifying matter:**

<b>SUB-DW-R12</b>	<p><i>Subdivision of land</i> in any <i>zone</i> within 10 metres either side of the centre-line of high pressure gas pipeline designed to operate at or over 2000kPa, unless the <i>subdivision</i> is for a <i>boundary adjustment</i> in the Rural Zone and complies with the standards under the SUB-DW-R2.</p> <p><b>Criteria for Notification:</b> The written approval of persons will not be required other than the pipeline owner and/or operator and applications under this rule will not be served on any persons other than the pipeline owner and/or operator or notified.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The <i>subdivision</i> must comply with all other relevant <i>subdivision</i> standards applicable to the <i>zone</i>.</li> </ol> <p><i>Boundary adjustment qualifying criteria:</i></p> <ol style="list-style-type: none"> <li>1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the <i>subdivision</i> design avoids or mitigates conflict with existing pipelines.</li> <li>2. The ability for maintenance and inspection of transmission pipelines including ensuring access to the pipelines.</li> <li>3. Consent notices on titles to ensure on-going compliance with AS2885 Pipelines – Gas and Liquid Petroleum – Parts 1 to 3.</li> <li>4. The outcome of any consultation with the affected <i>network utility operator</i>.</li> </ol>

**21.3 The following operative rules relevant to the flood hazard category areas are notified as an existing qualifying matter:**

<b>NH-FLOOD-R2</b>	Any <i>building</i> or <i>structure</i> in any zone.
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Separation from <i>waterbodies</i> <ol style="list-style-type: none"> <li>a. <i>Buildings</i> (excluding <i>minor buildings</i>) shall not be sited within the <i>river corridor</i> or <i>stream corridor</i> (unless they are <i>permitted activities</i> under NH-FLOOD-R7):                             <ol style="list-style-type: none"> <li>i. For the <i>stream corridor</i> and other <i>waterbodies</i>, including ephemeral and intermittent rivers or streams (except lakes) the minimum setback for any <i>building</i> or <i>structure</i> (other than a bridge or culvert <i>structure</i> for which a <i>resource consent</i> is required from the Regional Council) from the natural banks of any <i>waterbody</i> greater than 3 metres wide shall be 10 metres;</li> <li>ii. For streams/<i>drains</i> less than 3 metres wide, the minimum setback must be 5 metres where the average width of the stream or <i>waterbody</i> is measured as an average within the <i>site</i>.</li> </ol> </li> </ol> </li> <li>2. <i>Buildings</i> (excluding <i>minor buildings</i>) must not be sited within 5 metres of a lake.</li> </ol>
<b>NH-FLOOD-R3</b>	New or relocated <i>buildings</i> (excluding <i>minor buildings</i> ) in <i>ponding</i> , <i>residual ponding</i> and <i>shallow surface flow areas</i> .
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The <i>building floor level</i> of any new or relocated <i>building</i> (excluding <i>minor buildings</i>) in the <i>ponding</i>, <i>shallow surface flow</i> or <i>residual ponding area</i> shall be constructed above the 1% AEP flood event level.</li> </ol>
<b>NH-FLOOD-R4</b>	<p><b>Earthworks</b> except where associated with the matters listed below:</p> <ol style="list-style-type: none"> <li>1. the maintenance of a watercourse or stormwater control;</li> <li>2. activities permitted under NH-FLOOD-R6;</li> <li>3. maintenance activities within the <i>legal road</i>;</li> <li>4. private <i>farm tracks</i> which are <i>ancillary</i> to permitted <i>farming</i> activities and are not within an <i>outstanding natural features and landscapes</i>;</li> <li>5. <i>residual ponding areas</i> where the <i>earthworks permitted activity</i> standards for the relevant zone are complied with (see EW-Earthworks for rules on <i>earthworks</i>);</li> <li>6. <i>earthworks</i> subject to NH-FLOOD-R8 (i.e. within a <i>flood storage</i> or <i>fill control area</i>);</li> <li>7. <i>extractive industries</i> (see NH-FLOOD-R7);</li> <li>8. the removal or replacement of underground fuel storage tanks; and</li> <li>9. "earthworks" as defined in and regulated by the NESPF.</li> </ol>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. In an <i>overflow path</i> or <i>residual overflow path</i> (excluding fill which is addressed in NH-FLOOD-R10), <i>earthworks</i>:             <ol style="list-style-type: none"> <li>a. shall not involve the disturbance of more than 10m<sup>3</sup> of <i>land</i> in any 10 year period;</li> </ol> </li> </ol>

	<p>b. shall not alter the <i>original ground level</i> by more than 0.5 metres, measured vertically; and</p> <p>c. shall not impede the flow of floodwaters.</p> <p>2. In <i>ponding areas</i> (excluding <i>residual ponding areas</i>) and <i>shallow surface flow areas</i>, <i>earthworks</i>:</p> <p>a. shall not involve the disturbance of more than 20m<sup>3</sup> (volume) of <i>land</i> in any 10 year period; and</p> <p>b. shall not alter the <i>original ground level</i> by more than 1.0 metre, measured vertically.</p> <p>3. In a <i>Stream corridor</i> or <i>River corridor</i> (excluding fill which is addressed in NH-FLOOD-R15), <i>earthworks</i>:</p> <p>a. shall not exceed 10m<sup>3</sup> in any 10 year period. This standard applies whether in relation to a particular work or as a total or cumulative; and</p> <p>b. must be carried out by Wellington Regional Council, Kāpiti Coast District Council, the Department of Conservation or their nominated contractors.</p> <p><b>Note:</b> Any works carried out within the <i>bed</i> of lakes and rivers are within the jurisdiction of Wellington Regional Council and are not covered in this District Plan.</p>
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<b>NH-FLOOD-R8</b>	<p><i>Development and earthworks within any flood storage or fill control area.</i></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• earthworks managed under the NESPF</li> <li>• <i>extractive industries</i> (see EW-EXT)</li> <li>• earthworks associated with the removal and replacement of underground fuel storage tanks.</li> </ul>
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Controlled Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Equivalent compensatory storage or another solution to achieve <i>hydraulic neutrality</i> shall be created.</li> <li>2. <i>Development</i> proposals shall be accompanied by sufficient hydraulic modelling of relevant streams to fully test consequences of the activity.</li> <li>3. The <i>building floor level</i> of any new or relocated <i>building</i> (excluding <i>minor buildings</i>) shall be constructed above the <i>1% AEP</i> flood event level.</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. Future management of the <i>flood storage or fill control area</i>.</li> <li>2. <i>Natural hazard effects</i>.</li> <li>3. <i>Nuisance effects</i> including <i>dust</i>.</li> <li>4. Location and design of <i>buildings and structures</i>.</li> <li>5. Suitability of access.</li> </ol>
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<b>NH-FLOOD-R10</b>	<p>In an <i>overflow path</i>, or <i>residual overflow path</i>, fill <i>earthworks</i>, or <i>earthworks</i> which do not comply with one or more of the <i>permitted activity</i> standards under NH-FLOOD-R4.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• earthworks managed under the NESPF</li> <li>• <i>extractive industries</i> (see EW-EXT)</li> </ul>
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	<ul style="list-style-type: none"> <li>earthworks associated with the removal and replacement of underground fuel storage tanks.</li> </ul>	
Restricted Discretionary Activity	<p><b>Standards</b></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>The <i>effect</i> of the <i>earthworks</i> on the effective functioning of the <i>overflow path, residual overflow path or ponding or shallow surface flow area</i>.</li> <li>The avoidance or mitigation of adverse <i>effects</i> on the effective functioning of the <i>overflow path, residual overflow path or ponding or shallow surface flow</i>.</li> </ol>
<b>NH-FLOOD-R11</b>	<p>In a <i>ponding or shallow surface flow area</i>, <i>earthworks</i> which do not comply with one or more of the <i>permitted activity</i> standards under NH-FLOOD-R4.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>earthworks managed under the NESPF</li> <li><i>extractive industries</i> (see EW-EXT)</li> <li>earthworks associated with the removal and replacement of underground fuel storage tanks.</li> </ul>	
Restricted Discretionary Activity	<p><b>Standards</b></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>The <i>effect</i> of the <i>earthworks</i> on the effective functioning of the <i>overflow path, residual overflow path or ponding or shallow surface flow</i>.</li> <li>The avoidance or mitigation of adverse <i>effects</i> on the effective functioning of the <i>overflow path, residual overflow path or ponding or shallow surface flow</i>.</li> </ol>
<b>NH-FLOOD-R12</b>	<p><i>Additions to existing buildings (excluding minor buildings) in any overflow path or residual overflow path.</i></p>	
Restricted Discretionary Activity	<p><b>Standards</b></p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>The <i>effect</i> of the <i>addition</i> on the effective functioning of the <i>overflow path or residual overflow path</i>.</li> <li>The ability of the design, placement and construction of the <i>addition</i> to achieve <i>hydraulic neutrality</i>.</li> <li>The avoidance or mitigation of adverse <i>effects</i> on the effective functioning of the <i>overflow path or residual overflow</i>.</li> <li>Whether the potential <i>risk</i> to the health and safety of people, and</li> </ol>

		property from <i>flood hazards</i> can be avoided or mitigated.
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<b>NH-FLOOD-R15</b>	<p>In any a stream corridor, or river corridor, fill <i>earthworks</i>, or <i>earthworks</i> that do not comply with one or more of the permitted activity standards in NH-FLOOD-R4.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> <li>• earthworks managed under the NESPF</li> <li>• <i>extractive industries</i> (see EW-EXT)</li> <li>• earthworks associated with the removal and replacement of underground fuel storage tanks.</li> </ul>	
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Discretionary Activity		
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<b>NH-FLOOD-R16</b>	<p>New or relocated <i>building</i> (excluding <i>minor buildings</i>) in any <i>overflow path</i> or <i>residual overflow path</i>.</p> <p><b>Note:</b> This does not apply to additions to existing <i>habitable buildings</i> which are <i>restricted discretionary activity</i> under NH-FLOOD-R12 or <i>structures</i> permitted under NH-FLOOD-R6.</p> <p><b>Note 2:</b> Assessment of sites where <i>earthworks</i> have occurred that have redefined the flood hazards on the site will consider the latest information available in addition to the Flood Hazard Maps.</p>	
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Non-Complying Activity		
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<b>NH-FLOOD-R17</b>	<p>The construction, placement or erection of any <i>building</i> (excluding <i>minor buildings</i>) in the <i>river corridor</i> or <i>stream corridor</i> except where related to gravel extraction activities and permitted by NH-FLOOD-R7 or provided for as a <i>restricted discretionary activity</i> under NH-FLOOD-R13, or <b>structures</b> permitted under NH-FLOOD-R6.</p>	
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Non-Complying Activity		
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<b>SUB-DW-R7</b>	<i>Subdivision</i> where any part of the <i>land</i> contains <i>flood storage, ponding, residual ponding or shallow surface flow areas</i> .	
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Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Each <b>vacant allotment</b> shall have a <i>building</i> area located outside any <i>river</i> or <i>stream corridor, overflow path</i> or <i>residual overflow path</i>.</li> <li>2. <del>Each</del> <b>The building area for each vacant allotment</b> shall be located above the estimated 1% AEP flood event level.</li> <li>3. <i>Formed vehicle access</i> does not adversely affect the 1%</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The design and layout of the <i>subdivision</i>.</li> <li>2. <i>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</li> <li>3. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> </ol>
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S202.14

	<p><i>AEP</i> flood hazard <i>risk</i> on other <i>properties</i> in the same flood catchment.</p> <p>4. Compliance with all other relevant <i>subdivision</i> rules and standards in other chapters.</p>	<p>4. The location of any <i>building</i> platform or area relative to the <i>natural hazards, historic heritage</i> features, <i>ecological sites, outstanding natural features and landscapes, and geological sites</i>.</p> <p>5. The location and design of any servicing of the <i>subdivision</i>.</p> <p>6. The extent and <i>effects</i> of <i>earthworks</i>.</p>
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<b>SUB-DW-R16</b>	<i>Subdivision</i> where any part of the land contains an <i>overflow path</i> or <i>residual overflow path</i> .	
Discretionary Activity		

<b>SUB-DW-R17</b>	<i>Subdivision of land</i> located partly within the <i>River Corridor</i> or <i>Stream Corridor</i> where each <i>allotment</i> has <i>building</i> areas which are:	
	<ol style="list-style-type: none"> <li>1. located outside any <i>river</i> or <i>stream corridor, overflow path</i> or <i>residual overflow path</i>; and</li> <li>2. located above the estimated <i>1% AEP</i> flood event level.</li> <li>3. <i>formed vehicle access</i> which does not adversely affect the flood hazard <i>risk</i> on other <i>properties</i> in the same flood catchment.</li> </ol>	
Discretionary Activity		

<b>SUB-DW-R20</b>	<i>Subdivision of land</i> located wholly within the <i>stream corridor</i> or <i>river corridor</i> .	
Non-Complying Activity		

**21.4 The following operative rules relevant to fault avoidance areas are notified as an existing qualifying matter:**

<b>NH-EQ-R22</b>	<i>Buildings</i> (excluding <i>minor buildings</i> ) within <i>Fault Avoidance Areas</i> that:	
	<ol style="list-style-type: none"> <li>1. do not comply with the <i>permitted activity</i> standards; or</li> <li>2. are identified as a <i>restricted discretionary activity</i> in NH-EQ-Table 3 - Risk Based Matrix and NH-EQ-Table 2 - Building Importance Category.</li> </ol>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. Geotechnical information must be provided by a suitably qualified person demonstrating that the <i>building</i> is not located on a fault trace or fault trace deformation. The information shall identify the location and depth of the Fault Trace in</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. The location of any <i>building</i> area relative to the location and depth of fault traces.</li> <li>2. The location and design of <i>buildings</i> to mitigate <i>effects</i> from a fault rupture hazard.</li> <li>3. The level of <i>risk</i> posed by the fault trace rupturing.</li> </ol>

	<p>respect of any <i>building</i> platform. The information must be recorded using Geographical Positioning Satellite (GPS) Information System.</p> <ol style="list-style-type: none"> <li>2. Within <i>Well-Defined</i> and <i>Well-Defined Extension Areas</i> for the Ohariu and Northern Ohariu faults: <i>structures</i> that are defined as <i>BIC</i> Type 2a and 2b.</li> <li>3. Within <i>Well-Defined</i> and <i>Well-Defined Extension Areas</i> for the Gibbs and Ōtaki Forks faults: <i>structures</i> that are defined as <i>BIC</i> Type 2b.</li> <li>4. Within <i>Distributed, Uncertain-Constrained</i> and <i>Uncertain-Poorly Constrained Areas</i> for Ohariu and Northern Ohariu faults: <i>structures</i> that are defined as <i>BIC</i> Type 2b.</li> <li>5. Within all <i>Fault Avoidance Areas</i> for all faults: <i>structures</i> that are defined as <i>BIC</i> Type 2c.</li> </ol>	<ol style="list-style-type: none"> <li>4. The manner in which the topography, <i>land</i> features of the <i>subject site</i> and access to <i>infrastructure</i> affect the ability to locate the <i>building</i> area.</li> <li>5. In respect to <i>BIC</i> Type 2c <i>buildings</i>; the nature, scale and use of those <i>buildings</i>.</li> </ol>
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NH-EQ- Table 2 - Building Importance Category (BIC) and Representative Examples	Building Importance Category (BIC)	Description	Examples
	1	<b>Temporary and/or non-habitable structures and additions to existing dwellings</b> with low hazard to life and other properties (provided those <i>additions</i> do not increase the number of dwellings on the <i>site</i> ).	<ul style="list-style-type: none"> <li>• Non-habitable stand-alone <i>structures</i></li> <li>• <i>Accessory Buildings</i> (excluding minor buildings)</li> <li>• Farm <i>buildings</i>, fences</li> <li>• Towers in rural situations</li> <li>• Additions to any dwelling type, including <i>additions</i> to <i>existing</i> two-storey dwellings</li> </ul>
	2a	<b>Timber-Framed</b> single-storey residential construction <300m <sup>2</sup> .	<ul style="list-style-type: none"> <li>• Timber framed single-storey dwellings &lt;300m<sup>2</sup></li> <li>• <i>Minor residential units</i></li> </ul>
	2b	<b>Other Residential Buildings</b> including timber-framed residential construction with a floor area greater than 300m <sup>2</sup> and/or with multiple storeys, and specific other residential construction.	<ul style="list-style-type: none"> <li>• Timber framed with multiple storeys</li> <li>• Timber framed houses with area &gt; 300m<sup>2</sup></li> <li>• Houses outside the scope of NZS 3604 “Timber Framed Buildings”</li> </ul>

	2c	<b>Normal Structures</b> (including <i>structures</i> not in other categories).	<ul style="list-style-type: none"> <li>Multi-occupancy residential, commercial and industrial <i>buildings</i></li> </ul>
	3	<b>Important Structures</b> that may contain people in crowds or contents of high value to the community or pose <i>risks</i> to people in crowds.	<ul style="list-style-type: none"> <li>Public assembly <i>buildings</i>.</li> <li>Theatres and cinemas &lt;1000m<sup>2</sup></li> <li>Car parking <i>buildings</i></li> <li>Emergency medical and other emergency facilities not designated as critical post disaster facilities</li> <li>Airport terminals, railway stations, schools</li> <li>Museums and art galleries</li> <li>Municipal <i>buildings</i></li> <li>Grandstands</li> <li><i>Service Stations</i></li> <li>Hazardous facilities</li> </ul>
	4	<b>Critical Structures</b> with special post disaster functions.	<ul style="list-style-type: none"> <li>Major <i>infrastructure</i> facilities</li> <li>Air traffic control installations</li> <li>Designated civilian emergency centres, medical emergency facilities, emergency vehicle garages, fire and police stations</li> </ul>
	<b>Note:</b> <ul style="list-style-type: none"> <li><i>Subdivisions</i> located within a <i>Fault Avoidance Area</i> are controlled by separate rules. Where a <i>subdivision</i> has occurred within a <i>Fault Avoidance Area</i> and consent notices control the location of or define a <i>building</i> area – the directions of the consent notices are to be given primacy over these provisions.</li> <li>The <i>Building Importance Categories</i> of Type 1, 2a, 2b, 3 and 4 are adapted from GNS Science, “Earthquake Fault Trace Survey Kāpiti Coast District,” 2003.</li> </ul>		

<b>NH-EQ-Table 3 - Risk Based Matrix Table for Fault Hazard for Development only for Ohariu, Northern Ohariu, Gibbs, South-East</b>	<b>Fault Complexity</b>	<b>Recurrence Interval Class II</b>	<b>Recurrence Interval Class III</b>	<b>Recurrence Interval Class IV</b>
		<b>Ohariu Fault and Northern Ohariu Fault</b> >2000yrs - ≤ 3500yrs	<b>Gibbs Fault and Ōtaki Forks Fault</b> > 3500yrs - ≤5000yrs	<b>South-East Reikorangi Fault</b> >5000yrs - ≤10000yrs
	<b>RESIDENTIAL ZONES</b>			
	<b>Well Defined and Well</b>	Type 1: Permitted	Type 1 & 2a: Permitted	Type 1, 2a & 2b: Permitted



<b>Reikorangi and Ōtaki Faults</b>	<b>Defined Extension</b>	Type 2a & 2b & 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 2b & 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 2c: Restricted Discretionary Type 3 & 4: Non-Complying
	<b>Distributed Uncertain-Constrained Uncertain-Poorly Constrained</b>	Type 1 & 2a: Permitted Type 2b & 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 1, 2a & 2b: Permitted Type 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 1, 2a & 2b: Permitted Type 2c: Restricted Discretionary Type 3 & 4: Non-Complying
	<b>RURAL ZONES</b>			
	<b>Well Defined and Well Defined Extension</b>	Type 1: Permitted Type 2a & 2b & 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 1 & 2a: Permitted Type 2b & 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 1, 2a & 2b: Permitted Type 2c: Restricted Discretionary Type 3 & 4: Non-Complying
	<b>Distributed Uncertain-Constrained Uncertain-Poorly Constrained</b>	Type 1: & 2a: Permitted Type 2b & 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 1, 2a & 2b: Permitted Type 2c: Restricted Discretionary Type 3 & 4: Non-Complying	Type 1, 2a & 2b: Permitted Type 2c: Restricted Discretionary Type 3 & 4: Non-Complying
	<p><b>Note:</b></p> <ul style="list-style-type: none"> <li>• <i>Subdivisions</i> located within a <i>Fault Avoidance Area</i> are controlled by separate rules. Where a <i>subdivision</i> has occurred within a <i>Fault Avoidance Area</i> and consent notices control the location of a or define a <i>building area</i> – the directions of the consent notices are to be given primacy over these provisions</li> <li>• The information has been modified from table prepared by GNS Science, “Earthquake Fault Trace Survey, Kāpiti Coast District” 2003.</li> <li>• The <i>Building Importance Categories</i> of Type 1, 2a, 2b, 3 and 4 are defined in NH-EQ-Table 2 and are taken from GNS Science, “Earthquake Fault Trace Survey Kāpiti Coast District”, 2003.</li> <li>• The <i>resource consent</i> category applies only to the <i>development</i> of <i>buildings</i>, not to <i>subdivision</i>.</li> </ul>			

<b>SUB-DW-R8</b>	<p><i>Subdivision</i> proposing additional developable <i>allotments</i> where any part of the <i>land</i> is in the <i>Fault Avoidance Area</i>.</p> <p><b>Criteria for notification</b> The written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <p>1. Each <i>allotment</i> must be capable of providing a 200m<sup>2</sup> <i>building area</i>, which has a minimum horizontal dimension</p>	<p><b>Matters of Discretion</b></p> <p>1. The design and layout of the <i>subdivision</i>, <i>earthworks</i> and the location of any <i>building area</i>,</p>

	<p>of 12 metres in any direction, clear of the identified <i>Fault Avoidance Area</i>, where the <i>allotment</i> is not a reserve or access <i>allotment</i>.</p> <p>2. <i>Building</i> areas do not have to be clear of the <i>Fault Avoidance Areas</i> within the <i>Distributed, Uncertain-Constrained, and Uncertain-Poorly Constrained</i> Areas of the Gibbs and Ōtaki Forks faults and no geotechnical information will be required.</p> <p>3. The entire Southeast Reikorangi Fault, is excluded from this provision. (i.e. <i>zone</i> provisions apply).</p>	<p>relative to the <i>Fault Avoidance Area</i>.</p> <p>2. Council's <i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</p> <p>3. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>4. <i>Vehicle access</i> onto <i>legal road</i> including the <i>State Highway Network</i> and any <i>effects</i> on the <i>transport network</i>.</p>
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<b>SUB-DW-R18</b>	<p><i>Subdivision</i> where any part of the <i>land</i> is within the <i>Fault Avoidance Area</i> for all of the Ohariu and Northern Ohariu faults, or within the <i>Well-Defined</i> and <i>Well-Defined Extension Areas</i> for the Gibbs and Ōtaki Forks faults (see District Plan Maps for detail) and where a <i>building</i> area, which has a minimum dimension of 12 metres, is not provided clear of the identified <i>Fault Avoidance Area</i> and where the <i>subdivision</i> would otherwise be a <i>restricted discretionary activity</i> under SUB-DW-R8.</p> <p><b>Note:</b> Refer to NH-EQ-Table 2 <i>Building Importance Category</i> and NH-EQ-Table 3 Risk Based Matrix.</p> <p><b>Criteria for notification</b> The written approval of persons will not be required and applications under this rule will not be served on any person or notified.</p>	
Discretionary Activity		

**21.5 The following operative rules relevant scheduled historic buildings, structures, sites or areas are notified as an existing qualifying matter:**

<b>HH-R6</b>	<p><i>Alterations or additions to scheduled historic building or structure, scheduled historic site, or scheduled historic area, including:</i></p> <ol style="list-style-type: none"> <li>1. construction of new <i>buildings</i> or <i>structures</i>;</li> <li>2. work that does not meet the definition of <i>repair and maintenance</i>;</li> <li>3. internal and external <i>alterations</i> and <i>additions</i> to a <i>scheduled historic building</i>; and</li> <li>4. earthquake strengthening activities that do not comply with one or more <i>controlled activity</i> standards in HH-R4.</li> </ol>	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b>
		<ol style="list-style-type: none"> <li>1. <i>Effects on historic heritage</i> values.</li> <li>2. <i>Effects on landscape and amenity</i>.</li> </ol>

		<ol style="list-style-type: none"> <li>3. Layout, design and location of proposed <i>building</i> (excluding <i>minor buildings</i>).</li> <li>4. <i>Effects</i> on context and surroundings including any <i>effects</i> on 'key access and view points' listed in the Schedule of Historic Heritage.</li> <li>5. The matters within HH-P6.</li> </ol>
<b>HH-R8</b>	<i>Relocation of historic heritage as a scheduled historic building or structure, scheduled historic site, or scheduled historic area (except where specified in this District Plan to be a Non-Complying activity).</i>	
Discretionary Activity		
<b>HH-R9</b>	<i>Partial demolition, demolition or destruction of a scheduled historic building or structure, scheduled historic site, or scheduled historic area (except where specified in this District Plan to be a Non-Complying activity).</i>	
Discretionary Activity		
<b>HH-R10</b>	<i>Partial demolition, demolition or destruction of Heritage New Zealand Category 1 or 2 historic heritage identified scheduled historic buildings or structures, scheduled historic sites, or scheduled historic areas.</i>	
Non-Complying Activity		
<b>HH-R11</b>	<i>Relocation of Heritage New Zealand Category 1 historic heritage identified scheduled heritage buildings and structures, scheduled historic sites, or scheduled historic areas.</i>	
Non-Complying Activity		
<b>SUB-DW-R10</b>	<i>Subdivision of any land or site containing a scheduled historic building or structure, a scheduled historic site, a notable tree, or a scheduled historic area, waahi tapu and other places and areas of significance to Māori except as provided for in Rules SASM-R14 and SASM-R20.</i>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The <i>historic heritage</i> feature must be contained within one <i>allotment</i> or where the feature is contained within more than one <i>allotment</i> the number of <i>allotments</i> containing the feature will not be increased.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>2. Degree of compliance with Council's <u><i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements</i></u>,</li> </ol>

		<p>2012 (or <i>structure plan</i> or guideline).</p> <ol style="list-style-type: none"> <li>3. <i>Effects on historic heritage values.</i></li> <li>4. Layout of the <i>subdivision</i>.</li> <li>5. <i>Effect</i> on context and surroundings.</li> <li>6. <i>Effects</i> on landscape and <i>amenity values</i>.</li> <li>7. <i>Effects</i> on context and surroundings including any <i>effects</i> on 'key access and view points' listed in the Schedule of Historic Heritage Schedule 7.</li> </ol>
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**21.6 The following operative rules relevant to scheduled notable trees are notified as an existing qualifying matter:**

<b>TREE-R4</b>	<i>Trimming of notable trees</i> which do not comply with TREE-R2 or the standards in TREE-R3, or <i>modification of notable trees</i> by any <i>network utility operator</i> to ensure the safety and integrity of any <i>network utility</i> or to maintain access to the <i>network utility</i> .	
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Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b> <ol style="list-style-type: none"> <li>1. <i>Effects on historic heritage values.</i></li> <li>2. <i>Effects</i> on landscape and amenity.</li> <li>3. The matters listed in TREE-P2.</li> <li>4. <i>Effects</i> on context and surroundings.</li> </ol>
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<b>SUB-DW-R10</b>	<i>Subdivision of any land or site</i> containing a <i>scheduled historic building or structure</i> , a <i>scheduled historic site</i> , a <i>notable tree</i> , or a <i>scheduled historic area</i> , <i>waahi tapu</i> and other <i>places and areas of significance to Māori</i> except as provided for in Rules SASM-R14 and SASM-R20.	
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Restricted Discretionary Activity	<b>Standards</b> <ol style="list-style-type: none"> <li>1. The <i>historic heritage</i> feature must be contained within one <i>allotment</i> or where the feature is contained within more than one <i>allotment</i> the number of <i>allotments</i> containing the feature will not be increased.</li> </ol>	<b>Matters of Discretion</b> <ol style="list-style-type: none"> <li>1. Imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>2. Degree of compliance with Council's <u><i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements, 2012</i></u> (or <i>structure plan</i> or guideline).</li> <li>3. <i>Effects on historic heritage values.</i></li> <li>4. Layout of the <i>subdivision</i>.</li> <li>5. <i>Effect</i> on context and surroundings.</li> <li>6. <i>Effects</i> on landscape and <i>amenity values</i>.</li> <li>7. <i>Effects</i> on context and surroundings including any</li> </ol>
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		<i>effects</i> on ‘key access and view points’ listed in the Schedule of Historic Heritage Schedule 7.
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**21.7 The following operative rules relevant to scheduled places and areas of significance to Māori are notified as an existing qualifying matter:**

<b>SASM-R3</b>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Rua</i>:</p> <ol style="list-style-type: none"> <li>1. <i>land disturbance</i>;</li> <li>2. <i>earthworks</i>;</li> <li>3. the alteration and disturbance of <i>land</i> associated with gardening and cultivation;</li> <li>4. <i>alterations</i> and <i>additions</i> to <i>existing buildings</i> (excluding <i>minor buildings</i>);</li> <li>5. fencing;</li> <li>6. <i>new buildings</i> (excluding <i>minor buildings</i>); <i>ancillary</i> to lawfully established uses in the <i>waahi tapu</i>;</li> <li>7. <i>relocation</i> of <i>existing buildings</i> (excluding <i>minor buildings</i>);</li> <li>8. tree planting and removal.</li> </ol>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The maximum extent of <i>land disturbance</i>, <i>earthworks</i> and the alteration and disturbance of <i>land</i> associated with gardening and <i>cultivation</i> must not exceed 10m<sup>3</sup> per calendar year.</li> <li>2. <i>Alterations</i> and <i>additions</i> to <i>buildings</i> must not include basements or in-ground swimming pools.</li> <li>3. Fencing must be along the perimeter of the <i>waahi tapu</i> or along the <i>site boundary</i>.</li> <li>4. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>

<b>SASM-R4</b>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Toru</i>:</p> <ol style="list-style-type: none"> <li>1. <i>land disturbance</i>;</li> <li>2. <i>earthworks</i>;</li> <li>3. the alteration and disturbance of <i>land</i> associated with gardening and <i>cultivation</i>;</li> <li>4. <i>additions</i> and <i>alterations</i> to <i>existing buildings</i> (excluding <i>minor buildings</i>);</li> <li>5. fencing;</li> <li>6. <i>relocation</i> of lawfully established <i>buildings</i> (excluding <i>minor buildings</i>); and</li> <li>7. tree planting and removal.</li> </ol>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The total volume of <i>land disturbance</i>, <i>earthworks</i> and the alteration and disturbance of <i>land</i> associated with gardening and <i>cultivation</i> must not exceed 10m<sup>3</sup> per calendar year.</li> <li>2. <i>Additions</i> and <i>alterations</i> to <i>buildings</i> must not include basements or in-ground swimming pools.</li> <li>3. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>

<b>SASM-R5</b>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Wha</i>:</p> <ol style="list-style-type: none"> <li>1. <i>land disturbance</i>;</li> <li>2. <i>earthworks</i>;</li> <li>3. the alteration and disturbance of <i>land</i> associated with gardening, <i>cultivation</i> and the installation of fence posts;</li> <li>4. new <i>buildings</i> (excluding <i>minor buildings</i>) associated with lawfully established <i>buildings</i> and uses;</li> <li>5. <i>alterations</i> to lawfully established <i>buildings</i> (excluding <i>minor buildings</i>);</li> <li>6. <i>relocation</i> of lawfully established <i>buildings</i> (excluding <i>minor buildings</i>); and</li> <li>7. tree planting and removal.</li> </ol>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Additions</i> and <i>alterations</i> to <i>buildings</i> must not include basements or in-ground swimming pools.</li> <li>2. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>

<b>SASM-R7</b>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Toru</i>:</p> <ol style="list-style-type: none"> <li>1. new <i>buildings</i> (excluding <i>minor buildings</i>).</li> </ol>	
Controlled Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. <i>Buildings</i> must be ancillary to lawfully established <i>buildings</i>.</li> <li>2. The total volume of heritage site <i>land disturbance</i> and <i>earthworks</i> and must not exceed 10m<sup>3</sup> per calendar year.</li> <li>3. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>	<p><b>Matters of Control</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects</i> on <i>historic heritage</i> values.</li> <li>2. <i>Effects</i> on landscape and amenity.</li> <li>3. Layout, design and location of proposed <i>buildings</i>.</li> <li>4. <i>Effects</i> on context and surroundings including any effects on 'key access and view points' listed in the Schedule of Sites and Areas of Significance to Māori.</li> </ol>

<b>SASM-R10</b>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Tahī</i>:</p> <ol style="list-style-type: none"> <li>1. <i>land disturbance</i>, <i>earthworks</i>, and the alteration and disturbance of <i>land</i> associated with gardening, <i>cultivation</i>, and tree planting and removal not meeting the <i>permitted activity</i> standards;</li> <li>2. <i>additions</i> and <i>alterations</i> to lawfully established <i>buildings</i> (excluding <i>minor buildings</i>);</li> <li>3. fencing (not meeting the <i>permitted activity</i> standards); and</li> <li>4. <i>roads</i> and <i>network utilities</i>.</li> </ol> <p><b>Note:</b> <i>land disturbance</i>, <i>earthworks</i>, and the alteration and disturbance of <i>land</i> associated with gardening and <i>cultivation</i> under this Rule which does not meet the <i>restricted discretionary activity</i> standard falls under SASM-R16.</p>	
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<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects on historic heritage values.</i></li> <li>2. <i>Effects on landscape and amenity.</i></li> <li>3. Layout, design and location of proposed <i>building</i>.</li> <li>4. <i>Effects on context and surroundings including any effects on 'key access and view points' listed in the Schedule of Sites and Areas of Significance to Māori.</i></li> </ol>
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<p><b>SASM-R11</b></p>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Rua</i>:</p> <ol style="list-style-type: none"> <li>1. <i>alterations and additions to lawfully established buildings (excluding minor buildings) which do not comply with the permitted activity standards;</i></li> <li>2. <i>land disturbance, earthworks, and the alteration and disturbance of land associated with gardening, cultivation, planting and removal of trees, and the installation of fence posts which does not comply with the permitted activity standards;</i></li> <li>3. <i>new buildings (excluding minor buildings) which do not comply with the permitted activity standards; and</i></li> <li>4. <i>roads and network infrastructure.</i></li> </ol> <p><b>Note:</b> <i>land disturbance, earthworks, and the alteration and disturbance of land associated with gardening and cultivation under this Rule which does not meet the restricted discretionary activity standard falls under SASM-R16.</i></p>	
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<p>Restricted Discretionary Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects on historic heritage values.</i></li> <li>2. <i>Effects on landscape and amenity.</i></li> <li>3. Layout, design and location of proposed <i>building</i>.</li> <li>4. <i>Effects on context and surroundings including any effects on 'key access and view points' listed in the Schedule of Sites and Areas of Significance to Māori.</i></li> </ol>
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<p><b>SASM-R12</b></p>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Toru</i>:</p> <ol style="list-style-type: none"> <li>1. <i>alterations to lawfully established buildings (excluding minor buildings) which do not comply with the permitted activity standards;</i></li> <li>2. <i>roads and network utilities;</i></li> <li>3. <i>land disturbance, earthworks, and the alteration and disturbance of land associated with gardening, cultivation, and planting and removal of trees not meeting the permitted activity standards;</i></li> <li>4. <i>clearance of karaka at Mataihuka Pā (WTS0216); and</i></li> </ol>	
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	<p>5. new <i>buildings</i> (excluding <i>minor buildings</i>) which do not comply with the <i>controlled activity</i> standards.</p> <p><b>Note:</b> <i>land disturbance, earthworks, and the alteration and disturbance of land</i> associated with gardening and <i>cultivation</i> under this Rule which does not meet the <i>restricted discretionary activity</i> standard falls under SASM-R16.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The Accidental Discovery Protocol, set out in {Link, 15287,HH-Table 1, must be followed.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects on historic heritage</i> values.</li> <li>2. <i>Effects</i> on landscape and amenity.</li> <li>3. Layout, design and location of proposed <i>building</i>.</li> <li>4. <i>Effects</i> on context and surroundings including any <i>effects</i> on ‘key access and view points’ listed in the Schedule of Sites and Areas of Significance to Māori.</li> </ol>

<b>SASM-R13</b>	<p>The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Wha</i>:</p> <ol style="list-style-type: none"> <li>1. <i>scheduled historic site land disturbance, earthworks, and the alteration and disturbance of land</i> associated with gardening, <i>cultivation</i>, planting and removal of trees, and the installation of fence posts not meeting the <i>permitted activity</i> standards;</li> <li>2. new <i>buildings</i> (excluding <i>minor buildings</i>) and <i>alterations</i> which do not comply with the <i>permitted activity</i> standards;</li> <li>3. any <i>building</i> or <i>structure</i> that obstructs views or <i>existing</i> access between ‘key access and view points’ listed in the Schedule of Sites and Areas of Significance to Māori; <i>and</i></li> <li>4. <i>roads</i> and <i>network utilities</i>.</li> </ol> <p><b>Note:</b> <i>land disturbance, earthworks, and the alteration and disturbance of land</i> associated with gardening, <i>cultivation</i> and the installation of fence posts under this Rule which does not meet the <i>restricted discretionary activity</i> standard falls under SASM-R16.</p>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects on historic heritage</i> values.</li> <li>2. <i>Effects</i> on landscape and amenity.</li> <li>3. Layout, design and location of proposed <i>building</i>.</li> <li>4. <i>Effects</i> on context and surroundings including any <i>effects</i> on ‘key access and view points’ listed in the Schedule of Sites and Areas of Significance to Māori.</li> </ol>



<b>SASM-R16</b>	<i>Partial demolition, demolition or destruction of Waahi Tapu and Other Places and Areas of Significance to Māori. For the avoidance of doubt land disturbance, earthworks, and the alteration and disturbance of land associated with gardening, cultivation, planting and removal of trees, and the installation of fence posts which do not comply with the restricted discretionary activity standards under SASM-R10, SASM-R11, SASM-R12, SASM-R13 and SASM-R14 is deemed destruction under this Rule.</i>
Non-Complying Activity	

<b>SASM-R18</b>	The following activities in an area scheduled as <i>Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Tahī</i> :  <ol style="list-style-type: none"> <li>1. new buildings (excluding minor buildings); and</li> <li>2. intensive farming.</li> </ol>
Non-Complying Activity	

<b>SUB-DW-R10</b>	<i>Subdivision of any land or site containing a scheduled historic building or structure, a scheduled historic site, a notable tree, or a scheduled historic area, Waahi Tapu and Other Places and Areas of Significance to Māori except as provided for in Rules SASM-R14 and SASM-R20.</i>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The <i>historic heritage</i> feature must be contained within one <i>allotment</i> or where the feature is contained within more than one <i>allotment</i> the number of <i>allotments</i> containing the feature will not be increased.</li> </ol>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. Imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>2. Degree of compliance with Council's <i>Land Development Minimum Requirements Subdivision and Development Principles and Requirements, 2012</i> (or <i>structure plan</i> or guideline).</li> <li>3. <i>Effects on historic heritage values.</i></li> <li>4. Layout of the <i>subdivision</i>.</li> <li>5. <i>Effect</i> on context and surroundings.</li> <li>6. <i>Effects</i> on landscape and <i>amenity values.</i></li> <li>7. <i>Effects</i> on context and surroundings including any <i>effects</i> on 'key access and view points' listed in the Schedule of Historic Heritage Schedule 7.</li> </ol>

<b>SUB-DW-R21</b>	<i>Subdivision in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori – Wahanga Toru where the number of allotments the Scheduled item is contained within is increased.</i>
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	<b>Criteria for notification:</b> any application under this Rule shall either be publicly notified or notice served on relevant <i>iwi authority</i> and Heritage New Zealand as affected parties.
Non-Complying Activity	

**21.8 The following operative rules relevant to scheduled ecological sites are notified as an existing qualifying matter:**

<b>ECO-R7</b>	<p><i>Trimming or modification of any indigenous vegetation that:</i></p> <ol style="list-style-type: none"> <li>a. is within an <i>ecological site</i> (Schedule 1);</li> <li>b. a <i>key indigenous tree</i> (ECO-Table 1) (excluding <i>trees</i> planted by humans);</li> <li>c. is a <i>key indigenous tree</i> (Schedule 2);</li> <li>d. is a <i>rare and threatened vegetation species</i> (Schedule 3);</li> <li>e. is in or within 20 metres of a <i>waterbody</i> or the coastal marine area where it is not within an <i>urban environment</i> (excluding planted vegetation);</li> </ol> <p>and does not meet the <i>permitted activity</i> standards in ECO-R3, and is not a <i>controlled activity</i> under ECO-R6, is a <i>restricted discretionary activity</i> within the following <i>zones</i> and precincts:</p> <ul style="list-style-type: none"> <li>• General Residential Zone</li> <li>• <a href="#">High Density Residential Zone</a></li> <li>• Ngārara Development Area</li> <li>• Waikanae North Development Area</li> <li>• Airport Zone</li> <li>• Town Centre Zone</li> <li>• Metropolitan Centre Zone</li> <li>• Hospital Zone</li> <li>• General Industrial Zone</li> <li>• Local Centre Zone</li> <li>• Mixed Use Zone</li> <li>• Rural Lifestyle Zone</li> <li>• Rural Eco-Hamlet Precinct</li> <li>• Future Urban Zone</li> <li>• Open Space Zone</li> </ul>	
Restricted Discretionary Activity	<p><b>Standards</b></p> <p><b>Note:</b> For <i>trees</i> listed as a <i>notable tree</i> in Schedule 8 see TREE-R2, TREE-R3, and TREE-R4.</p>	<p><b>Matters of Discretion</b></p> <ol style="list-style-type: none"> <li>1. <i>Effects</i> on:             <ol style="list-style-type: none"> <li>a. biodiversity values;</li> <li>b. visual, urban character and <i>amenity values</i>;</li> <li>c. the <i>natural character</i> of the <i>coastal environment</i>;</li> <li>d. public safety;</li> <li>e. any vegetation loss.</li> <li>f. <i>Tāngata whenua</i> values.</li> </ol> </li> <li>2. <u>The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people, property and the environment</u></li> </ol>

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		<u>through the management of fire risk.</u>
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<b>ECO-R13</b>	<i>Buildings (excluding minor buildings) in and within 5 metres of an ecological site which are not a restricted discretionary activity under ECO-R8.</i>	
Discretionary Activity		

<b>EW-R8</b>	<i>Earthworks in a geological feature listed in Schedule 6 and ecological sites listed in Schedule 1.</i>	
Discretionary Activity		

<b>SUB-DW-R6</b>	<i>Subdivision of land within outstanding natural features and landscapes and on land which contains ecological sites or geological features.</i>	
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b> <ol style="list-style-type: none"> <li>1. The location of <i>building</i> areas and <i>allotment</i> boundaries relative to <i>ecological sites</i> and <i>geological features</i>.</li> <li>2. Potential adverse or positive <i>effects</i> of subsequent <i>development</i> on <i>ecological sites</i> and <i>geological features</i> and on the values of <i>outstanding natural features and landscapes</i> identified in Schedule 4.</li> <li>3. The design and layout of the <i>subdivision</i> including <i>earthworks</i>.</li> <li>4. <i>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</li> <li>5. The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>6. The imposition of <i>conditions</i> in accordance with sections 108 and 220 of the Resource Management Act.</li> </ol>

**21.9 The following operative rule relevant to scheduled key indigenous trees and scheduled rare and threatened vegetation species is notified as an existing qualifying matter:**

<b>ECO-R7</b>	<i>Trimming or modification of any indigenous vegetation that:</i> <ol style="list-style-type: none"> <li>a. is within an <i>ecological site</i> (Schedule 1);</li> </ol>	
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	<p>b. a <i>key indigenous tree</i> (ECO-Table 1) (excluding <i>trees</i> planted by humans);</p> <p>c. is a <i>key indigenous tree</i> (Schedule 2);</p> <p>d. is a <i>rare and threatened vegetation species</i> (Schedule 3);</p> <p>e. is in or within 20 metres of a <i>waterbody</i> or the coastal marine area where it is not within an <i>urban environment</i> (excluding planted vegetation);</p> <p>and does not meet the <i>permitted activity</i> standards in ECO-R3, and is not a <i>controlled activity</i> under ECO-R6, is a <i>restricted discretionary activity</i> within the following <i>zones</i> and precincts:</p> <ul style="list-style-type: none"> <li>• General Residential Zone</li> <li>• <a href="#">High Density Residential Zone</a></li> <li>• Ngārara Development Area</li> <li>• Waikanae North Development Area</li> <li>• Airport Zone</li> <li>• Town Centre Zone</li> <li>• Metropolitan Centre Zone</li> <li>• Hospital Zone</li> <li>• General Industrial Zone</li> <li>• Local Centre Zone</li> <li>• Mixed Use Zone</li> <li>• Rural Lifestyle Zone</li> <li>• Rural Eco-Hamlet Precinct</li> <li>• Future Urban Zone</li> <li>• Open Space Zone</li> </ul>		
<p>Restricted Discretionary Activity</p>	<table border="1" style="width: 100%;"> <tr> <td data-bbox="384 1003 877 1603"> <p><b>Standards</b></p> <p><b>Note:</b> For <i>trees</i> listed as a <i>notable tree</i> in Schedule 8 see TREE-R2, TREE-R3, and TREE-R4.</p> </td> <td data-bbox="877 1003 1380 1603"> <p><b>Matters of Discretion</b></p> <p>1. <i>Effects</i> on:</p> <ul style="list-style-type: none"> <li>a. biodiversity values;</li> <li>b. visual, urban character and <i>amenity values</i>;</li> <li>c. the <i>natural character</i> of the <i>coastal environment</i>;</li> <li>d. public safety;</li> <li>e. any vegetation loss.</li> <li>f. <i>Tāngata whenua</i> values.</li> </ul> <p>2. <u>The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people, property and the environment through the management of fire risk.</u></p> </td> </tr> </table>	<p><b>Standards</b></p> <p><b>Note:</b> For <i>trees</i> listed as a <i>notable tree</i> in Schedule 8 see TREE-R2, TREE-R3, and TREE-R4.</p>	<p><b>Matters of Discretion</b></p> <p>1. <i>Effects</i> on:</p> <ul style="list-style-type: none"> <li>a. biodiversity values;</li> <li>b. visual, urban character and <i>amenity values</i>;</li> <li>c. the <i>natural character</i> of the <i>coastal environment</i>;</li> <li>d. public safety;</li> <li>e. any vegetation loss.</li> <li>f. <i>Tāngata whenua</i> values.</li> </ul> <p>2. <u>The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people, property and the environment through the management of fire risk.</u></p>
<p><b>Standards</b></p> <p><b>Note:</b> For <i>trees</i> listed as a <i>notable tree</i> in Schedule 8 see TREE-R2, TREE-R3, and TREE-R4.</p>	<p><b>Matters of Discretion</b></p> <p>1. <i>Effects</i> on:</p> <ul style="list-style-type: none"> <li>a. biodiversity values;</li> <li>b. visual, urban character and <i>amenity values</i>;</li> <li>c. the <i>natural character</i> of the <i>coastal environment</i>;</li> <li>d. public safety;</li> <li>e. any vegetation loss.</li> <li>f. <i>Tāngata whenua</i> values.</li> </ul> <p>2. <u>The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people, property and the environment through the management of fire risk.</u></p>		

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**21.10 The following operative rules relevant to outstanding natural features and landscapes are notified as an existing qualifying matter:**

<p><b>NFL-R2</b></p>	<p>Buildings in outstanding natural features and landscapes.</p>
<p>Permitted Activity</p>	<p><b>Standards</b></p> <p>1. <i>Buildings</i> must have a <i>gross floor area</i> no greater than 60m<sup>2</sup>.</p> <p>When measuring <i>gross floor area</i>, include:</p>

	<ul style="list-style-type: none"> <li>• covered yards and areas covered by a roof but not enclosed by walls.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>• uncovered stairways;</li> <li>• floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li>• roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</li> <li>• car parking areas; and</li> <li>• floor space of interior balconies and mezzanines not used by the public.</li> </ul> <p>2. <i>Buildings</i> must have a height no greater than 6 metres, as measured by the <i>height measurement criteria</i>.</p> <p>3. <i>Building</i> colours and materials (excluding glazing) must be non-reflective and <i>recessive</i>.</p>
<p>Note: also see EW-R4 farm tracks in Outstanding Natural Features and Landscapes.</p>	

<b>NFL-R3</b>		<i>Buildings (excluding minor buildings) in outstanding natural features and landscapes which exceed one or more of the permitted activity standards in NFL-R2.</i>
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b> <ol style="list-style-type: none"> <li>1. The location of any <i>building</i> area relative to the boundaries of <i>outstanding natural features and landscapes</i> listed in Natural Environment Schedule 4 and shown on the District Plan Maps of this Plan, and relative to existing <i>buildings (excluding minor buildings)</i> on the <i>building</i> area.</li> <li>2. The design, scale, and location of the <i>building</i>, including associated <i>earthworks</i>.</li> <li>3. Visual and amenity <i>effects</i>.</li> <li>4. <i>Effects</i> on the values of <i>outstanding natural features and landscapes</i> areas identified in Natural Environment Schedule 4 of this Plan.</li> </ol>

<b>SUB-DW-R6</b>		<i>Subdivision of land within outstanding natural features and landscapes and on land which contains ecological sites or geological features.</i>
Restricted Discretionary Activity	<b>Standards</b>	<b>Matters of Discretion</b> <ol style="list-style-type: none"> <li>1. The location of <i>building</i> areas and <i>allotment</i> boundaries relative to <i>ecological sites</i> and <i>geological features</i>.</li> <li>2. Potential adverse or positive <i>effects</i> of subsequent <i>development</i> on <i>ecological sites</i> and <i>geological features</i> and on the values of <i>outstanding natural</i></li> </ol>

		<p><i>features and landscapes</i> identified in Schedule 4.</p> <p>3. The design and layout of the <i>subdivision</i> including <i>earthworks</i>.</p> <p>4. <i>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012</i>.</p> <p>5. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>6. The imposition of <i>conditions</i> in accordance with sections 108 and 220 of the Resource Management Act.</p>
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**21.11 The following operative rules relevant to development in the General Industrial Zone are notified as an existing qualifying matter:**

<b>GIZ-R5</b>	<p>New <i>buildings and structures</i> (excluding <i>minor buildings</i>) and <i>additions and alterations</i> to existing <i>buildings and structures</i> (excluding <i>minor buildings</i>) except in the Ōtaki South Precinct.</p> <p><i>Height measurement criteria, and measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>1. The maximum <i>height</i> of any <i>building and structure</i> (excluding <i>minor buildings</i>) from <i>original ground level</i> shall be 10 metres (as determined by the <i>height measurement criteria</i>) except that, on Lot 2 DP 441854 (Milne Drive, Paraparaumu), the maximum <i>height</i> of any <i>building and structure</i> (excluding <i>minor buildings</i>) within the area identified on the Structure Plan in Appendix 18 as "8.0m Height Maximum" shall be 8 metres measured from <i>original ground level</i>.</li> <li>2. All <i>buildings and structures</i> (excluding <i>minor buildings</i>) must fit within a <i>height in relation to boundary</i> envelope, which is made up of recession planes which commence at a point 2.1 metres above the <i>original ground level</i> at the <i>site boundary</i> where it adjoins the boundary of <i>Residential Zones</i> and inclines inwards at an angle of 45 degrees. The exception to this is that garages located in the side or rear <i>yard</i> and not more than 2.4 metres in <i>height</i> (as determined by the <i>height measurement criteria</i>) may infringe the <i>height in relation to boundary</i> envelope.</li> </ol> <p><i>Measurement Criteria:</i></p> <ol style="list-style-type: none"> <li>a. The <i>height in relation to boundary</i> envelope must be measured from a point above the <i>original ground level</i> at the boundary (including restrictive covenant areas of cross lease properties).</li> <li>b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the <i>height in relation to boundary</i> envelope.</li> <li>c. Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the <i>height in relation to boundary</i> envelope</li> </ol>

	<p>shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.</p> <p>d.</p> <ol style="list-style-type: none"> <li><i>Buildings and structures (excluding minor buildings) shall be sited a minimum of 4 metres from the boundary of a Residential Zone.</i></li> <li><i>A building entrance must be visible from the legal road boundary.</i></li> </ol>
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**21.12 The following operative rules relevant to development in the Mixed-Use Precinct of the Airport Zone are notified as an existing qualifying matter:**

<p><b>AIRPZ-R5</b></p>	<p>Within the Airport Mixed Use Precinct, the following activities:</p> <ol style="list-style-type: none"> <li><i>Aviation activities</i> and aviation service activities;</li> <li>One hotel/motel activity;</li> <li><i>Industrial activities</i>;</li> <li><i>Trade/Wholesale</i>;</li> <li><i>Commercial</i> (including logistics or distribution uses) and <i>retail activities</i>, provided that <i>retail activities</i> are limited to:</li> <li><i>Retail activity ancillary to industrial</i> or warehousing activities;</li> <li><i>Home Improvement Retail</i> activities;</li> <li><i>Automotive and Marine supplier</i> activities;</li> <li><i>Small-Scale Convenience Retail</i> activities;</li> <li><i>Small-Scale Commercial Services</i> activities;</li> <li><i>Retail activity</i> permitted by the definition of <i>Service Station</i>;</li> <li><i>Retail</i> of farm machinery and equipment; or</li> <li><i>Large Format Retail</i> activities.</li> </ol> <p><i>Measurement criteria</i> apply to activities under this rule.</p>
<p>Permitted Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>The maximum <i>height</i> of any new <i>building</i> or <i>structure</i> from <i>original ground level</i> shall be 15.0 metres for any <i>building</i> that is used for industrial, logistics or distributional purposes, and 12.5 metres for all other purposes. Provided that the maximum <i>height</i> shall be 10.0 metres within 50.0 metres of any Rural or <i>Residential Zone</i> or within 50.0 metres of the southern side of the Kāpiti Road reserve.</li> <li>The maximum area covered by <i>buildings</i> or impermeable surface area is 75%. The remaining 25% must be permeable to water and landscaped.</li> <li>A <i>landscaping</i> scheme must be provided to Council showing the position of proposed <i>landscaping</i>, size and species of plantings. This will need to demonstrate:             <ol style="list-style-type: none"> <li>that the proposed <i>landscaping</i> will enhance the public space and, where appropriate, screen car-parking areas in line with the provisions in the design guide; and</li> </ol> </li> </ol>

	<p>b. that, in all precincts except the Airport Buffer Precinct where restricted <i>water</i> supply is permitted, the proposed <i>landscaping</i> can be achieved without the need for irrigation from the public potable <i>water</i> supply.</p> <p>4. Any <i>retail activity</i> associated with any non-retail activity must not exceed 15% of the <i>gross floor area</i> of the non-retail activity, or 150m<sup>2</sup> <i>gross floor area</i>, whichever is the lesser.</p> <p>5. The total area for <i>Large Format Retail</i> activities must not exceed 10,000m<sup>2</sup> <i>gross floor area</i>.</p> <p>6. There shall be no limit on the floor area for <i>Automotive and Marine Supplier</i> activities.</p> <p>7. The total area for <i>Home improvement retail</i> activity must not exceed 17,000m<sup>2</sup> <i>gross floor area</i>.</p> <p>8. The total area for <i>Small-Scale Convenience Retail</i> activity must not exceed 1,500m<sup>2</sup> <i>gross floor area</i>. However, an additional 800m<sup>2</sup> <i>gross floor area</i> shall be permitted if the total <i>gross floor area</i> of all <i>development</i> within the Airport Zone exceeds 200,000m<sup>2</sup> <i>gross floor area</i>.</p> <p>9. The total area for <i>Small-Scale Commercial Services</i> must not exceed 1,200m<sup>2</sup> <i>gross floor area</i>. However, an additional 700m<sup>2</sup> <i>gross floor area</i> shall be permitted once the total <i>gross floor area</i> of all development within the Airport Zone exceeds 200,000m<sup>2</sup> <i>gross floor area</i>.</p> <p><b>Measurement Criteria:</b> When measuring <i>gross floor area</i> for the purposes of the standards above, include:</p> <p style="padding-left: 20px;">a. covered yards and areas covered by a roof but not enclosed by walls</p> <p>Exclude:</p> <p style="padding-left: 20px;">a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>; d. <i>car parking</i> areas; and e. floor space of interior balconies and mezzanines not used by the public.</p> <p>10. For both <i>Small-Scale Convenience Retail</i> and <i>Small Scale Commercial Service</i> activities, a maximum of 8 such individual activities shall be located in a single “node” (i.e. in adjoining tenancies) or single integrated development. There shall be a minimum of 100 metres between such nodes.</p> <p>11. The Airport owner must provide a yearly monitoring report to the <i>Council</i> (or longer period at the discretion of the <i>Council</i>) to assist it to monitor compliance with the above standards.</p>
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**21.13 The following operative rules relevant to development in the Airport Buffer and Airport Core Precincts of the Airport Zone are notified as an existing qualifying matter:**

<b>AIRPZ-R4</b>	Within the Airport Core Precinct, <i>aviation activities</i> and aviation service activities, including <i>retail activities</i> and activities <i>ancillary to aviation activities</i> .
Permitted Activity	<p><b>Standards</b></p> <p>1. <i>Retail activities</i> shall be located within or adjacent to the main airport terminal building and primarily serve aviation users.</p>



	<p>2. The maximum <i>height</i> of any new <i>building</i> or <i>structure</i> from <i>original ground level</i> shall be:</p> <p>a. 25.0 metres for a single control tower in the Airport Core Precinct; and b. 15.0 metres for any other <i>building</i> in the Airport Core Precinct.</p> <p>3. <i>Ancillary</i> activities to <i>aviation activities</i> are limited to meeting room facilities located within the main airport terminal building.</p>
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<b>AIRPZ-R6</b>	<p>Within the Airport Buffer Precinct, recreation, conservation, and <i>water</i> management activities and activities permitted in the Natural Open Space Zone (except production forestry).</p> <p><i>Measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<p><b>Standards</b></p> <p><u>1.</u> The maximum <i>height</i> of any new <i>building</i> or <i>structure</i> from <i>original ground level</i> shall be 4 metres.</p> <p><u>2.</u> The maximum <i>gross floor area</i> for any <i>building</i> is 30m<sup>2</sup>.</p> <p><u>3.</u> The total <i>gross floor area</i> of <i>buildings</i> must not exceed 300m<sup>2</sup>.</p> <p><i>Measurement Criteria:</i> When measuring <i>gross floor area</i> for the purposes of the standards above, include:</p> <p>a. covered yards and areas covered by a roof but not enclosed by walls</p> <p>Exclude:</p> <p>a. uncovered stairways; b. floor space in terraces (open or roofed), external balconies, breezeways or porches; c. roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>; d. <i>car parking</i> areas; and e. floor space of interior balconies and mezzanines not used by the public.</p> <p><u>4.</u> <i>Buildings</i> must be associated with <i>permitted activities</i> within the “Airport Buffer Precinct” or utilities required to serve the Airport Zone.</p>

**21.14 The following operative rules relevant to development in the Open Space Zones are notified as an existing qualifying matter:**

<b>OSZ-R5</b>	<p>The erection of any new <i>building</i> or <i>structure</i> and any <i>addition</i> or <i>alteration</i> to any lawfully established building or <i>structure</i>.</p> <p>The following exceptions shall apply:</p> <p>1. <i>Minor buildings</i> 2. For the purposes of calculating maximum <i>height</i> Standard 3 play equipment (such as goalposts and playground features) shall be exempted. For the avoidance of doubt, these <i>structures</i> must still be subject to the <i>height in relation to boundary</i> clause under Standard 5.</p> <p><i>Height measurement criteria</i>, and <i>measurement criteria</i> apply to activities under this rule.</p>
Permitted Activity	<b>Standards</b>

1. Maximum *building coverage*:
  - a. In the Recreation Precinct – 5%
  - b. In the Local Parks Precinct - 5%
  - c. In the Open Space Private Recreation and Leisure Precinct (PREC35) – 5%
2. Maximum *gross floor area* (expressed in square metres [m<sup>2</sup>]) of any *building*:
  - a. In the Recreation Precinct – 500m<sup>2</sup>
  - b. In the Local Parks Precinct - 100m<sup>2</sup>
  - c. In the Paraparaumu Beach Golf Course Development Precinct – 3000m<sup>2</sup>
  - d. In all other areas of the Open Space Private Recreation and Leisure Precinct (PREC35) – 500m<sup>2</sup>
3. Maximum *height* of any *building* or *structure* (as measured by the *height measurement criteria* and expressed in metres [m]):
  - a. In the Recreation Precinct – 8m
  - b. In the Local Parks Precinct - 4m
  - c. In the Paraparaumu Beach Golf Course Development Precinct – 12m
  - d. In all other areas of the Open Space Private Recreation and Leisure Precinct (PREC35) – 8m
4. Minimum yard setback (expressed in metres [m] measured horizontally) for any *building* or *structure*:
5. Residential Zone (excluding legal road boundaries) - 5m minimum setback. All other *zones* and along *legal road* boundaries - 3m minimum setback
6. All *buildings* and *structures* 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 *original ground level* at the *site boundary* and incline inward at an angle of 45 degrees. Refer to the definition of the *height in relation to boundary*.

*Measurement Criteria:*

When measuring *building coverage*, include:

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

Exclude:

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

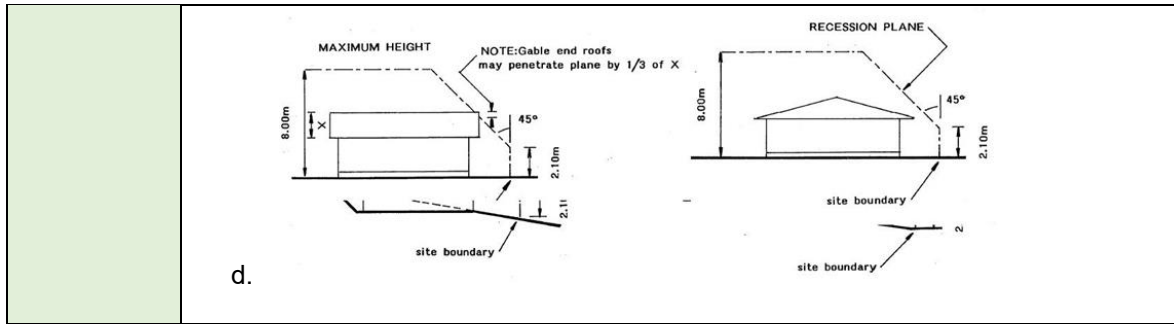
When measuring *gross floor area*, include:

- a. covered yards and areas covered by a roof but not enclosed by walls

	<p>Exclude:</p> <ol style="list-style-type: none"> <li>uncovered stairways;</li> <li>floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li>roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</li> <li><i>car parking</i> areas; and</li> <li>floor space of interior balconies and mezzanines not used by the public.</li> </ol> <p>When measuring the <i>height in relation to boundary</i> envelope:</p> <ol style="list-style-type: none"> <li>The <i>height in relation to boundary</i> envelope must be measured from a point above the <i>original ground level</i> at the boundary (including restrictive covenant areas of cross lease properties).</li> <li>Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the <i>height in relation to boundary</i> envelope.</li> <li>Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the <i>height in relation to boundary</i> envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.</li> </ol> <div style="text-align: center;"> <p>d.</p> </div>
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<p><b>NOSZ-R6</b></p>	<p>The erection of any new <i>building</i> or <i>structure</i> and any <i>addition</i> or <i>alteration</i> to any lawfully established <i>building</i> or <i>structure</i>.</p> <p>The following exceptions shall apply:</p> <ol style="list-style-type: none"> <li><i>Minor buildings</i></li> <li>For the purposes of calculating maximum <i>height</i> Standard 3 play equipment (such as goalposts and playground features) shall be exempted. For the avoidance of doubt, these <i>structures</i> must still be subject to the <i>height in relation to boundary</i> clause under Standard 5.</li> </ol> <p><i>Height measurement criteria</i>, and <i>measurement criteria</i> apply to activities under this rule.</p>
<p>Permitted Activity</p>	<p><b>Standards</b></p> <ol style="list-style-type: none"> <li>Maximum <i>building coverage</i>: 2%</li> <li>Maximum <i>gross floor area</i> (expressed in square metres [m<sup>2</sup>]) of any <i>building</i>: 350m<sup>2</sup></li> <li>Maximum <i>height</i> of any <i>building</i> or <i>structure</i> (as measured by the <i>height measurement criteria</i> and expressed in metres [m]): 6m</li> <li>Minimum yard setback (expressed in metres [m] measured horizontally) for any <i>building</i> or <i>structure</i>:</li> </ol>

	<ul style="list-style-type: none"> <li>a. Residential Zone (excluding legal road boundaries): 5m minimum setback</li> <li>b. All other zones and along <i>legal road</i> boundaries: 3m minimum setback</li> </ul> <p>5. All <i>buildings</i> and <i>structures</i> must fit within a <i>height in relation to boundary</i> envelope which is made up of recession planes which commence at a point 2.1 metres above <i>original ground level</i> at the <i>site boundary</i> and incline inward at an angle of 45 degrees. Refer to the definition of the <i>height in relation to boundary</i>.</p> <p><i>Measurement Criteria:</i> When measuring <i>building coverage</i>, include:</p> <ul style="list-style-type: none"> <li>a. any part of the <i>site</i> subject to a designation that may be taken or acquired under the Public Works Act 1981.</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.</li> <li>b. The footprint of any <i>minor building</i></li> </ul> <p>When measuring <i>gross floor area</i>, include:</p> <ul style="list-style-type: none"> <li>a. covered yards and areas covered by a roof but not enclosed by walls</li> </ul> <p>Exclude:</p> <ul style="list-style-type: none"> <li>a. uncovered stairways;</li> <li>b. floor space in terraces (open or roofed), external balconies, breezeways or porches;</li> <li>c. roof <i>car parking</i>, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;</li> <li>d. <i>car parking</i> areas; and</li> <li>e. floor space of interior balconies and mezzanines not used by the public.</li> </ul> <p>When measuring the <i>height in relation to boundary</i> envelope:</p> <ul style="list-style-type: none"> <li>a. The <i>height in relation to boundary</i> envelope must be measured from a point above the <i>original ground level</i> at the boundary (including restrictive covenant areas of cross lease properties).</li> <li>b. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the <i>height in relation to boundary</i> envelope.</li> <li>c. Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the <i>height in relation to boundary</i> envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.</li> </ul>
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**21.15 The following operative rule relevant to esplanade reserves and esplanade strips is notified as an existing qualifying matter:**

SUB-DW-	Requirements			
<b>Table 1 - Esplanade Reserves / Strips</b>	<b>Coastal Margins</b>	A 50 metre wide <i>Esplanade Reserve</i> in the Rural Zone and 20 metres in all other <i>zones</i> , measured from the line of the Mean High Water Spring Tide (MHWS), shall be required along the coast when <i>subdivision</i> occurs, creating <i>allotments</i> of less than 4ha, excluding <i>boundary adjustment</i> subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.		
	<b>Lakes (with a bed of 8 hectares or more)</b>	A 20 metre wide <i>Esplanade Reserve</i> shall be required along lakes of more than 8 hectares when <i>subdivision</i> occurs creating <i>allotments</i> of less than 4ha, excluding <i>boundary adjustment</i> subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.		
	<b>Rivers and Streams (river bed with average width of 3 metres or more)</b>	Table 1 below is a list of widths required for <i>subdivision</i> , creating <i>allotments</i> of less than 4 ha, excluding <i>boundary adjustment</i> subdivisions. The priorities are indicated for each recommended width. There are also areas which are considered to be high priority where Council may wish to negotiate with the landowner for public access through an <i>Esplanade Strip</i> .		
	<b>TABLE 1 - MAXIMUM WIDTH OF ESPLANADE RESERVE/STRIP</b>			
<table border="1"> <thead> <tr> <th data-bbox="600 1523 874 1608"><i>Water Body</i></th> <th data-bbox="874 1523 1155 1608"><i>Width of Esplanade Reserve</i></th> <th data-bbox="1155 1523 1385 1608"><i>Width of Esplanade Strip</i></th> </tr> </thead> </table>		<i>Water Body</i>	<i>Width of Esplanade Reserve</i>	<i>Width of Esplanade Strip</i>
<i>Water Body</i>	<i>Width of Esplanade Reserve</i>	<i>Width of Esplanade Strip</i>		
<b>Waitohu Stream</b>				
Upstream of Water Treatment Plant	-	20 metres (E)		
Downstream of Water Treatment Plant	-	5 metre (A, H) - Greater widths may be required within 500 metres of MHWS (Waitohu Stream mouth)		

	<b>Ōtaki River</b>		
	Upstream of SH1 Bridge	-	20 metres (E,A,H)
	Downstream of SH1 Bridge	20 metres A,H	-
	<b>Mangaone Stream</b>		
	Upstream of Hautere Plain	-	20 metres (E)
	On the Hautere Plain	-	5 metres (A, H)
	<b>Waikanae River</b>		
	Upstream of Old SH1 Bridge		20 metres (A & E)
	Downstream of Old SH1 Bridge	20 metres A,H,E - Greater widths may be required within 1000 metres of the Waikanae River Mouth (as shown on the District Plan Maps)	3-5 metres (A) - If no <i>subdivision</i> occurs and negotiated with landowner
	<b>Ngatiawa, Rangiora, Reikorangi Streams</b>	-	20 metres Rural (E)
	<b>Tikotu, Wharemauku, Mazengarb Streams (part only)</b>	20 metres Urban (A, H)	20 metres Rural (E)
	Priority for Reserve/Strip	E: Ecological, Water Quality A: Access, Recreational H: Natural Hazard Mitigation	
	<b>Considerations</b>	Consideration will be given to providing larger areas around the Waikanae River and Waitohu Stream Estuaries where the areas are of considerable ecological value. Other agencies, e.g. Department of Conservation or Wellington Regional Council, may be interested in acquiring greater buffer areas around future <i>residential activities</i> . As more than 20-metre <i>Esplanade Reserves</i> in the Estuary may be sought, financial compensation to the landowner will be required.	
<b>Reductions and Waivers</b>	<p>The Council may reduce or waive <i>Esplanade Reserves</i> or <i>Strips</i> where it is demonstrated to the satisfaction of Council that circumstances make the required width impracticable. This includes difficult topography and existing permitted <i>buildings</i> or in recognition of other reserves given for public access. A reduction could also be given where there is an absence of natural values and need for public access. Council will also have regard to all objectives in the PDP.</p> <p>Applicants for reduction or waiver may be required to consult with the Department of Conservation and the Wellington Regional Council and produce evidence of the outcome of these consultations.</p>		

	<b>Fencing</b>	All <i>Esplanade Strips</i> upstream of the Waitohu and Waikanae Water Supply Treatment Plants in the Rural Zone and all <i>Esplanade Reserves</i> and <i>Strips</i> within urban areas shall be fenced by a 7 wire post and wire fence or equivalent. Stiles over fences or other devices may also be required to improve public access.
	<b>Access Strips</b>	Council may negotiate to acquire <i>access strips</i> to <i>Esplanade Reserves</i> or <i>Esplanade Strips</i> . Generally <i>access strips</i> shall, in the Rural Zone, be fenced with a 7 wire post and wire fence or equivalent and in urban areas a 1.5 metre close boarded fence or equivalent. The <i>access strips</i> shall be at least 3 metres wide and shall include boardwalks where erosion to sand dunes by pedestrians is likely. Any <i>structures</i> on dune systems (including boardwalks) shall be designed so as to avoid deflecting or accelerating erosion. However, the conditions of access, fencing requirements and the provision of boardwalks will be negotiated when <i>Council</i> purchases the easement.
	<b>Bed of River, Lake or Coastal Marine Area</b>	Where <i>subdivision</i> includes a river, stream or lake the bed of the river, stream or lake shall vest in <i>Council</i> .  Where <i>subdivision</i> includes the Coastal Marine Area, the bed of the Coastal Marine Area shall vest in the Crown.

**Appendix A. Proposed amendments to the District Plan maps  
(PC(N) version)**

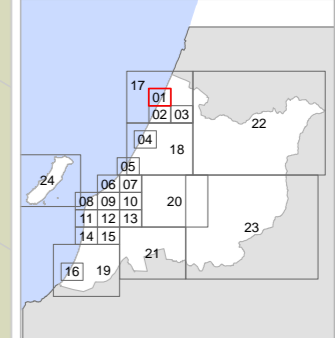
**PC(R2) note: the maps contained in this appendix are the same as those notified in PC(N).**

**Refer to Appendix F for amendments to these maps recommended as part of PC(R1).**

**Refer to Appendix G and H for amendments to these maps recommended as part of PC(R2).**



**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 01 Zones  
& Precincts**



**Proposed New Precincts**

- PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

**Zones**

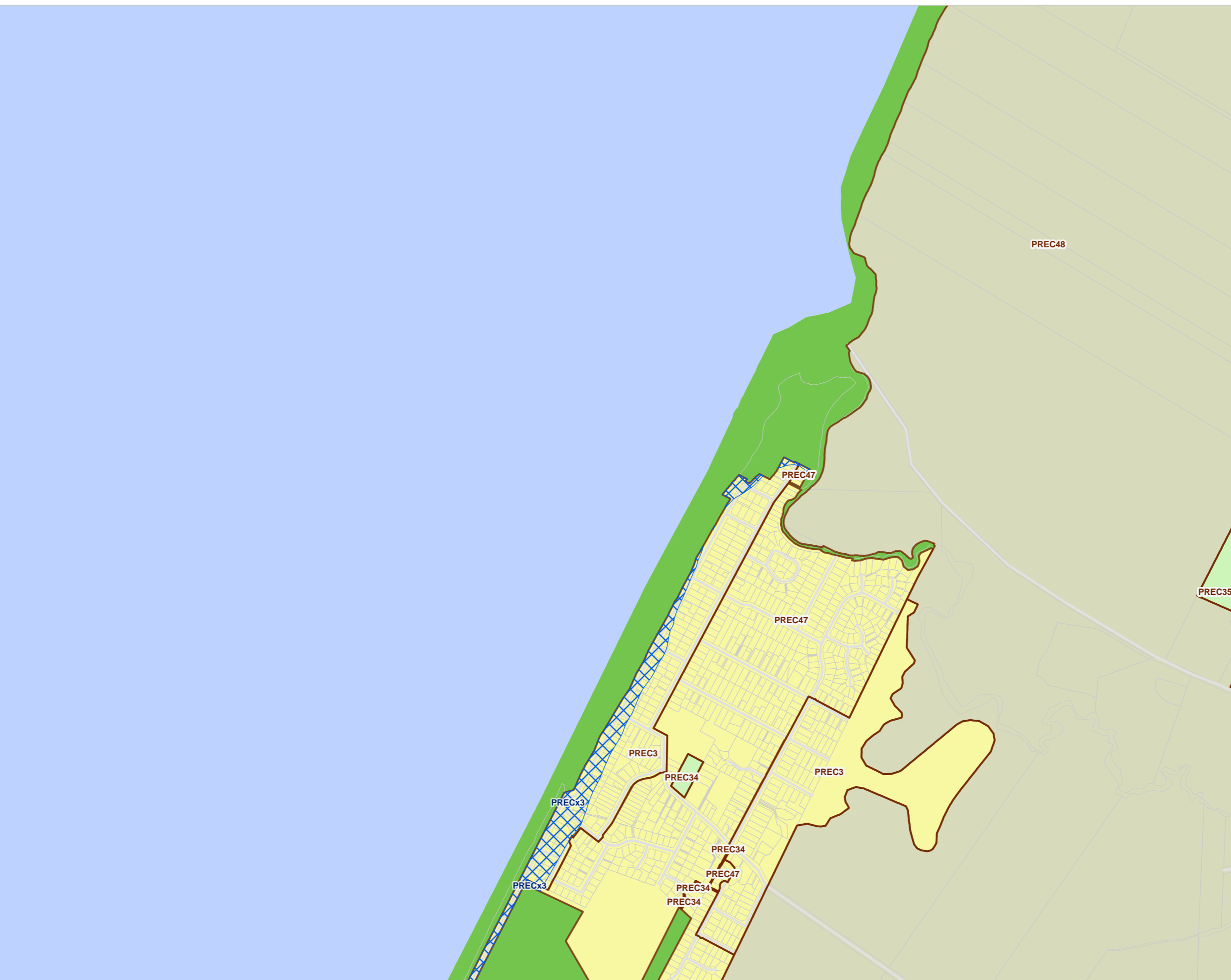
- General Residential Zone
- General Rural Zone
- Natural Open Space Zone
- Open Space Zone

**Precincts**

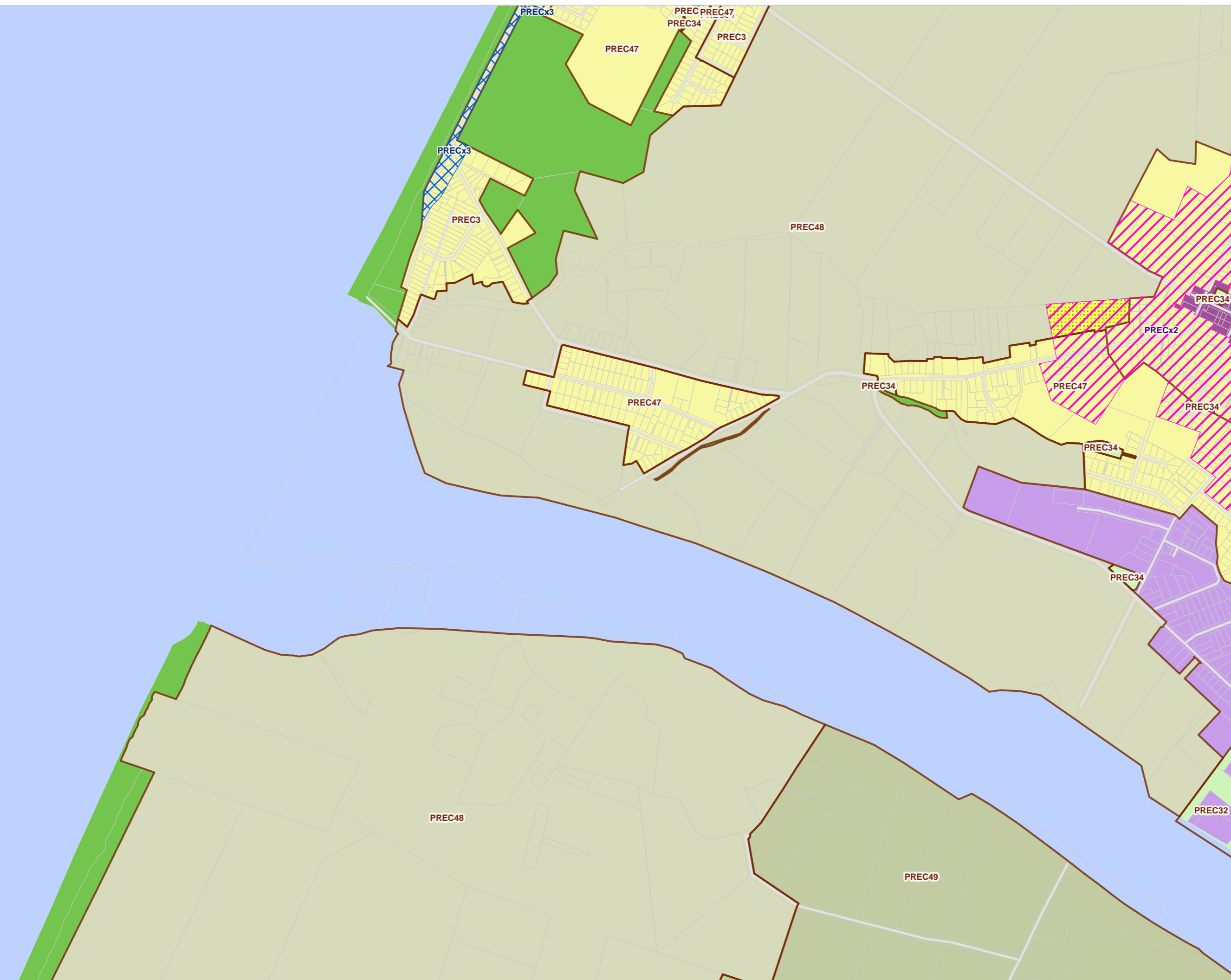
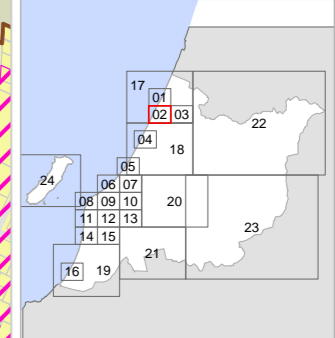
- PREC3 - Beach Residential Precinct
- PREC34 - Open Space Local Parks Precinct
- PREC35 - Open Space Private Recreation and Leisure Precinct
- PREC47 - General Residential Zone at taki
- PREC48 - Rural Dunes Precinct

**Context**

- Roads
- Land Parcels
- Sea / River Corridors

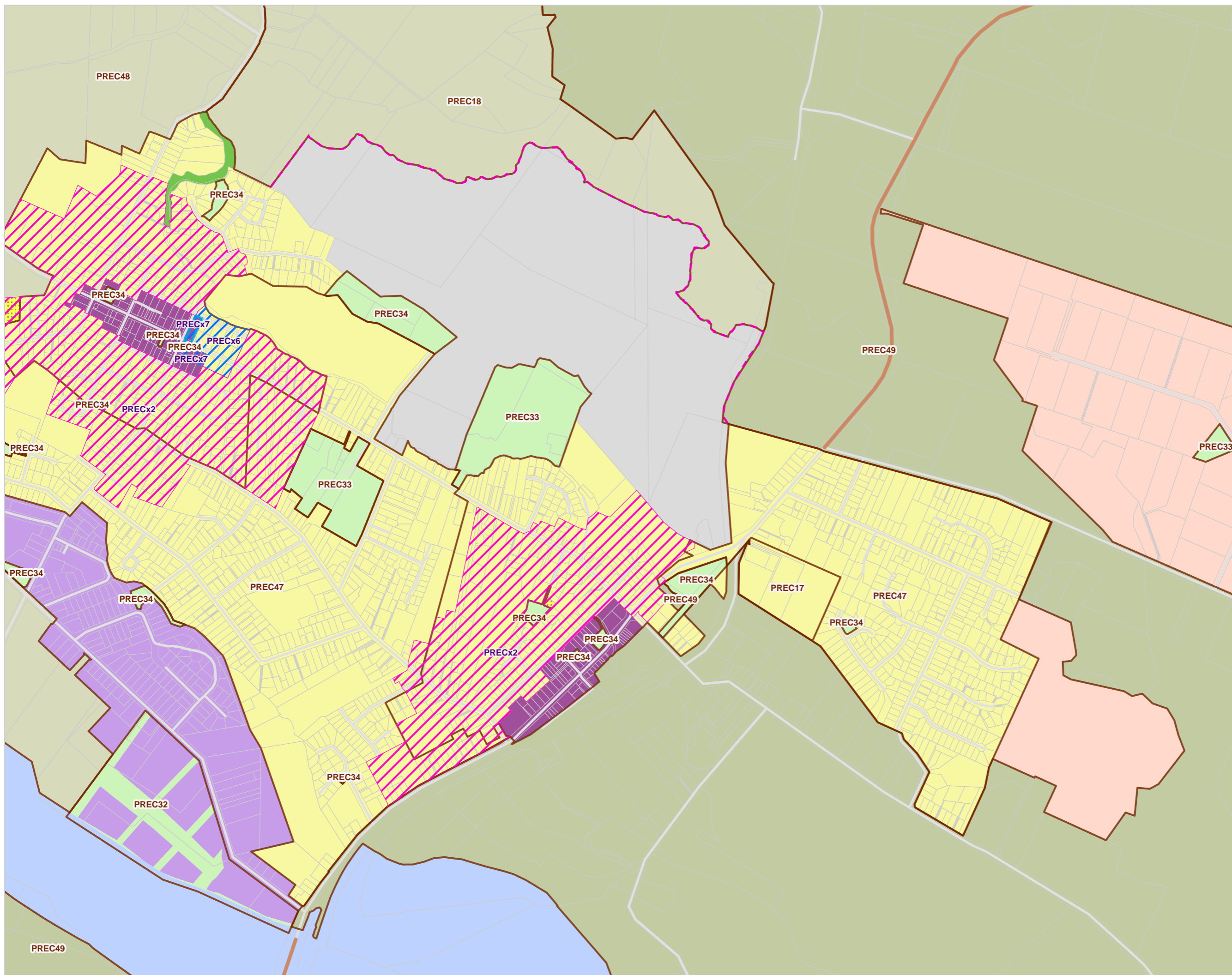
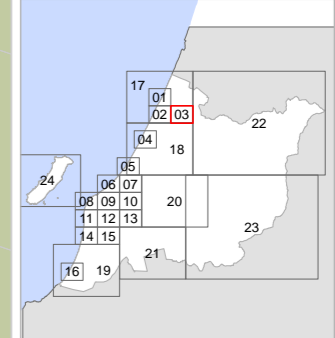


**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 02 Zones  
& Precincts**




- Proposed New Zones**
- General Residential - ReZone
- Proposed New Precincts**
- PRECx2 - Residential Intensification Precinct B
  - PRECx3 - Coastal Qualifying Matter Precinct (GRZ)
- Zones**
- General Residential Zone
  - General Rural Zone
  - Rural Production Zone
  - Town Centre Zone
  - General Industrial Zone
  - Natural Open Space Zone
  - Open Space Zone
- Precincts**
- PREC3 - Beach Residential Precinct
  - PREC32 - taki South Precinct
  - PREC34 - Open Space Local Parks Precinct
  - PREC47 - General Residential Zone at taki
  - PREC48 - Rural Dunes Precinct
  - PREC49 - Rural Plains Precinct
- Context**
- Roads
  - Land Parcels
  - Sea / River Corridors


**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 03 Zones  
& Precincts**





**Proposed New Zones**










 General Residential - ReZone









**Proposed New Precincts**

 PRECx2 - Residential Intensification Precinct B


 PRECx6 - Marae Takiw Precinct (GRZ)





 PRECx7 - Marae Takiw Precinct (TCZ)

- Zones**
-  General Residential Zone
  -  General Rural Zone
  -  Rural Production Zone
  -  Rural Lifestyle Zone
  -  Town Centre Zone
  -  General Industrial Zone
  -  Natural Open Space Zone
  -  Open Space Zone
  -  Future Urban Zone

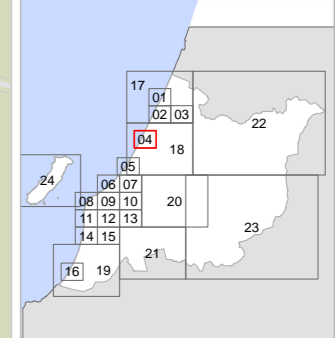
- Precincts**
-  PREC17 - County Road taki Precinct
  -  PREC18 - Eco-Hamlet Precinct
  -  PREC32 - taki South Precinct
  -  PREC33 - Open Space Recreation Precinct
  -  PREC34 - Open Space Local Parks Precinct
  -  PREC47 - General Residential Zone at taki
  -  PREC48 - Rural Dunes Precinct
  -  PREC49 - Rural Plains Precinct

**Miscellaneous**


 Otaki North Urban Boundary

- Context**
-  Main Roads
  -  Roads
  -  Land Parcels
  -  Sea / River Corridors







**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 04 Zones  
& Precincts**







**Proposed New Precincts**

-  PREC3 - Coastal Qualifying Matter Precinct (GRZ)




**Zones**

-  General Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone

**Precincts**

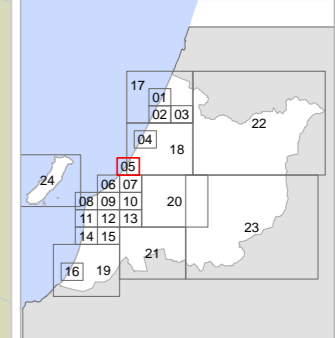
-  PREC34 - Open Space Local Parks Precinct
-  PREC48 - Rural Dunes Precinct
-  PREC49 - Rural Plains Precinct
-  PREC50 - General Residential Zone at Te Horo


**Context**





-  Roads
-  Land Parcels
-  Sea / River Corridors











**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 05 Zones  
& Precincts**

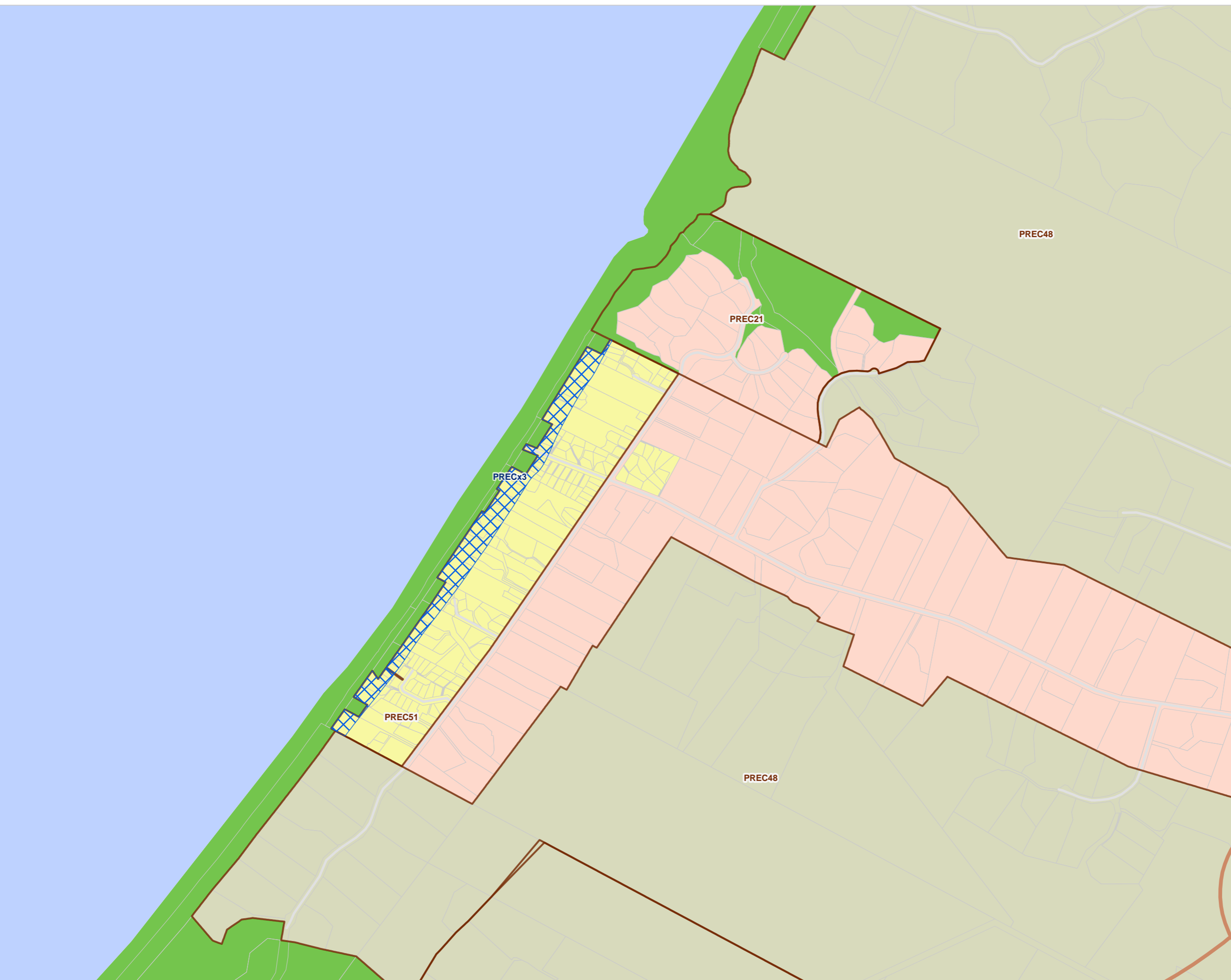


**Proposed New Precincts**  
 PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

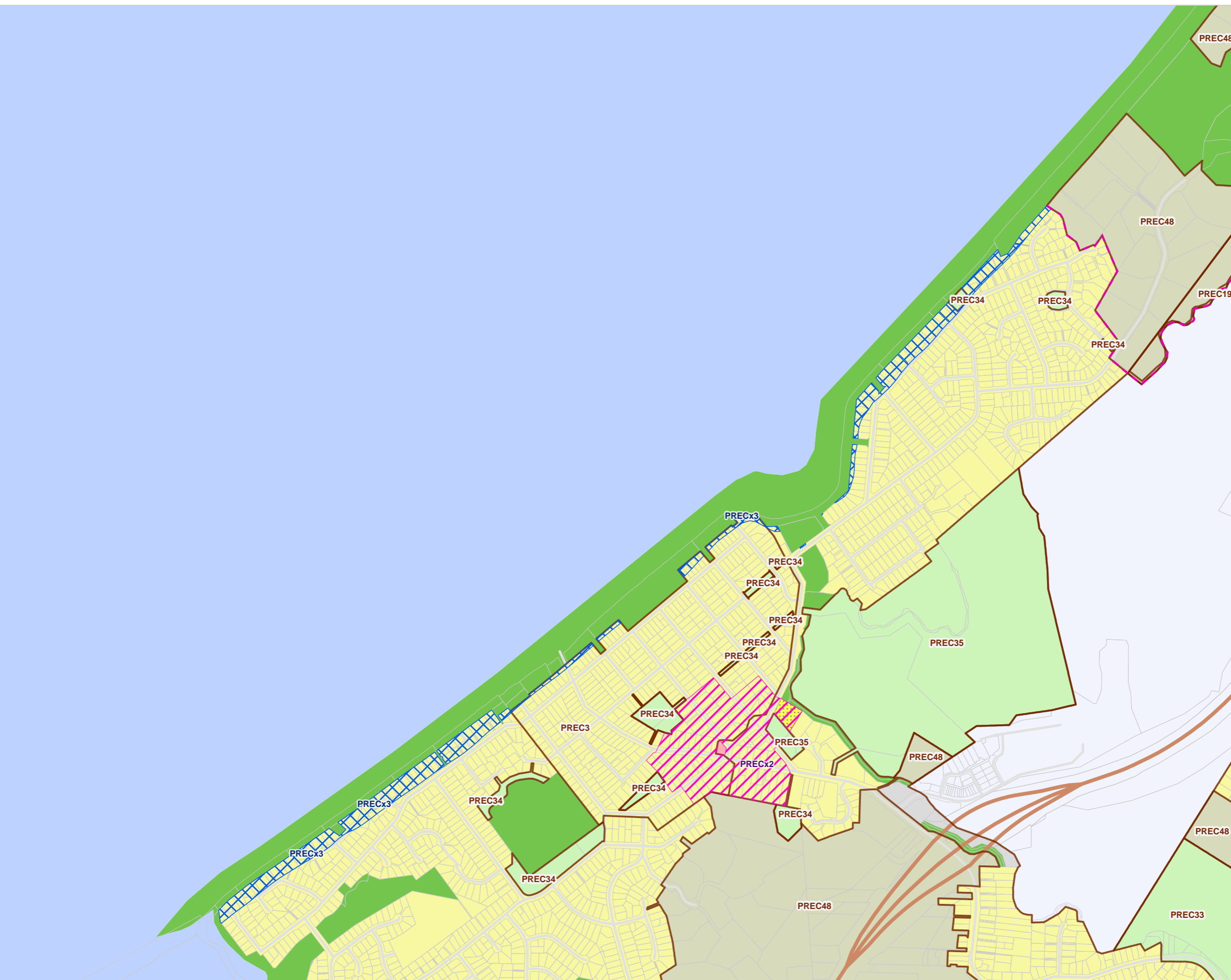
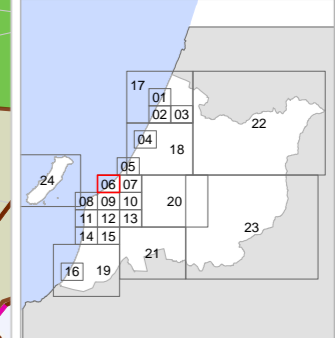
**Zones**  
 General Residential Zone  
 General Rural Zone  
 Rural Lifestyle Zone  
 Natural Open Space Zone
























**Precincts**  
 PREC21 - Peka Peka North Rural Residential Precinct  
 PREC48 - Rural Dunes Precinct  
 PREC51 - General Residential Zone at Peka Peka  
 PREC61 - Waikanae North Eco Hamlet Precinct

**Context**  
 Main Roads  
 Roads  
 Land Parcels  
 Sea / River Corridors

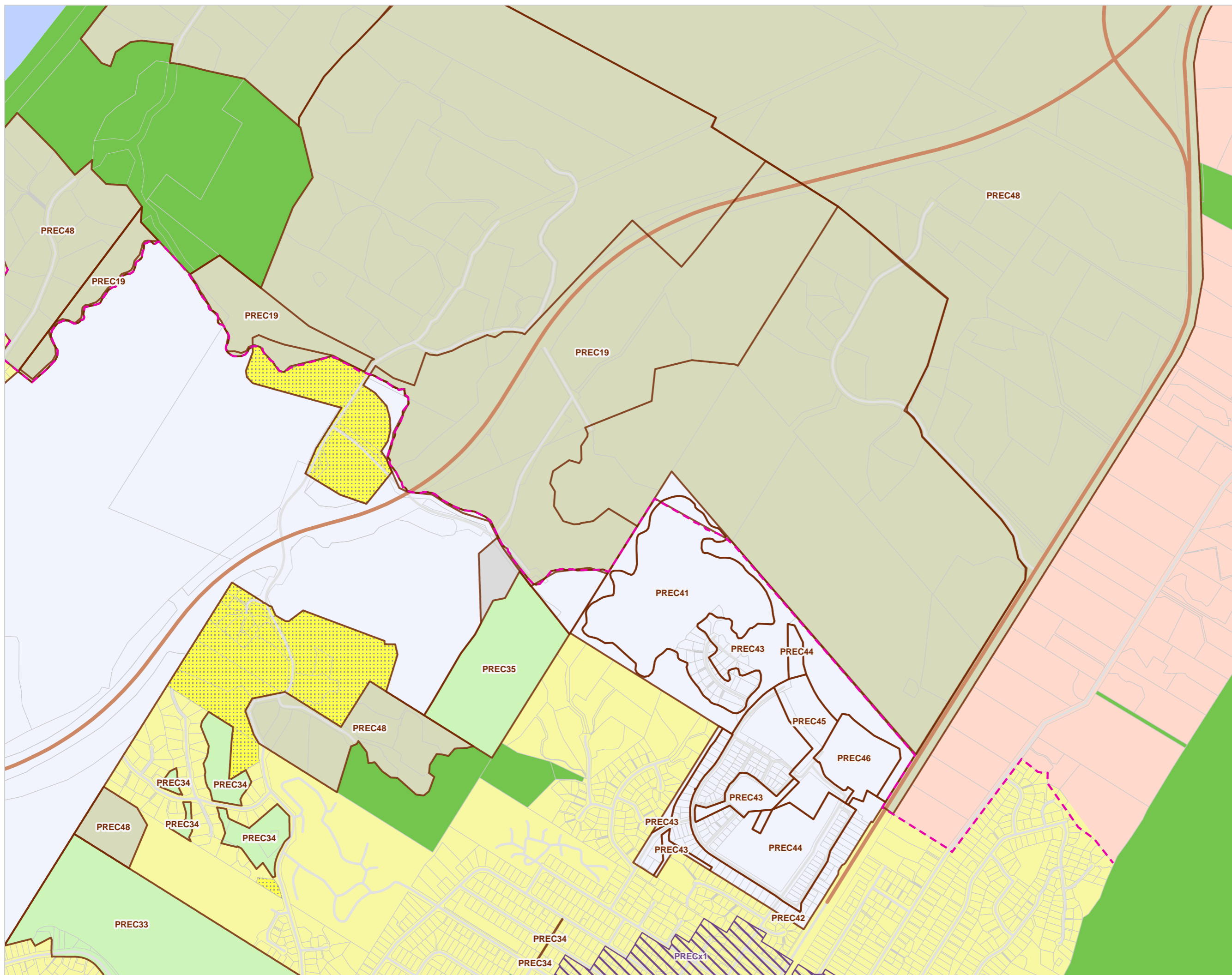
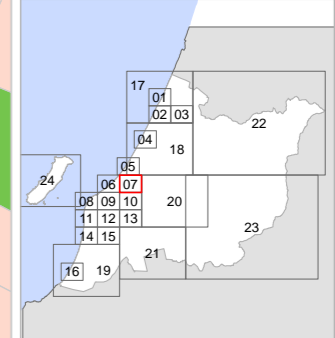


**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 06 Zones  
& Precincts**



- Proposed New Zones**
-  General Residential - ReZone
- Proposed New Precincts**
-  PREC2 - Residential Intensification Precinct B
  -  PREC3 - Coastal Qualifying Matter Precinct (GRZ)
- Zones**
-  General Residential Zone
  -  General Rural Zone
  -  Local Centre Zone
  -  Natural Open Space Zone
  -  Open Space Zone
  -  Future Urban Zone
  -  Ng rara Development Area
- Precincts**
-  PREC3 - Beach Residential Precinct
  -  PREC19 - Ng rara Eco Hamlet Precinct
  -  PREC23 - Ng rara Precinct
  -  PREC33 - Open Space Recreation Precinct
  -  PREC34 - Open Space Local Parks Precinct
  -  PREC35 - Open Space Private Recreation and Leisure Precinct
  -  PREC48 - Rural Dunes Precinct
  -  PREC61 - Waikanae North Eco Hamlet Precinct
- Miscellaneous**
-  Waikanae North Urban Edge
- Context**
-  Main Roads
  -  Roads
  -  Land Parcels
  -  Sea / River Corridors

**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 07 Zones  
& Precincts**



**Proposed New Zones**

- General Residential - ReZone

**Proposed New Precincts**

- PRECx1 - Residential Intensification Precinct A

**Zones**

- General Residential Zone
- General Rural Zone
- Rural Lifestyle Zone
- Natural Open Space Zone
- Open Space Zone
- Future Urban Zone
- Ng rara Development Area
- Waikanae North Development Area

**Precincts**

- PREC19 - Ng rara Eco Hamlet Precinct
- PREC23 - Ng rara Precinct
- PREC33 - Open Space Recreation Precinct
- PREC34 - Open Space Local Parks Precinct
- PREC35 - Open Space Private Recreation and Leisure Precinct
- PREC41 - Waikanae North Preserve Precinct
- PREC42 - Waikanae North Perimeter Precinct
- PREC43 - Waikanae North Open Space Precinct
- PREC44 - Waikanae North Village Precinct
- PREC45 - Waikanae North Multi Unit Residential Precinct
- PREC46 - Waikanae North Mixed Use Precinct
- PREC48 - Rural Dunes Precinct
- PREC61 - Waikanae North Eco Hamlet Precinct

**Miscellaneous**

- Waikanae North Urban Edge

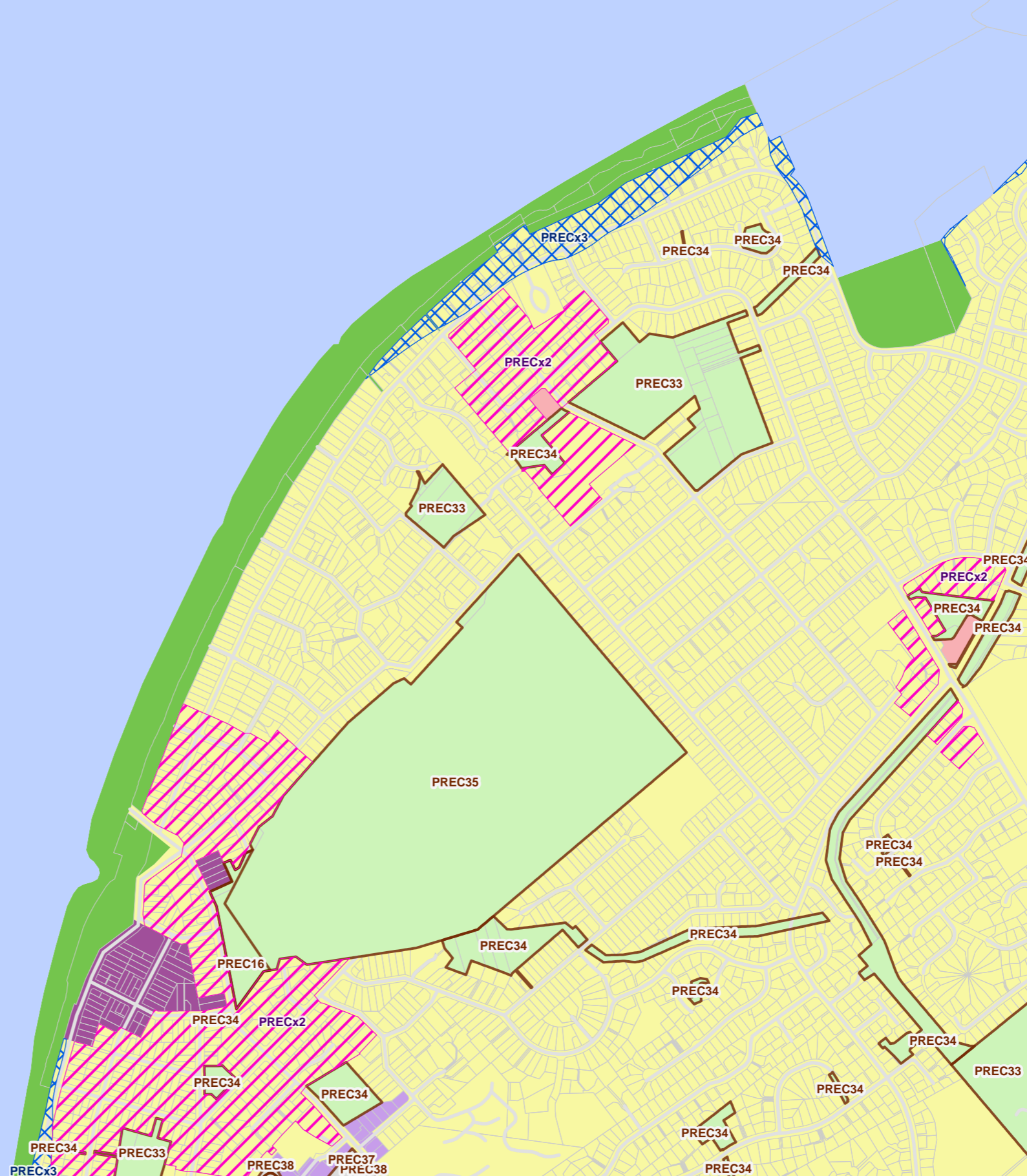
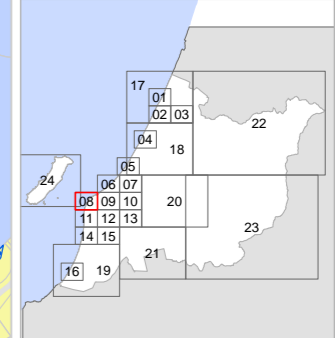
**Context**



- Main Roads
- Roads
- Land Parcels
- Sea / River Corridors








Proposed Plan Change: August 2022







Scale: 1:11,000 / A3  
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


**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 08 Zones  
& Precincts**



- Proposed New Precincts**
-  PRECx2 - Residential Intensification Precinct B
  -  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

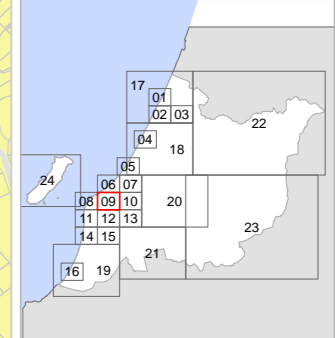
- Zones**
-  General Residential Zone
  -  Local Centre Zone
  -  Town Centre Zone
  -  General Industrial Zone
  -  Natural Open Space Zone
  -  Open Space Zone
  -  Airport Zone

- Precincts**
-  PREC16 - Paraparaumu Golf Precinct
  -  PREC33 - Open Space Recreation Precinct
  -  PREC34 - Open Space Local Parks Precinct
  -  PREC35 - Open Space Private Recreation and Leisure Precinct
  -  PREC37 - Airport Mixed Use Precinct
  -  PREC38 - Airport Buffer Precinct



- Context**
-  Roads
  -  Land Parcels
  -  Sea / River Corridors



**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 09 Zones  
& Precincts**












**Proposed New Precincts**

-  PREC2 - Residential Intensification Precinct B
-  PREC3 - Coastal Qualifying Matter Precinct (GRZ)





**Zones**

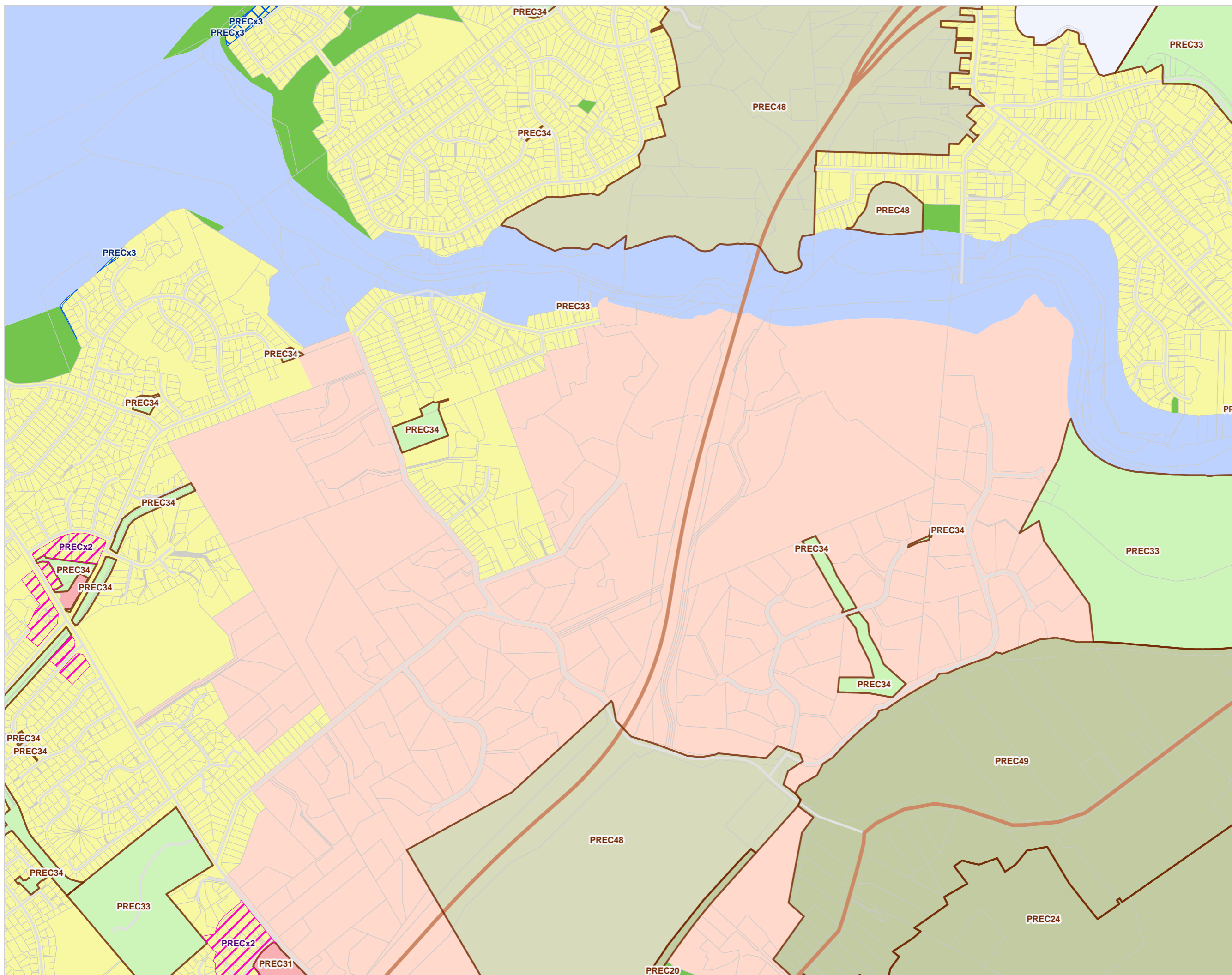
-  General Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Local Centre Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Ng rara Development Area

**Precincts**

-  PREC8 - Waikanae Garden Precinct
-  PREC20 - Paraparaumu North Rural Precinct
-  PREC23 - Ng rara Precinct
-  PREC24 - Rural Hills Precinct
-  PREC31 - Meadows Precinct
-  PREC33 - Open Space Recreation Precinct
-  PREC34 - Open Space Local Parks Precinct
-  PREC48 - Rural Dunes Precinct
-  PREC49 - Rural Plains Precinct

**Context**

-  Main Roads
-  Roads
-  Land Parcels
-  Sea / River Corridors

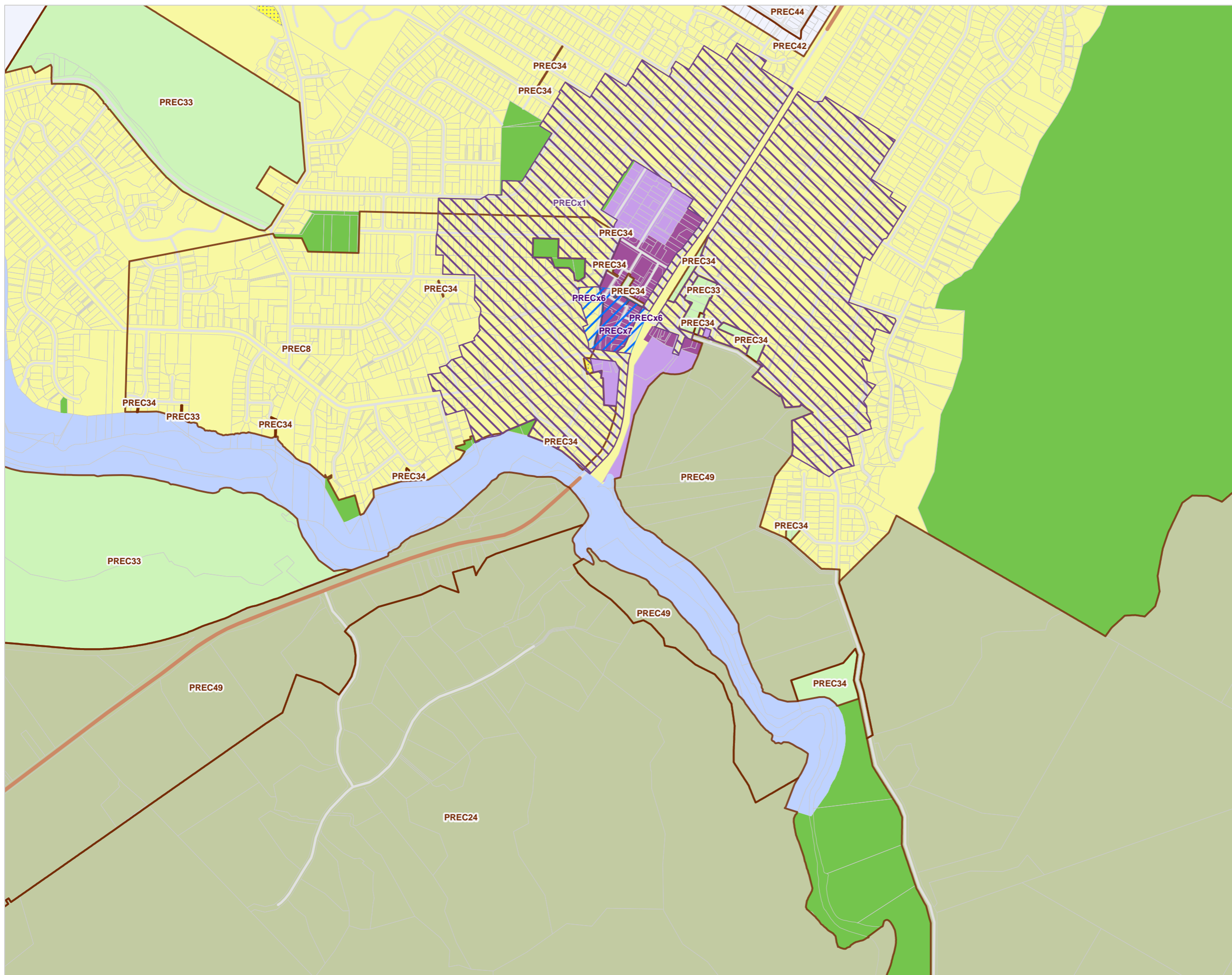
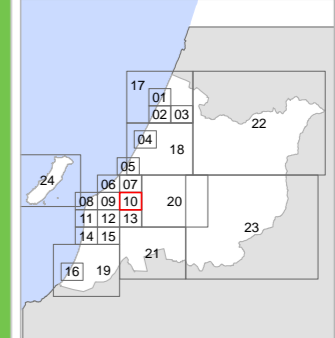


Proposed Plan Change: August 2022

Scale: 1:11,000 / A3



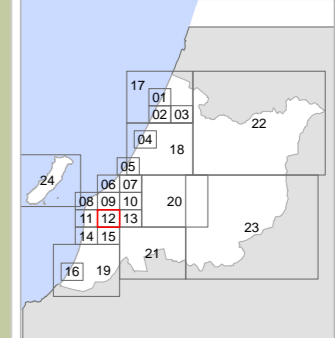
**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 10 Zones  
& Precincts**




- Proposed New Zones**
- General Residential - ReZone
- Proposed New Precincts**
- PRECx1 - Residential Intensification Precinct A
  - PRECx6 - Marae Takiw Precinct (GRZ)
  - PRECx7 - Marae Takiw Precinct (TCZ)
- Zones**
- General Residential Zone
  - Rural Production Zone
  - Town Centre Zone
  - General Industrial Zone
  - Natural Open Space Zone
  - Open Space Zone
  - Future Urban Zone
  - Ng rara Development Area
  - Waikanae North Development Area
- Precincts**
- PREC8 - Waikanae Garden Precinct
  - PREC23 - Ng rara Precinct
  - PREC24 - Rural Hills Precinct
  - PREC33 - Open Space Recreation Precinct
  - PREC34 - Open Space Local Parks Precinct
  - PREC42 - Waikanae North Perimeter Precinct
  - PREC44 - Waikanae North Village Precinct
  - PREC49 - Rural Plains Precinct
- Context**
- Main Roads
  - Roads
  - Land Parcels
  - Sea / River Corridors





**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 12 Zones  
& Precincts**



**Proposed New Zones**

-  General Residential - ReZone














**Proposed New Precincts**




-  PREC1 - Residential Intensification Precinct A
-  PREC2 - Residential Intensification Precinct B

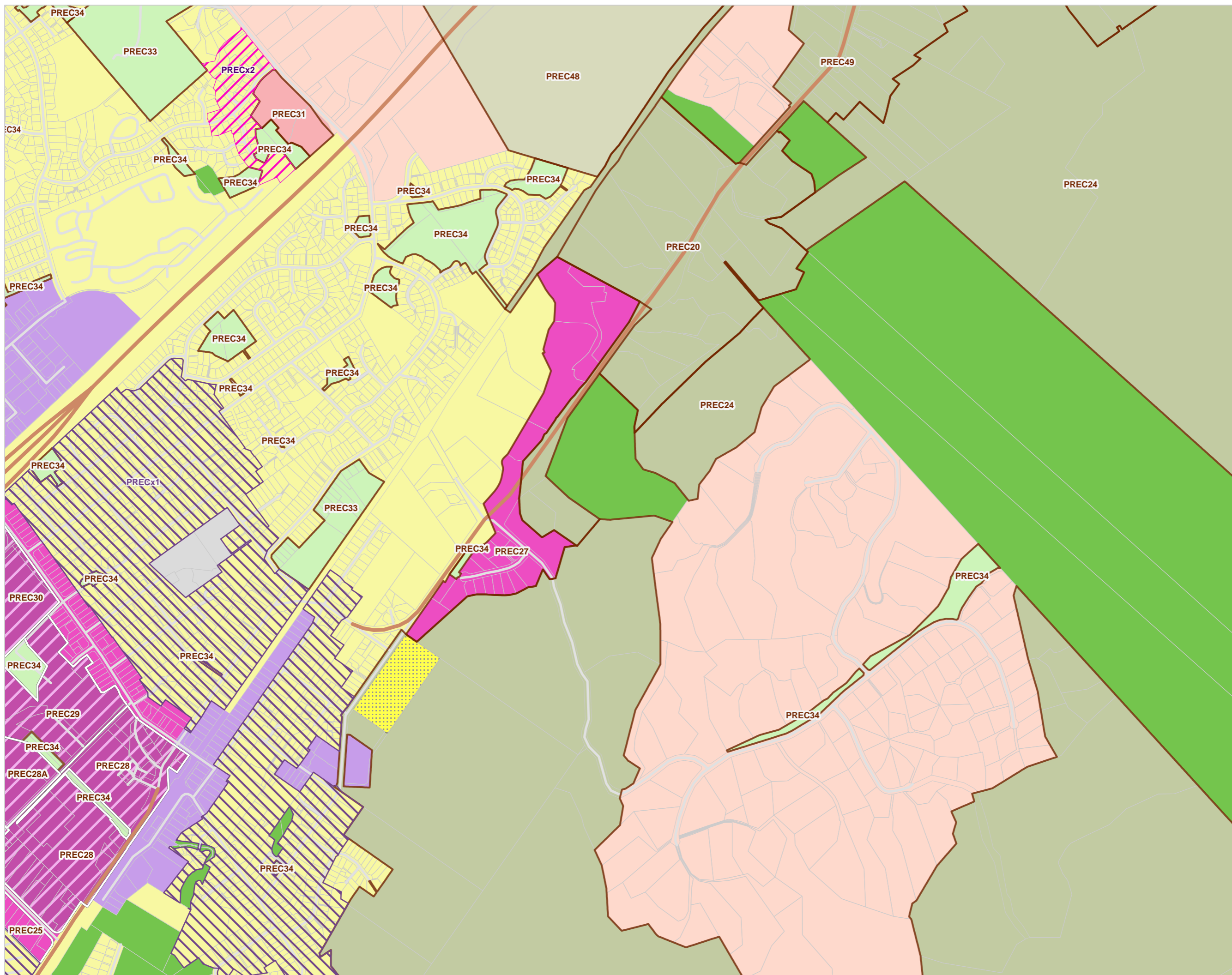
**Zones**

-  General Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Metropolitan Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Hospital Zone

**Precincts**

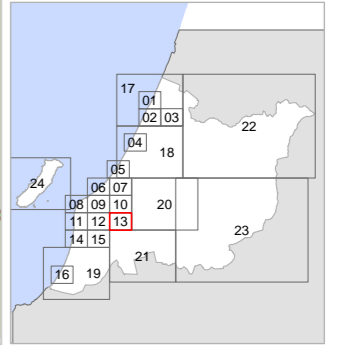
-  PREC25 - Ihakara St East Precinct
-  PREC28 - Metropolitan Centre Zone Precinct A1
-  PREC28A - Metropolitan Centre Zone Precinct A2
-  PREC29 - Metropolitan Centre Zone Precinct B
-  PREC30 - Metropolitan Centre Zone Precinct C
-  PREC20 - Paraparumu North Rural Precinct
-  PREC24 - Rural Hills Precinct
-  PREC27 - Paraparumu North Gateway Precinct
-  PREC31 - Meadows Precinct
-  PREC33 - Open Space Recreation Precinct
-  PREC34 - Open Space Local Parks Precinct
-  PREC48 - Rural Dunes Precinct
-  PREC49 - Rural Plains Precinct

- Context**
-  Main Roads
  -  Roads
  -  Land Parcels

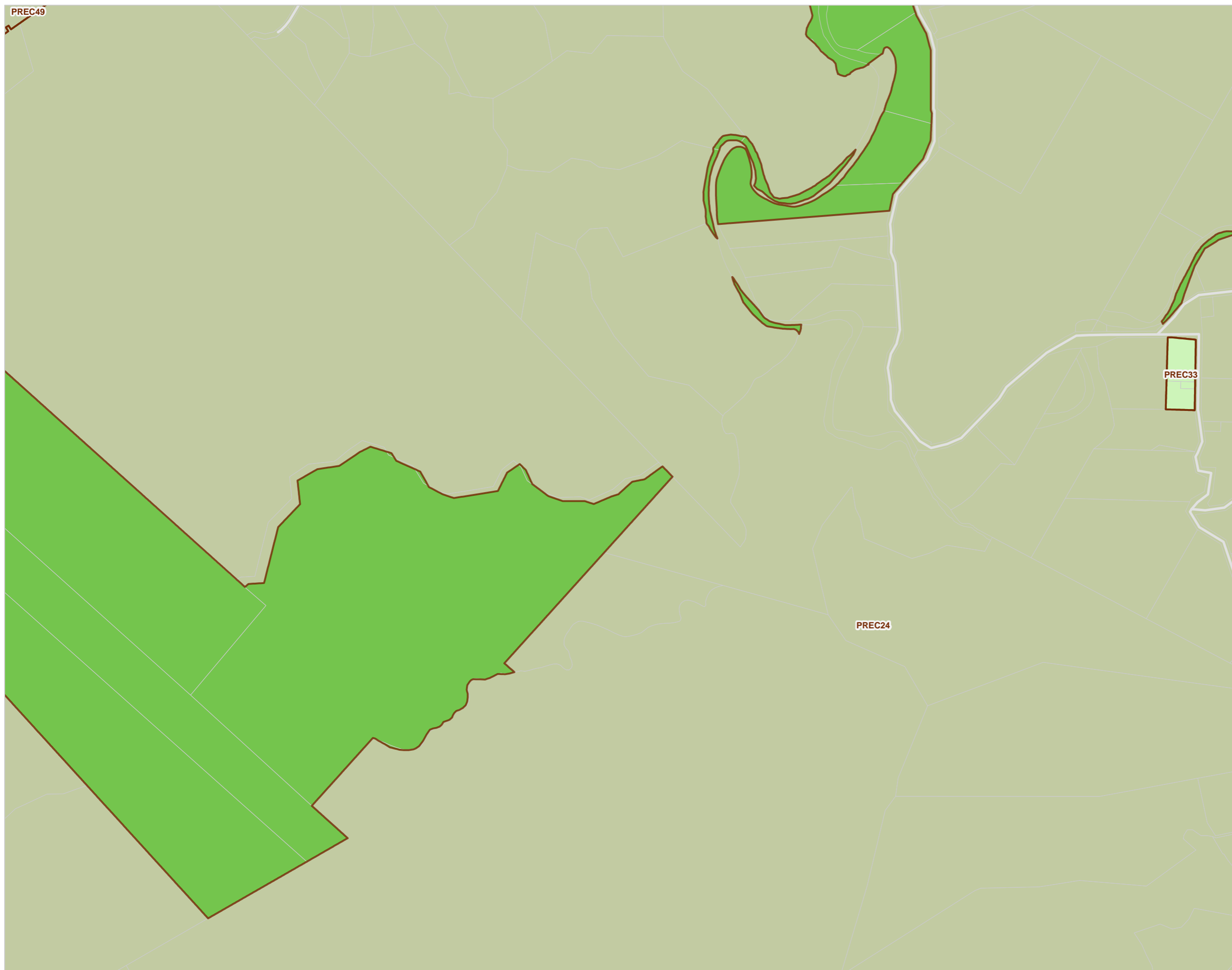


PREC49

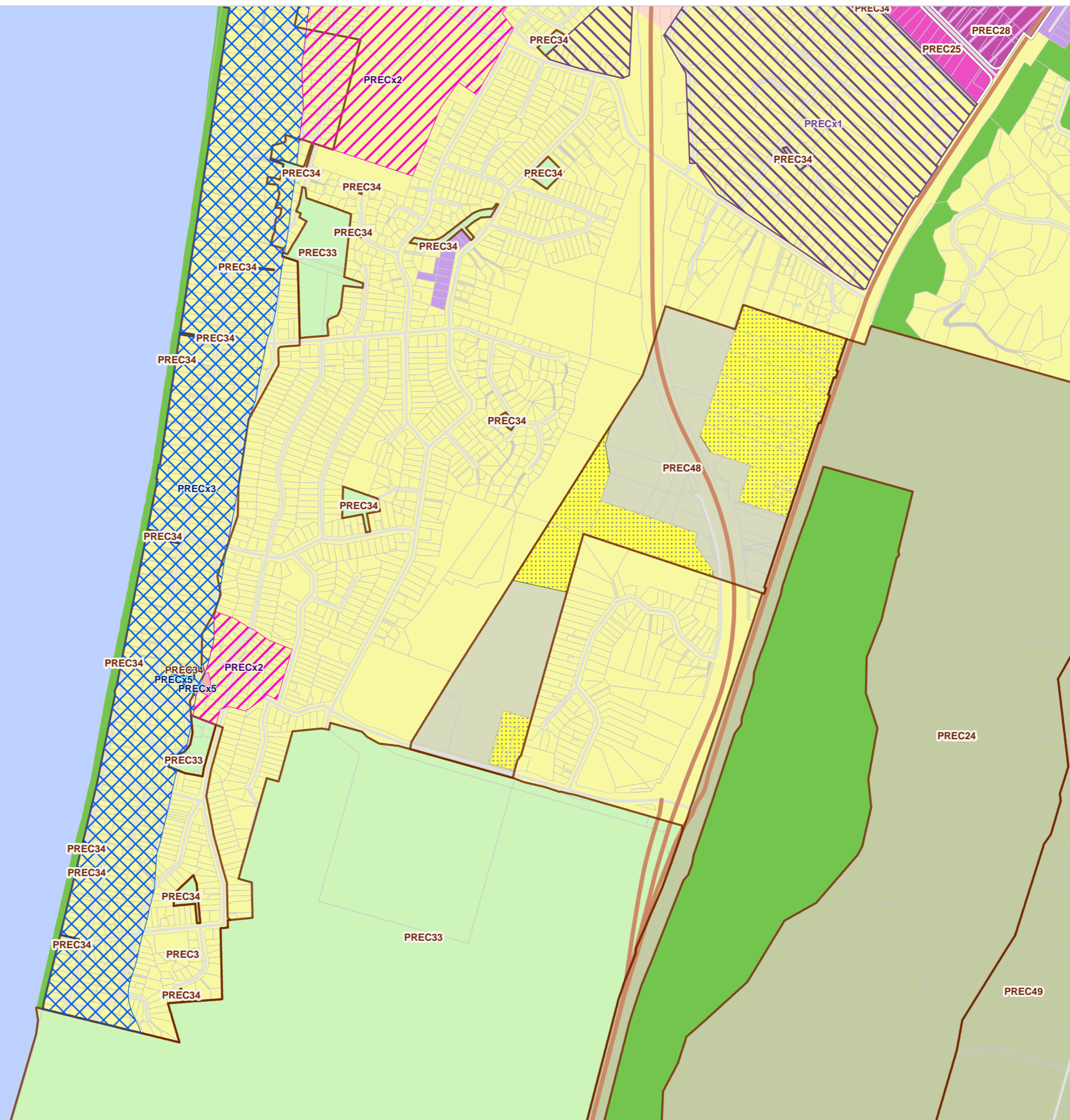
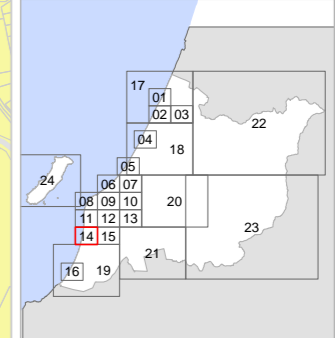
**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 13 Zones  
& Precincts**








- Zones**
- Rural Production Zone
  - Natural Open Space Zone
  - Open Space Zone
- Precincts**
- PREC24 - Rural Hills Precinct
  - PREC33 - Open Space Recreation Precinct
  - PREC49 - Rural Plains Precinct
- Context**
- Roads
  - Land Parcels

















**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 14 Zones  
& Precincts**







**Proposed New Zones**  
 General Residential - ReZone

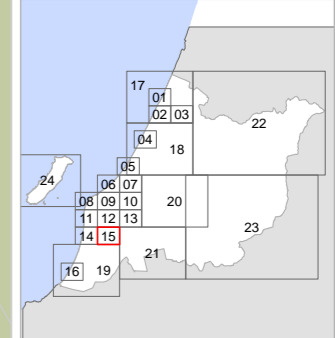
**Proposed New Precincts**  
 PREC1 - Residential Intensification Precinct A  
 PREC2 - Residential Intensification Precinct B  
 PREC3 - Coastal Qualifying Matter Precinct (GRZ)  
 PREC5 - Coastal Qualifying Matter Precinct (LCZ)

**Zones**  
 General Residential Zone  
 General Rural Zone  
 Rural Production Zone  
 Rural Lifestyle Zone  
 Local Centre Zone  
 Mixed Use Zone  
 Metropolitan Centre Zone  
 General Industrial Zone  
 Natural Open Space Zone  
 Open Space Zone


**Precincts**  
 PREC25 - Ihakara St East Precinct  
 PREC28 - Metropolitan Centre Zone Precinct A1  
 PREC3 - Beach Residential Precinct  
 PREC24 - Rural Hills Precinct  
 PREC33 - Open Space Recreation Precinct  
 PREC34 - Open Space Local Parks Precinct  
 PREC48 - Rural Dunes Precinct  
 PREC49 - Rural Plains Precinct

**Context**  
 Main Roads  
 Roads  
 Land Parcels  
 Sea / River Corridors






**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 15 Zones  
& Precincts**









**Proposed New Precincts**

-  PRECx1 - Residential Intensification Precinct A




**Zones**

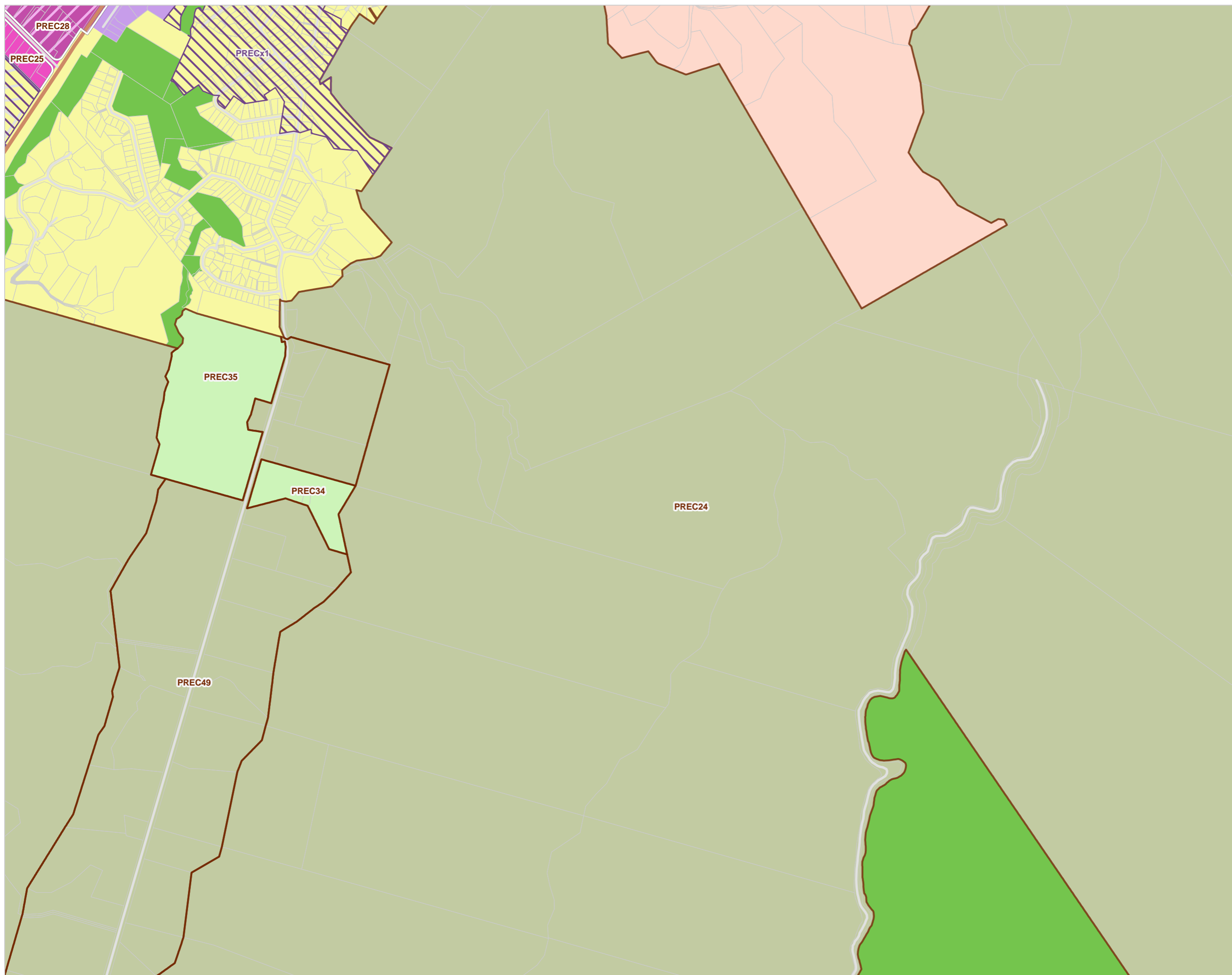
-  General Residential Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  Mixed Use Zone
-  Metropolitan Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone

**Precincts**

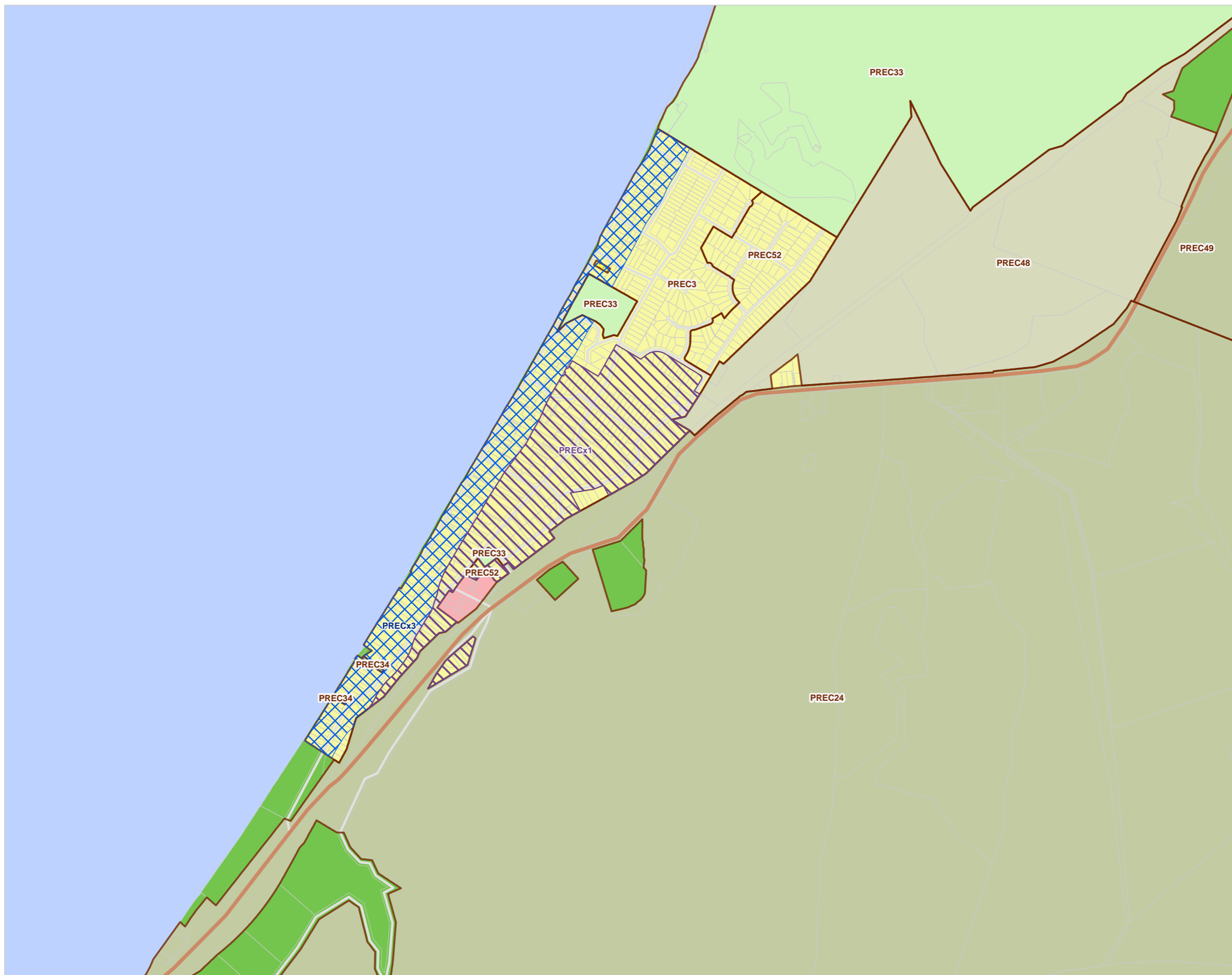
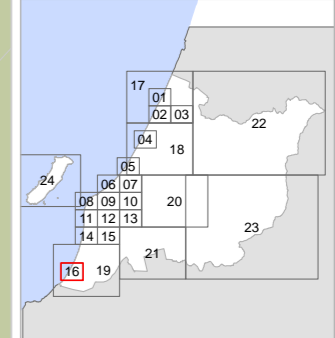
-  PREC25 - Ihakara St East Precinct
-  PREC28 - Metropolitan Centre Zone Precinct A1
-  PREC24 - Rural Hills Precinct
-  PREC34 - Open Space Local Parks Precinct
-  PREC35 - Open Space Private Recreation and Leisure Precinct
-  PREC49 - Rural Plains Precinct





















**Context**

-  Main Roads
-  Roads
-  Land Parcels



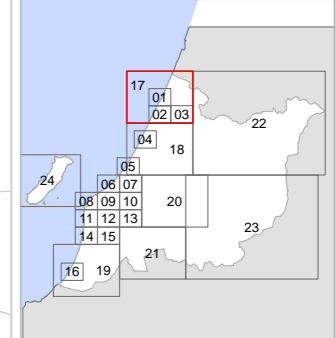
**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 16 Zones  
& Precincts**



- Proposed New Zones**
-  General Residential - ReZone
- Proposed New Precincts**
-  PREC31 - Residential Intensification Precinct A
  -  PREC33 - Coastal Qualifying Matter Precinct (GRZ)
- Zones**
-  General Residential Zone
  -  General Rural Zone
  -  Rural Production Zone
  -  Local Centre Zone
  -  Natural Open Space Zone
  -  Open Space Zone
- Precincts**
-  PREC3 - Beach Residential Precinct
  -  PREC24 - Rural Hills Precinct
  -  PREC33 - Open Space Recreation Precinct
  -  PREC34 - Open Space Local Parks Precinct
  -  PREC48 - Rural Dunes Precinct
  -  PREC49 - Rural Plains Precinct
  -  PREC52 - General Residential Zone at Paek k riki
- Context**
-  Main Roads
  -  Roads
  -  Land Parcels
  -  Sea / River Corridors







**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 17 Zones  
& Precincts**




**Proposed New Zones**  
 General Residential - ReZone





**Proposed New Precincts**

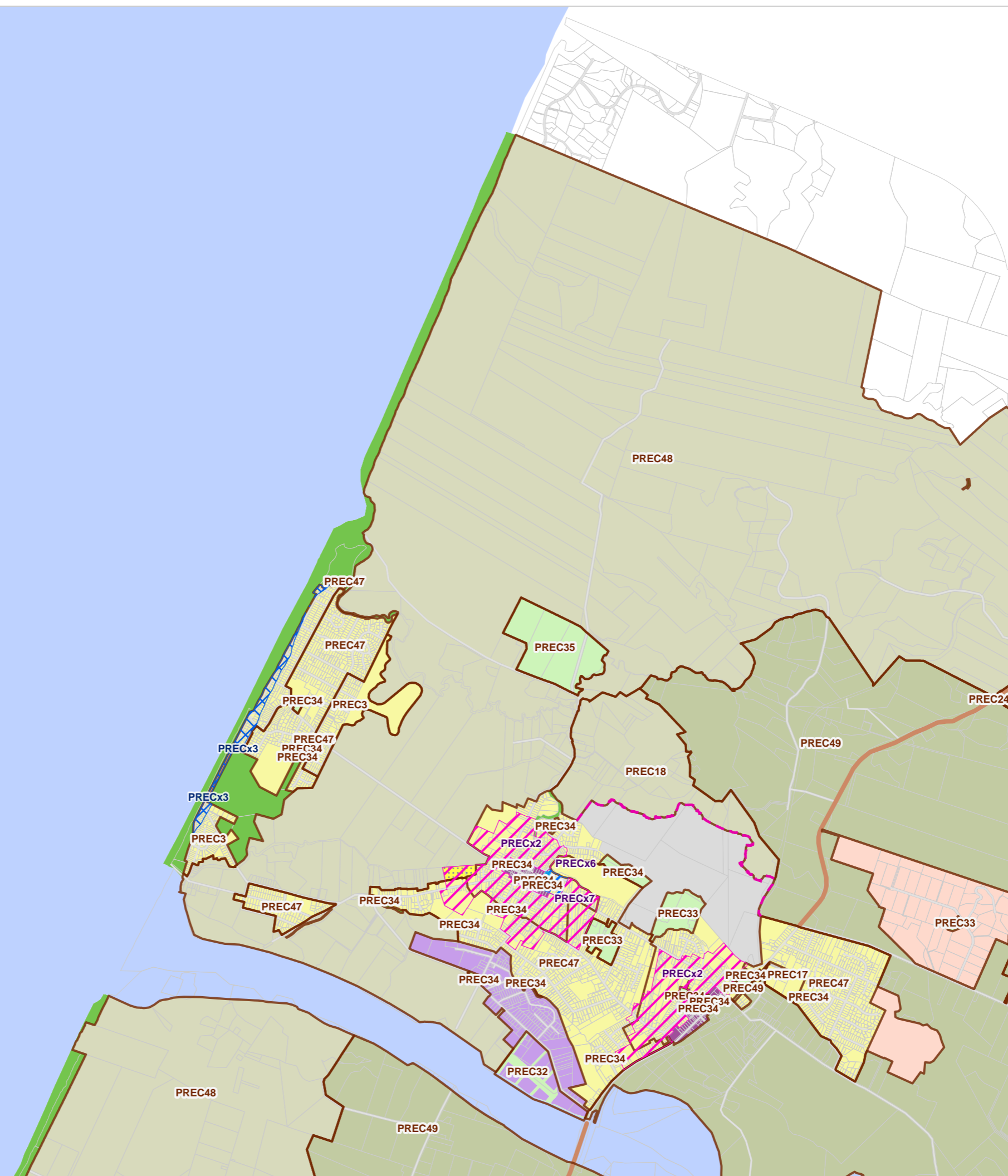
-  PREC2 - Residential Intensification Precinct B
-  PREC3 - Coastal Qualifying Matter Precinct (GRZ)
-  PREC6 - Marae Takiw Precinct (GRZ)
-  PREC7 - Marae Takiw Precinct (TCZ)

- Zones**
-  General Residential Zone
  -  General Rural Zone
  -  Rural Production Zone
  -  Rural Lifestyle Zone
  -  Town Centre Zone
  -  General Industrial Zone
  -  Natural Open Space Zone
  -  Open Space Zone
  -  Future Urban Zone

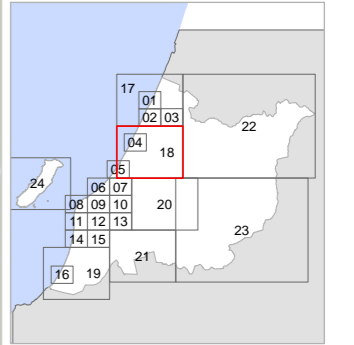
- Precincts**
-  PREC3 - Beach Residential Precinct
  -  PREC17 - County Road taki Precinct
  -  PREC18 - Eco-Hamlet Precinct
  -  PREC24 - Rural Hills Precinct
  -  PREC32 - taki South Precinct
  -  PREC33 - Open Space Recreation Precinct
  -  PREC34 - Open Space Local Parks Precinct
  -  PREC35 - Open Space Private Recreation and Leisure Precinct
  -  PREC47 - General Residential Zone at taki
  -  PREC48 - Rural Dunes Precinct
  -  PREC49 - Rural Plains Precinct

**Miscellaneous**  
 Otaki North Urban Boundary



- Context**
-  Main Roads
  -  Roads
  -  Land Parcels
  -  Sea / River Corridors










**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 18 Zones  
& Precincts**














**Proposed New Precincts**

-  PREC2 - Residential Intensification Precinct B
-  PREC3 - Coastal Qualifying Matter Precinct (GRZ)





**Zones**

-  General Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Rural Lifestyle Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone

**Precincts**

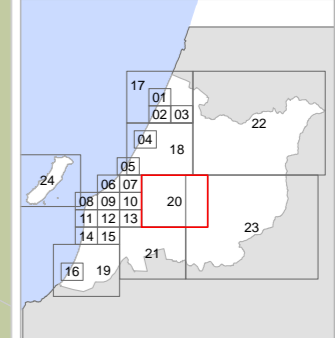
-  PREC19 - Ng rara Eco Hamlet Precinct
-  PREC21 - Peka Peka North Rural Residential Precinct
-  PREC24 - Rural Hills Precinct
-  PREC32 - taki South Precinct
-  PREC34 - Open Space Local Parks Precinct
-  PREC47 - General Residential Zone at taki
-  PREC48 - Rural Dunes Precinct
-  PREC49 - Rural Plains Precinct
-  PREC50 - General Residential Zone at Te Horo
-  PREC51 - General Residential Zone at Peka Peka
-  PREC61 - Waikanae North Eco Hamlet Precinct

















**Context**

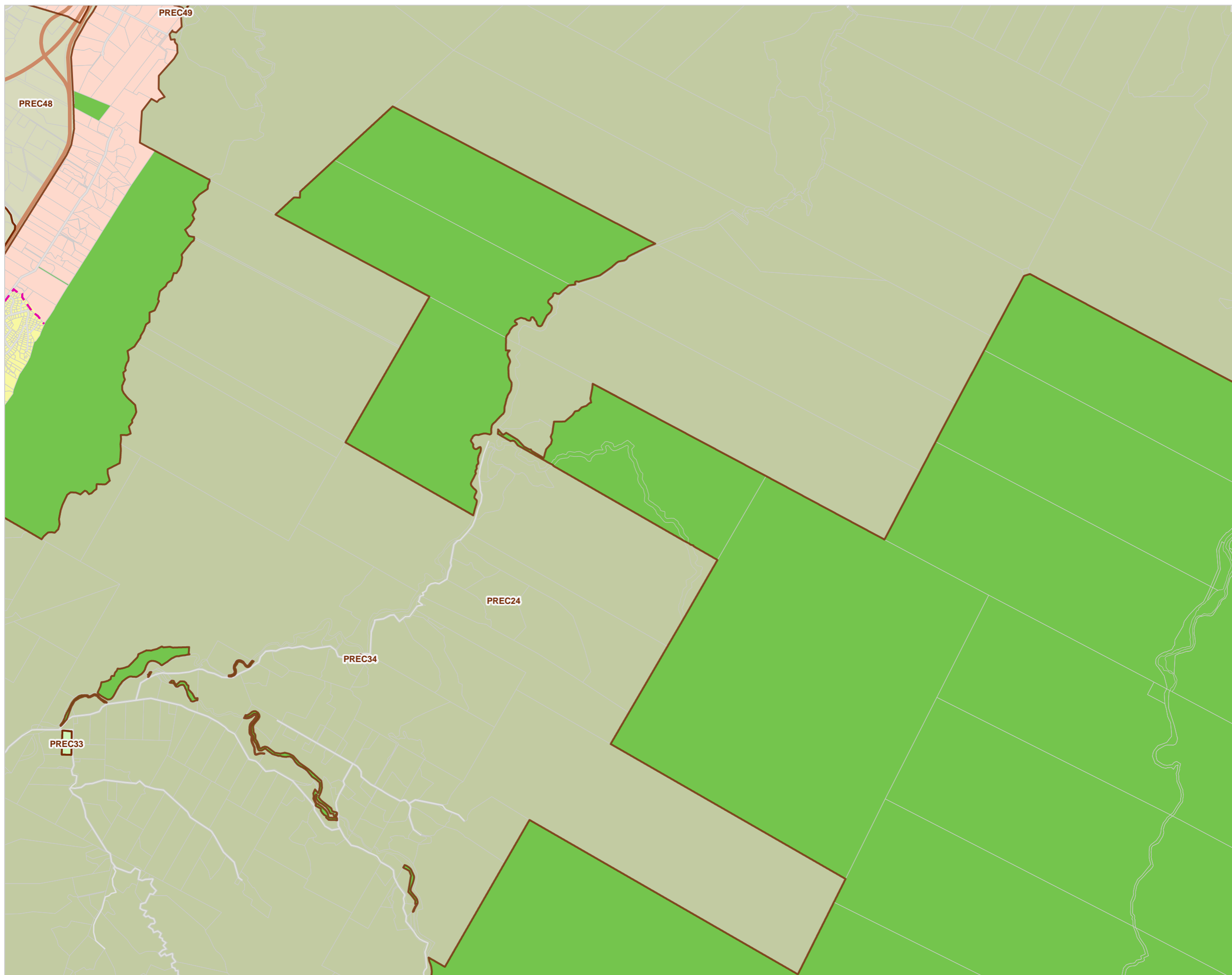
-  Main Roads
-  Roads
-  Land Parcels
-  Sea / River Corridors



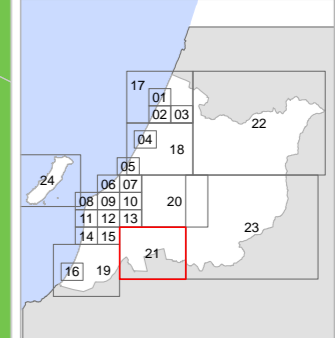
**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 20 Zones  
& Precincts**



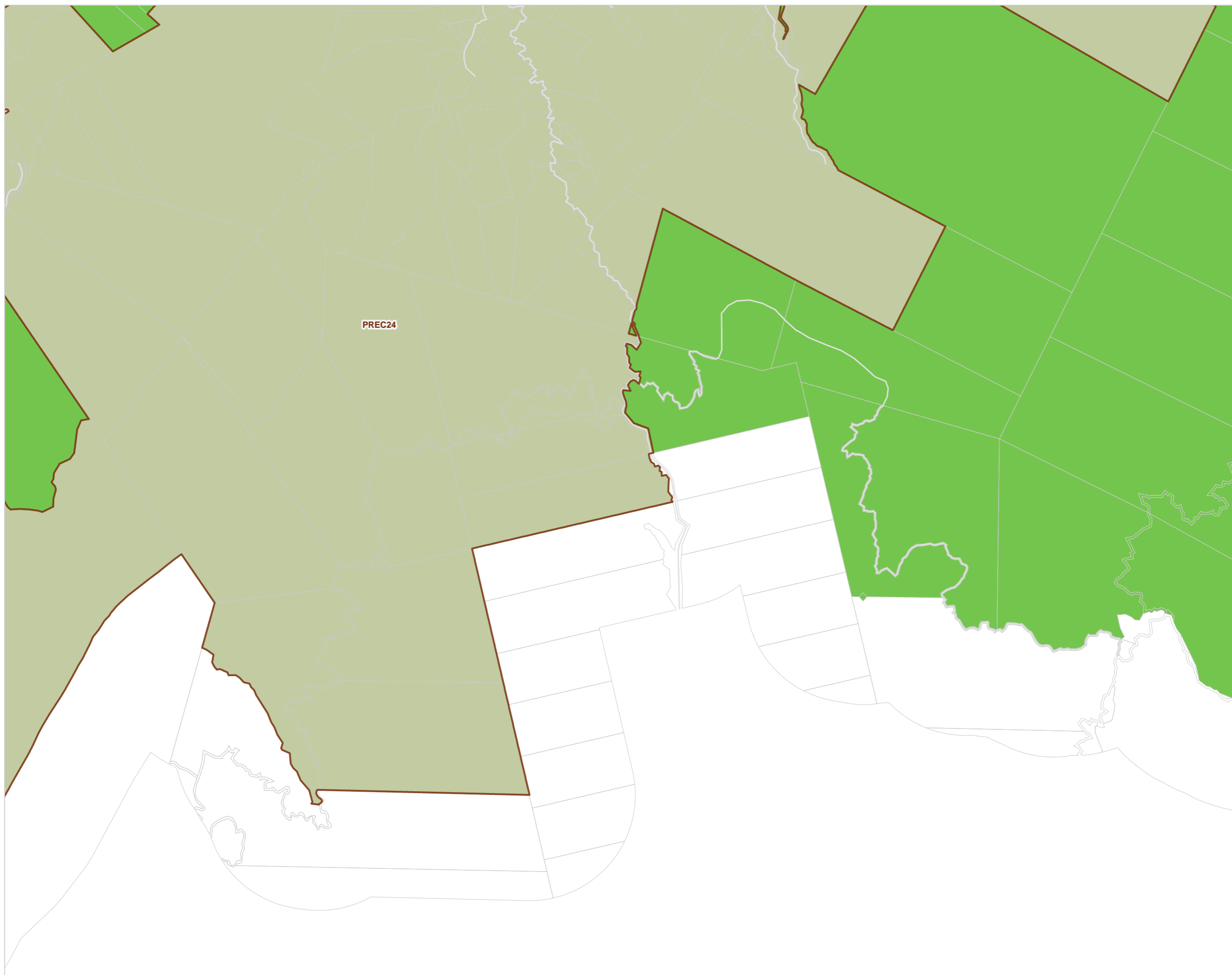
- Zones**
-  General Residential Zone
  -  General Rural Zone
  -  Rural Production Zone
  -  Rural Lifestyle Zone
  -  Natural Open Space Zone
  -  Open Space Zone
- Precincts**
-  PREC24 - Rural Hills Precinct
  -  PREC33 - Open Space Recreation Precinct
  -  PREC34 - Open Space Local Parks Precinct
  -  PREC48 - Rural Dunes Precinct
  -  PREC49 - Rural Plains Precinct
  -  PREC61 - Waikanae North Eco Hamlet Precinct
- Miscellaneous**
-  Waikanae North Urban Edge
- Context**
-  Main Roads
  -  Roads
  -  Land Parcels



**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 21 Zones  
& Precincts**

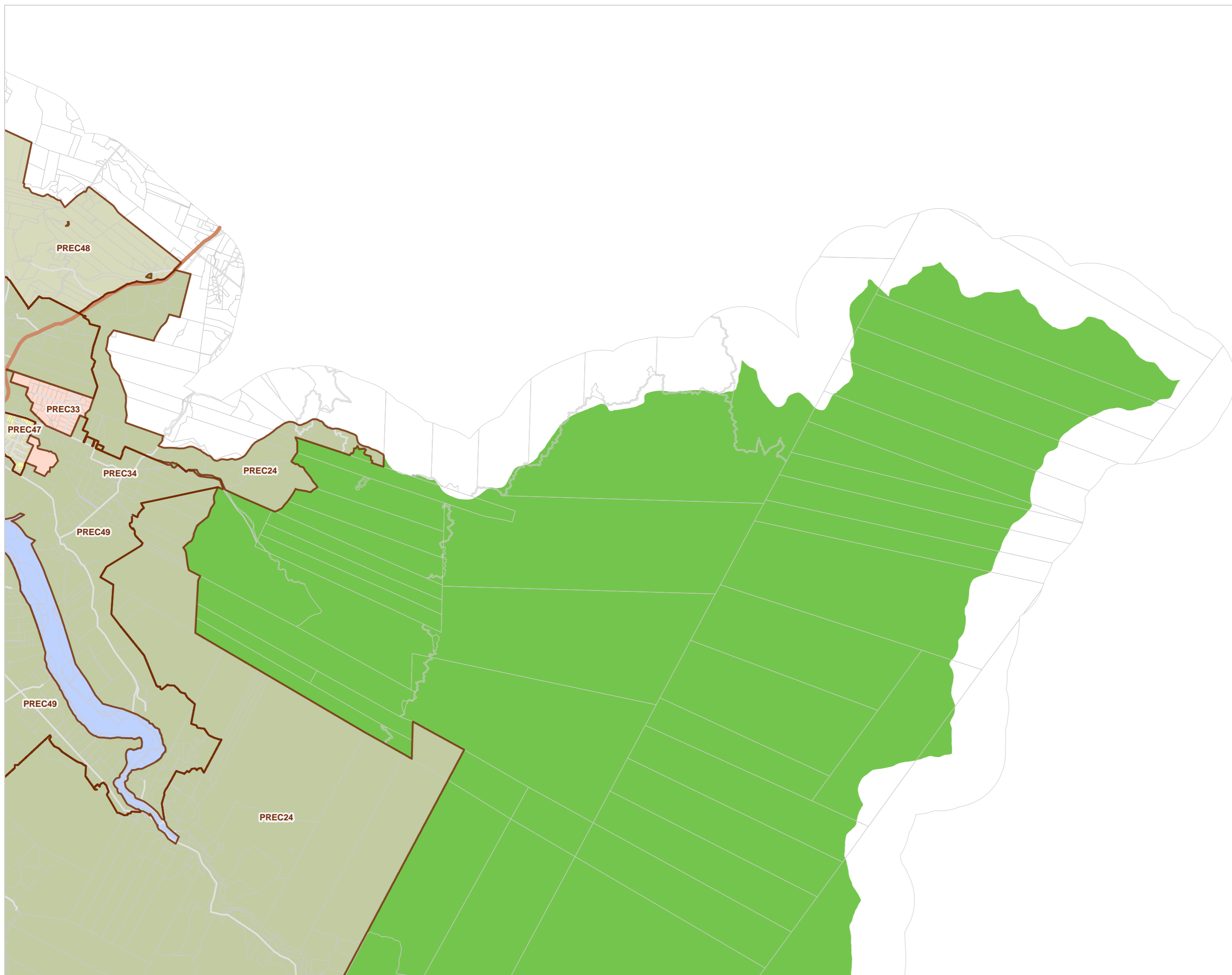
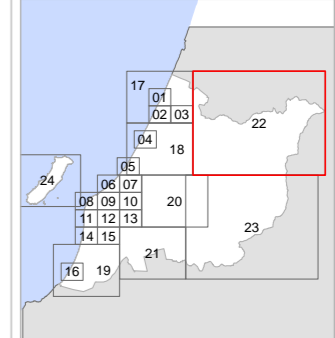


- Zones**
- Rural Production Zone
  - Rural Lifestyle Zone
  - Natural Open Space Zone
- Precincts**
- PREC24 - Rural Hills Precinct
- Context**
- Roads
  - Land Parcels



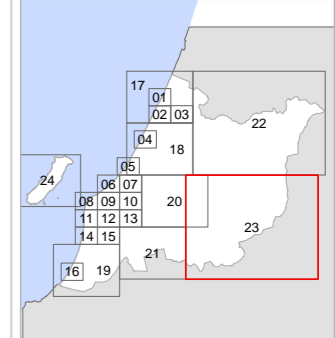
PREC24

**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 22 Zones  
& Precincts**

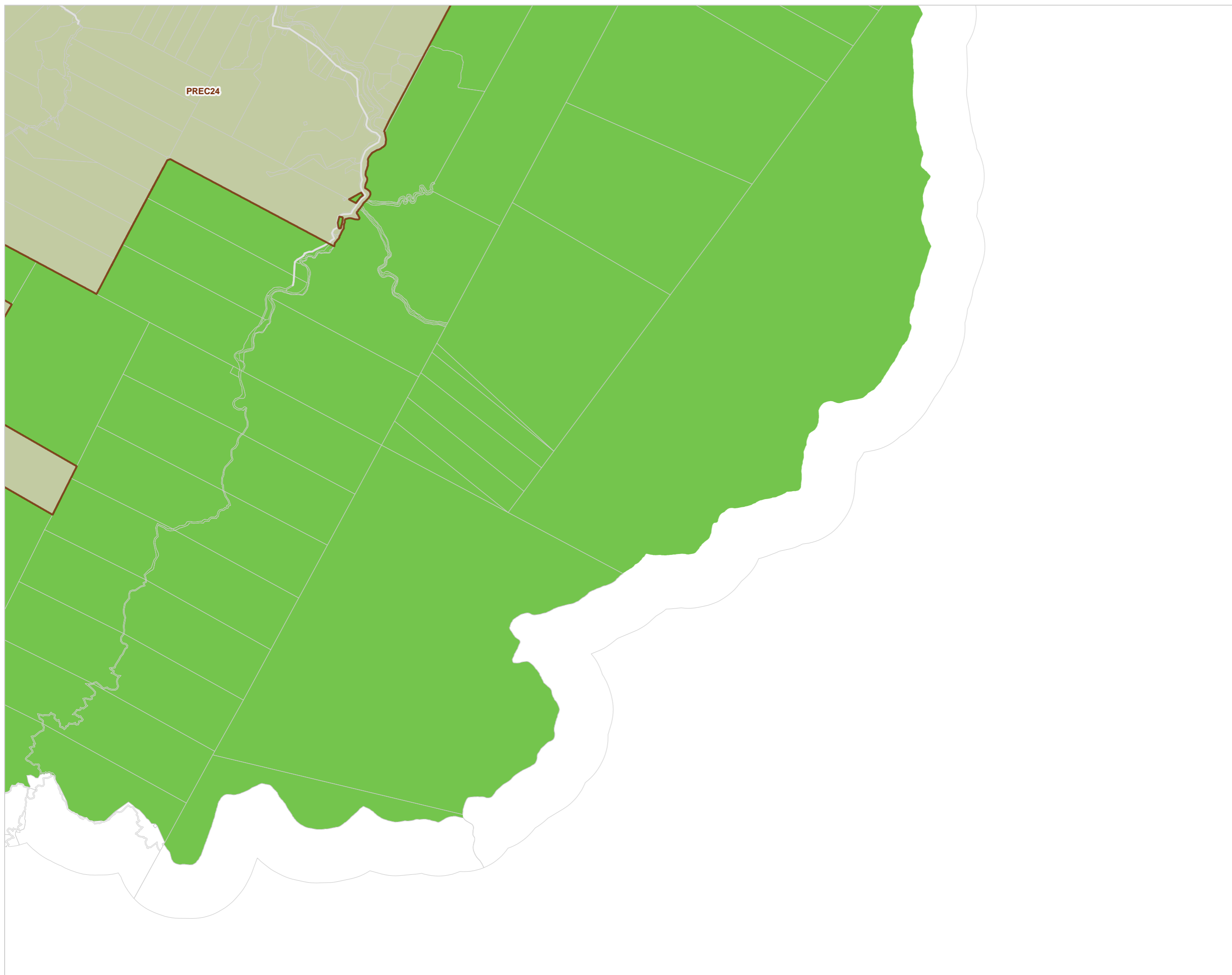


- Zones**
- General Residential Zone
  - General Rural Zone
  - Rural Production Zone
  - Rural Lifestyle Zone
  - Natural Open Space Zone
  - Open Space Zone
- Precincts**
- PREC24 - Rural Hills Precinct
  - PREC33 - Open Space Recreation Precinct
  - PREC34 - Open Space Local Parks Precinct
  - PREC47 - General Residential Zone at taki
  - PREC48 - Rural Dunes Precinct
  - PREC49 - Rural Plains Precinct
- Context**
- Main Roads
  - Roads
  - Land Parcels
  - Sea / River Corridors

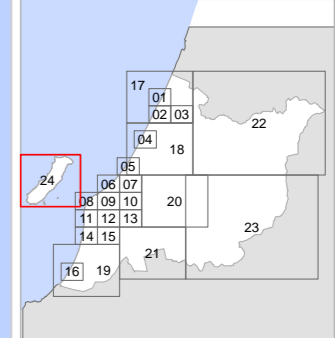
**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 23 Zones  
& Precincts**



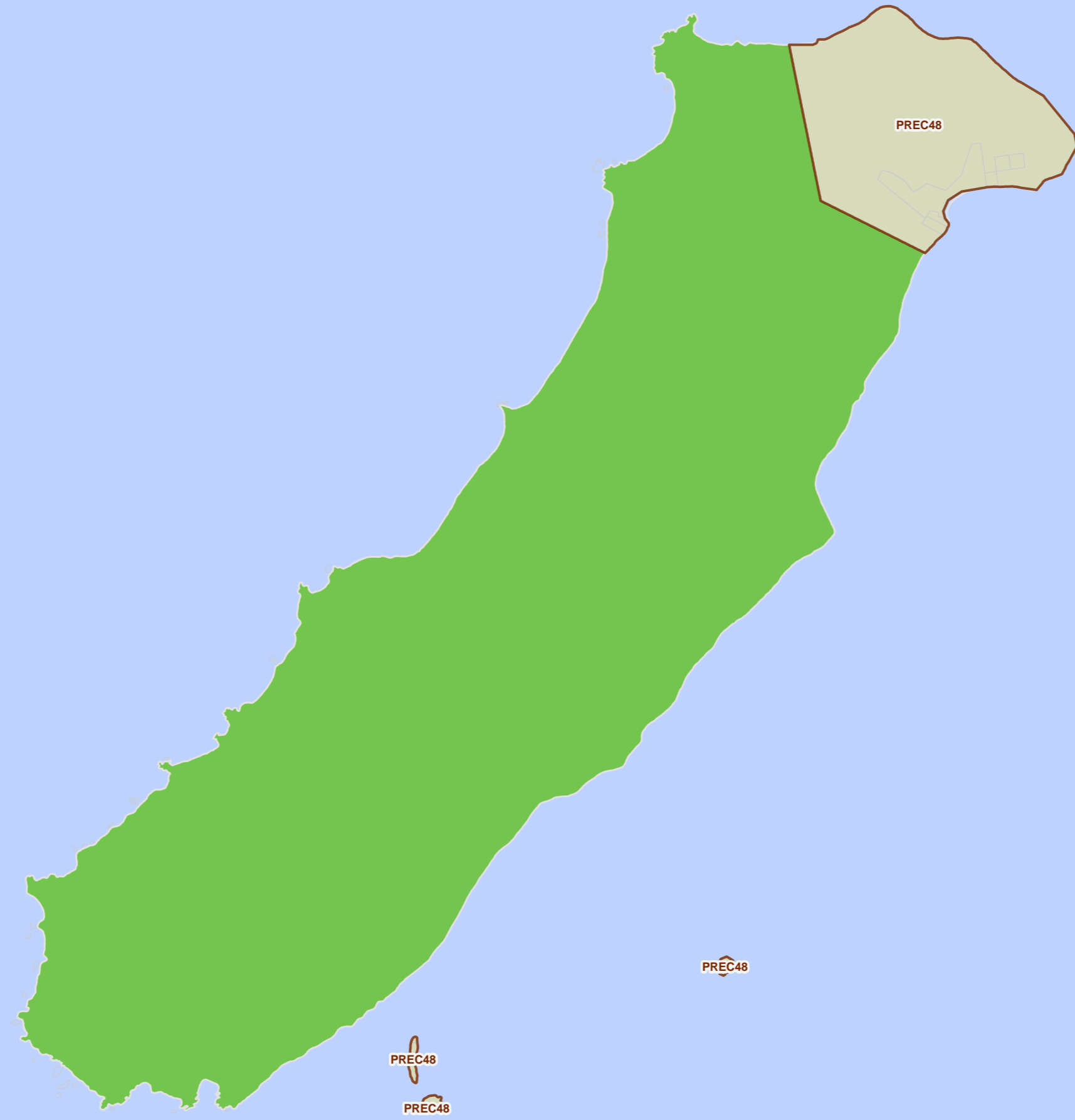
- Zones**
- Rural Production Zone
  - Natural Open Space Zone
- Precincts**
- PREC24 - Rural Hills Precinct
- Context**
- Roads
  - Land Parcels



**PROPOSED DISTRICT  
PLAN CHANGE 2  
Map 24 Zones  
& Precincts**

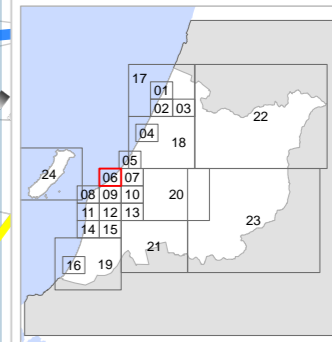


- Zones**
- General Rural Zone
  - Natural Open Space Zone
- Precincts**
- PREC48 - Rural Dunes Precinct
- Context**
- Roads
  - Land Parcels
  - Sea / River Corridors





**PROPOSED DISTRICT  
PLAN CHANGE 2**  
Map 06 Historical, Cultural,  
Infrastructure, Districtwide



Historical and Cultural Values

- Historic Heritage Places
- Notable Trees

Waahi Tapu

- Proposed Waahi Tapu: WTSx1
- Proposed Waahi Tapu: WTSx2

Energy, Infrastructure and Transport

- Natural Gas

Network Hierarchy

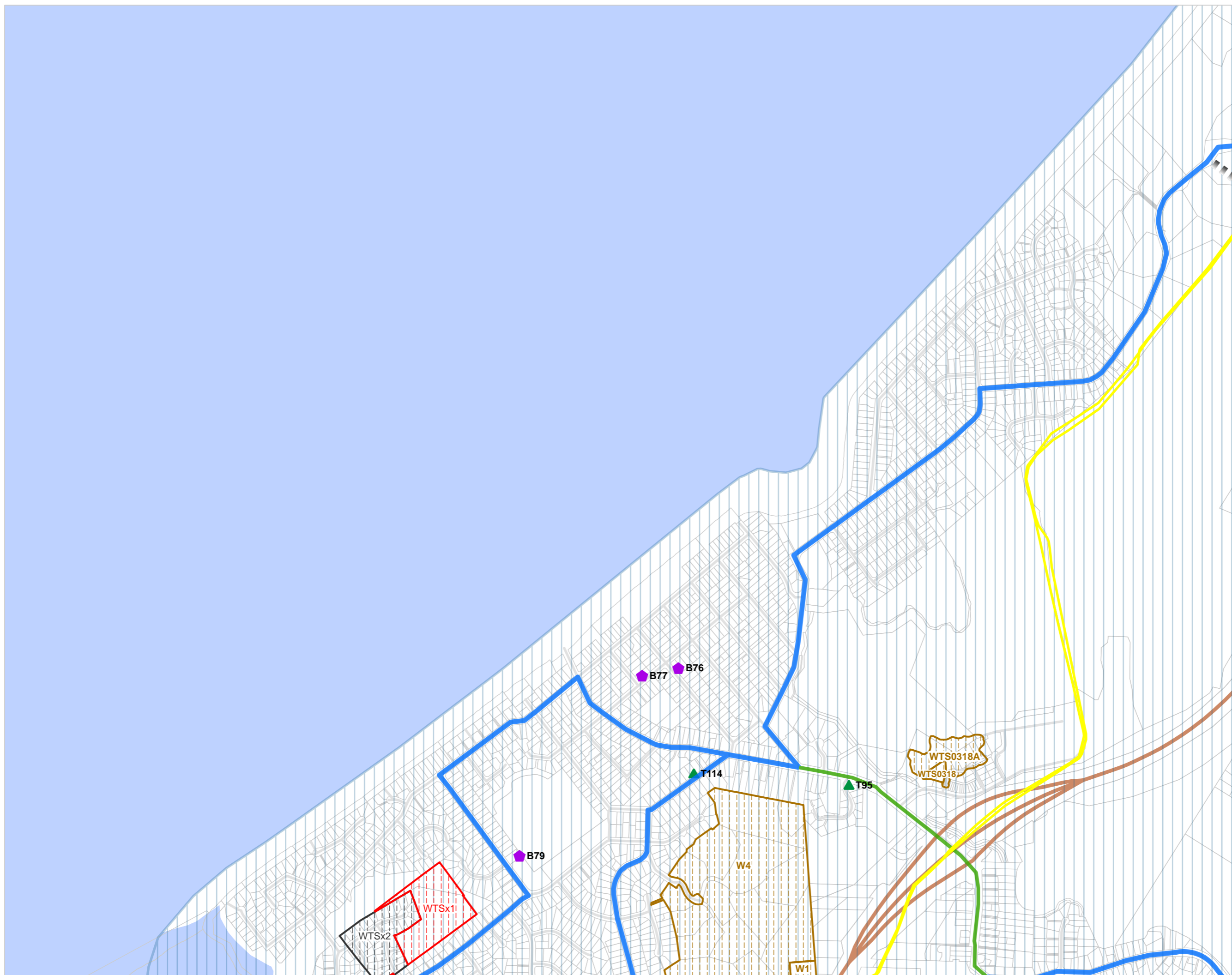
- Major Community Connectors
- Local Community Connectors
- Notional Roads

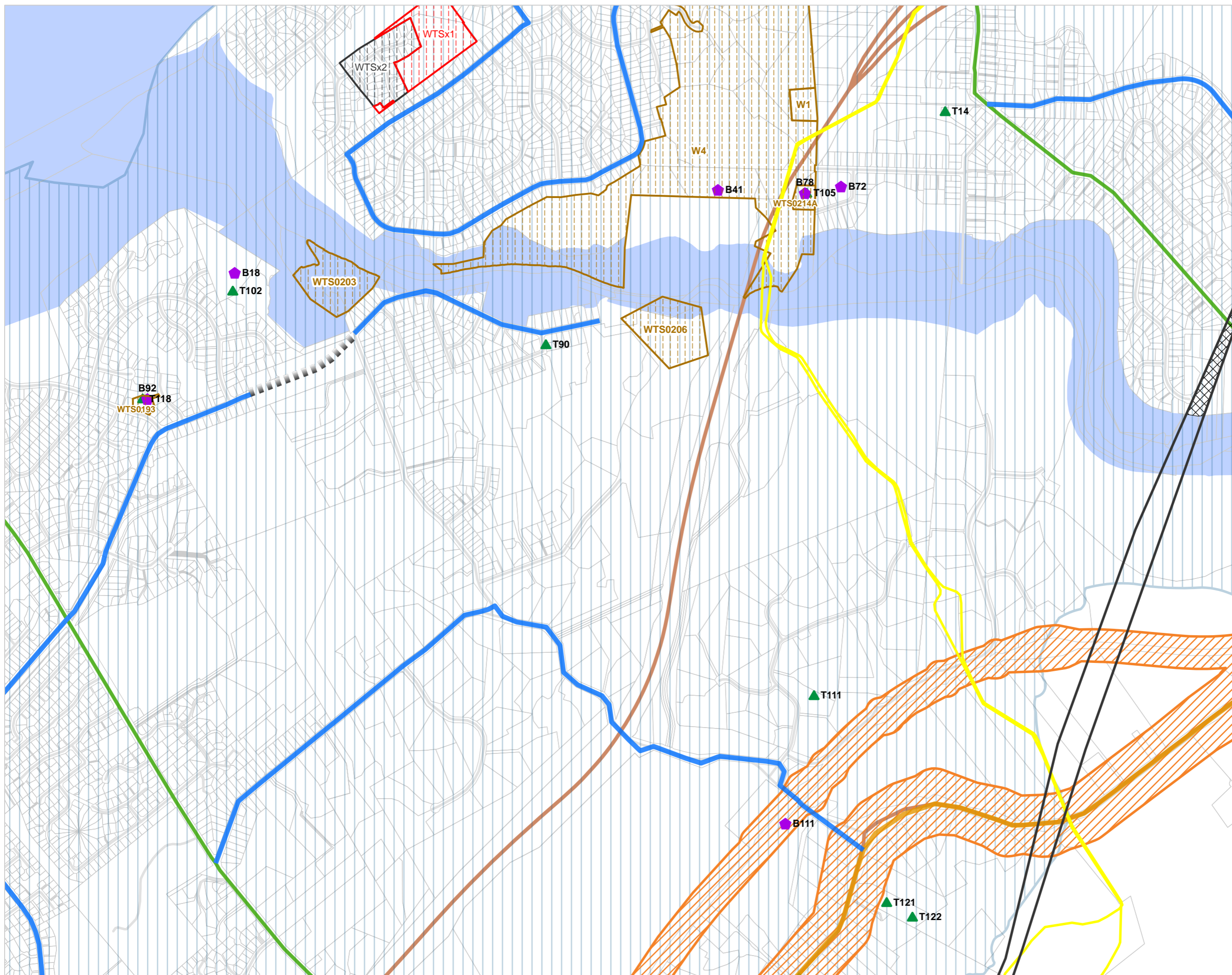
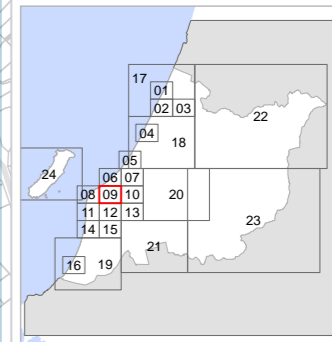
General Districtwide Matters

- Coastal Environment

Context

- Main Roads
- Roads
- Land Parcel
- Sea / River Corridors





**Historical and Cultural Values**

- Historic Heritage Places
- Notable Trees

- Waahi Tapu
- Proposed Waahi Tapu: WTSx1
- Proposed Waahi Tapu: WTSx2

**Energy, Infrastructure and Transport**

- National Grid Lines
- National Grid Developed Area
- Natural Gas

**Network Hierarchy**

- Strategic Arterial Routes (or SH1)
- Major Community Connectors
- Local Community Connectors
- Notional Roads

**General Districtwide Matters**

- Noise Corridor
- Coastal Environment

**Context**

- Main Roads
- Roads
- Land Parcel
- Sea / River Corridors

## **Appendix B. Proposed Residential Design Guide (PC(R2) Version)**

**PC(R2) note: changes to the proposed Residential Design Guide as part of PC(R2) are identified using the same tracked changes conventions used throughout PC(R2).**



# RESIDENTIAL DESIGN GUIDE

# TABLE OF CONTENTS

1.	Purpose	1
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3.	Using this Guide as Part of a Resource Consent Application	3
4.	Typologies	3
5.	Design Principles	4
6.	Design Guidelines	6
6.1	Site Layout	6
	<ul style="list-style-type: none"><li>• Setback &amp; frontage</li><li>• Access and (bicycle) parking</li><li>• Outdoor living space</li><li>• Stormwater management</li><li>• Storage, waste and service areas</li></ul>	
6.2	Built Form and Character	11
	<ul style="list-style-type: none"><li>• Building mass and height</li><li>• Materials and façade articulation</li><li>• Entrances</li><li>• Responding to context</li><li>• Building diversity</li></ul>	
6.3	Amenity and Sustainability	15
	<ul style="list-style-type: none"><li>• Landscape Treatment</li><li>• Sunlight and daylight</li><li>• Energy efficiency</li><li>• Privacy and safety</li></ul>	

# 1 PURPOSE

The purpose of this design guide is to provide urban design guidance to inform the design of high quality residential development in the Kāpiti Coast District. To achieve this purpose, the design guide outlines a series of principles that promote high-quality design, and outlines the matters that need to be considered in order to meet these principles.

Successful residential development meets the needs of those who use or live within the development, while contributing positively to the surrounding environment and the environment of the District as a whole. This design guide is intended to help achieve this outcome.

## Why is a design guide necessary?

There is a heightened emphasis on the need for higher density residential development in order to meet the demands of a growing district within a finite urban area. As the density of urban areas increases, high quality urban design becomes an important tool to ensure that the development of buildings, spaces and places provides for the demands of a growing population, while ensuring that the impacts of development on amenity and other environmental values within and around the development are appropriately managed through methods that are integrated into the design of the development.



## Who is this design guide for?

This design guide is for anyone who has an interest in the design of multi-unit residential development. This will include:

- » Land owners and developers looking to develop high quality residential developments;
- » Resource consent applicants looking to demonstrate that their application meets relevant objectives and policies within the District Plan;
- » Council consent officers considering resource consent applications;
- » Neighbours or other parties affected by development.

## Where does this design guide apply?

This design guide applies to residential development within the General Residential Zone

# 2 DESIGN GUIDE STRUCTURE

This guide does not prescribe development requirements but instead supports and complements the design outcomes sought for residential development in the Kāpiti Coast District Plan. It outlines the key features that characterises intensive residential development and offers practical advice to guide such development using good practice principles and relevant examples.



Key design considerations which help achieve the design principles are divided into 15 contributory elements split across three themes as follows:

- » **Site Layout** covers the design elements that are related to effects of development at a site scale.
  - » **Built Form & Character** covers elements related to the appropriateness of the building design.
  - » **Amenity and sustainability** cover the elements that contribute to living comfort and environment
- Photographic examples and indicative

diagrammatic interpretations provide supporting examples throughout the document, which show how these considerations can be met.

The guidelines apply to residential development in the General Residential Zone. As the guidelines are based on a relatively universal set of urban design principles, most are applicable to residential development at a variety of scales.

## BUILDING TYPES

-  Terraced Housing and Town Houses
-  Apartments

**6.3 AMENITY & SUSTAINABILITY**

Landscape treatment and design

Landscape design can greatly improve the amenity, experience and integration of intensive residential development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (driveways, parking, services areas), mitigate the effects of building bulk and offer amenity and environmental benefits.

Coordinating landscaping early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor open space, traffic circulation routes, service locations and the interface between the public and private domain.

Stormwater is rain that runs off hard surfaces such as parking lots, driveways or rooftops and flows into stormwater drains or natural streams. Incorporating low impact stormwater measures into the design reduces the potential for this runoff to be contaminated and reduces the pressure on Council owned stormwater infrastructure during peak stormwater discharges.

Best practice water management considers water sensitive urban design measures at all stages of the building process. Early consideration during the design phase can help to enhance their cost effectiveness.

In large scale subdivisions (e.g. greenfield) stormwater management is best dealt with at a catchment level.




PHOTO 11 - APPROPRIATE LANDSCAPING CAN HELP TO MITIGATE NEGATIVE EFFECTS OF FENCING OR BLANK WALLS (REGENT PARK, WELLINGTON)




DIAGRAM 14 - LANDSCAPE TREATMENT USED TO SOFTEN HARD EDGES AND IMPROVE OUTLOOK, DIFFERENT CONCRETE MATERIAL DELINEATES PEDESTRIAN AND VEHICULAR SPACES

15 KĀPITI COAST RESIDENTIAL DESIGN GUIDE

**Reference to associated design principles**

**Context and purpose of the design guideline**

**Example photo**

**Captions highlighting guidelines in practice**

**Guidelines**

**Typology indicator**

**Explanatory diagram**

*These diagrams illustrate the intent of the design guidelines. They are indicative only, and actual layout of sites must also comply with the range of development and engineering requirements that are relevant to the proposal.*

# 3 USING THIS GUIDE AS A PART OF A RESOURCE CONSENT APPLICATION

The district plan contains a number of objectives and policies that will be relevant in the context of higher density residential development. This design guide is intended to assist with the consideration of whether a development is consistent with these objectives and policies. The design guide is also referred to as a Matter of Discretion within a number of District Plan rules.

## Preparation of a Design Statement

Where this design guide is relevant to a resource consent application, it is expected that a Design Statement will be included within the resource consent application to explain how the proposal meets the principles and guidelines contained within the design guide.

The design guide aims to recognise that all development proposals will be unique and that only those guidelines that are relevant to the site, activity or development proposal should be applied. The Design Statement provides applicants with the opportunity to explain which guidelines are relevant to the proposal, and how they have been applied.

A Design Statement will include:

- » A description of the proposal;
- » An overarching statement that explains how the proposal meets the design principles outlined in the design guide;
- » A description of how the proposal meets each relevant design guideline;
- » Where the proposal does not meet a design guideline, a description of:
  - » the alternative approach taken;
  - » why this is appropriate; and
  - » how the alternative approach enables the proposal to meet the overarching design principles.

# 4 TYPOLOGIES

## Terraced or multi dwelling housing



Three or more dwellings of two or three storeys each having separate access at ground level and private open space. Dwelling

frontages generally align with an adjacent public road or internal street.

## Walk-up apartments



A building, with one or more entries, that contains three or more units up to a maximum of four storeys. These units can

have (a combination of) private and/or shared open space.

## High density / apartments



A multi-storey apartment building or group of buildings of 4 to 6 storeys that contains multiple units, often with shared open

space and the potential for mixed-use on ground floor. Apartments can be accessed directly via a lift or stair well, and from a shared corridor which connects to it

Permitted (not covered by this Design Guide)



Single dwelling (+ one infill dwelling)

Infill (up to three dwellings of three storeys on one site)

Dual occupancy (semi-) attached

Terraced housing and town houses



Multi dwelling housing

Apartment and walk-ups



Walk-up apartments (up to 4 storeys)

High density residential flats / apartments (4 storeys or higher)



## 5 DESIGN PRINCIPLES

---

The way we design buildings and the relationship they have with the street and surrounding neighbourhood has an influence on the way we live, work and meet. Good design provides neighbourhoods that are attractive and comfortable living environments. The following principles have been developed to promote high quality design that contributes to the existing and future urban environment of the Kāpiti Coast. These principles describe the design outcomes that are sought to be achieved by the design guidelines.

### V

#### PROVIDE FOR VARIETY AND CHOICE

- » Ground floor uses contribute positively to the street and public realm
- » Provide opportunities for residential activities which are successfully integrated with commercial use
- » Provide for a range of dwelling sizes and types
- » Provide clear definition between public and private spaces, and clear building entrances

### I

#### INTEGRATE WITH PUBLIC REALM AND SURROUNDINGS

- » Improve connectivity to town centres and local public spaces by creating through-site walking and cycling links where possible
- » Respond to the surrounding environment and open-up developments to front public spaces and amenities
- » Consider the existing environment (built and natural) when designing to the anticipated level of residential intensification
- » Consider the potential for development on neighbouring sites
- » Provide for passive surveillance of the public domain through windows and building orientation
- » Create an environment that enables, supports and encourages sustainable transport behaviour

### A

#### PROVIDE APPROPRIATE BUILT FORM AND DESIGN

- » Achieve bulk, massing and scale appropriate to the anticipated design patterns of the surrounding neighbourhood
- » Use design features such as modulation, articulation, building materials and colour to integrate the built form into the surrounding area and provide visual interest
- » Ensure built form and design enables accessibility that provides for the day-to-day living and needs of future residents

### S

#### CREATE A COMFORTABLE AND SAFE ENVIRONMENT

- » Provide accessible external and internal design that caters for people of all ages and abilities
- » Provide amenity through a balance of green, private and communal spaces
- » Orientate outdoor living spaces and buildings to maximise solar benefits
- » Provide for housing that serves the needs of different communities, ages, budgets and lifestyles

DESIGN PRINCIPLES	PROVIDE FOR VARIETY AND CHOICE <b>V</b>	INTEGRATE WITH PUBLIC REALM AND SURROUNDINGS <b>I</b>	PROVIDE APPROPRIATE BUILT FORM AND DESIGN <b>A</b>	CREATE A COMFORTABLE AND SAFE ENVIRONMENT <b>S</b>
<b>SITE LAYOUT</b>				
Siting and street frontage	•	•	•	•
Access and (bicycle) parking	•	•		•
Outdoor living space	•	•	•	•
Storage, waste and service areas	•			•
<b>BUILT FORM AND APPEARANCE</b>				
Building mass and height	•	•	•	
Materials and façade articulation		•	•	•
Entrances	•	•		•
Responding to context	•	•	•	
Building diversity	•		•	•
<b>AMENITY AND SUSTAINABILITY</b>				
Landscape treatment		•		•
Sunlight and daylight		•	•	•
Energy efficiency			•	•
Privacy and safety	•	•	•	•

# 6 DESIGN GUIDELINES

## 6.1 SITE LAYOUT

### Siting and street frontage



The configuration of a development on a site and its relation to adjoining public space is an important consideration to ensure good amenity and reduce overshadowing and privacy effects on adjoining sites. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

The setback and frontage of a building also contribute to a socially active and safe environment, while the front yard provides additional amenity for residents and a setting for the dwelling.

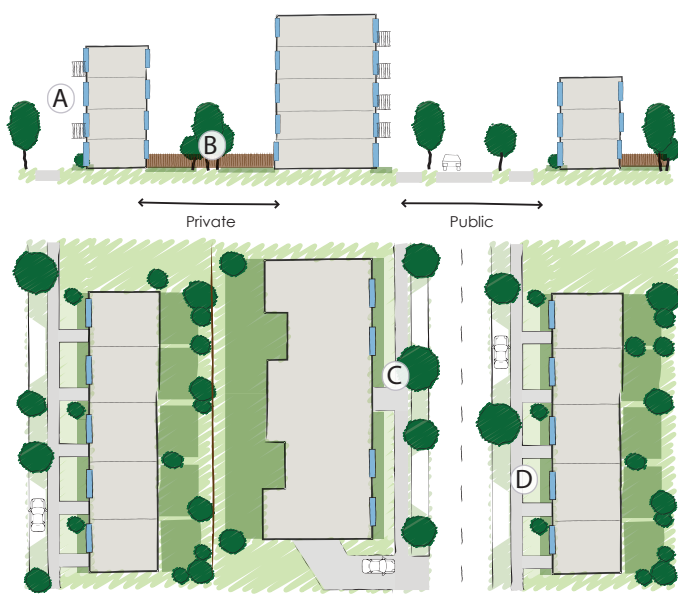


DIAGRAM 1 - FRONTAGE AND BUILDING ORIENTATION

- A Dwellings should have a clear frontage that addresses the street/public space along with a clear area to the rear
- B A clear delineation between private and public space
- C Front yard acts as a buffer between private and public space
- D Access directly from the street with a visible house number and letter box

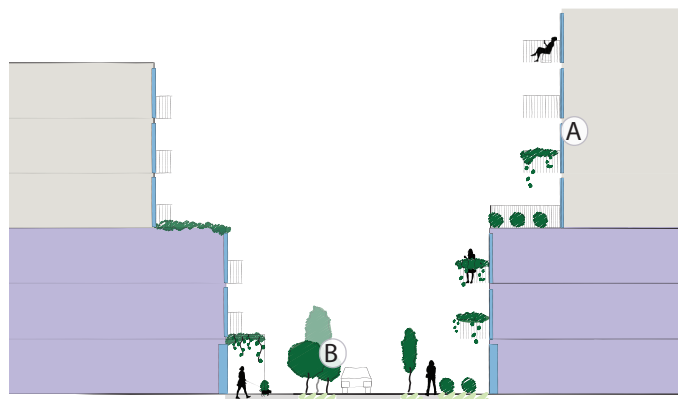


DIAGRAM 2 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL

1. Buildings should be orientated with the front of the dwelling(s) facing the street or public space.
2. Dwellings should be configured so that there are habitable spaces located at the front of the building, with windows or balconies overlooking the street or public space.
3. Public, semi-public and private spaces should be clearly defined through planted landscaping, hard landscaping or fencing.
4. Avoid tall solid fencing or vegetation between outdoor living spaces and the street or other public spaces.
5. Where a private outdoor living space fronts a street or other public space, a taller fence may be appropriate, but this should be designed to be at least 50% visually permeable.
6. Where a building of four or more storeys is built to the street edge, consider setting back the upper storeys to maintain a human scale at ground level and increase privacy for upper storey units.



\$115.02



The location, type and design of pedestrian and vehicle access can have a significant bearing on the streetscape, site layout and building design.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists.

Garages should be sensitively integrated into any development as they can have a significant impact on its overall layout and design as well as on the associated streetscape.

Considering alternative modes of transport and maximising opportunities for cyclists (e.g. bicycle parking) can also help ease pressure on car parking. A lack of sufficient bicycle storage opportunities can result in clutter and inconvenience for residents, which can detract from the amenity and usability of the development.



PHOTO 1 - SHELTERED AND SCREENED BICYCLE PARKING



PHOTO 2 - LANDSCAPE TREATMENT INCORPORATED INTO CAR PARKING (HOBSONVILLE, AUCKLAND)










7. Bicycle storage should be secure and covered, and integrated as part of the building design. 
8. If bicycle storage is provided as an accessory building, it should not affect the use and/or accessibility of outdoor living space. 
9. If on street parking is provided it should not conflict with active mode infrastructure (e.g. walking, cycling). 
10. Minimise the number of additional vehicle crossings provided for any new development. 
11. Locating off street **at grade** parking between buildings and the street is discouraged.  S115.03
12. At grade parking should be screened landscaped to provide amenity, reduce visual dominance, and be designed to offer safe and comfortable pedestrian routes. 
13. Pedestrian access routes should be designed to be universally accessible to people of all ages and abilities. 
14. Pedestrian access should be differentiated from vehicle access through variation in surface treatment or texture. Preferably, pedestrian and vehicle access should also be separated by a buffer such as vegetation or a raised surface. 
15. Multi-unit developments on large or deep sites should be accessed from new streets and lanes with multiple access points, rather than long driveways with a single access point. **The frontage of dwellings along internal streets should be treated in a similar fashion to frontage onto a public street.** 



PHOTO 3 - LANDSCAPE TREATMENT AND RAIN GARDENS AS PART OF PARKING LOT

16. Large developments with multiple street frontages should create pedestrian connections between streets. A fine grained block pattern encourages more intensive pedestrian use and enables the development of comfortable and sheltered public open spaces or walking routes.



17. Internal streets or rear lanes should be designed to be safe for active modes of transport (e.g. pedestrians, cyclists) and contribute to the amenity and attractiveness of the site. This can be achieved by incorporating landscape elements, bollards and variation in paving treatment into the design.



18. Any garaging forming part of an overall development should be designed to be consistent with the style of the dwelling(s).



19. Garages and carports should be set back from the front façade of any dwelling to minimise visual dominance and increase visibility of main pedestrian entries.



20. Garages, carports and associated driveways should:



- a. reflect the rhythm and consistency of the street frontage
- b. be located to minimise interruption of pedestrian movements along footpaths



DIAGRAM 3 - ON SITE CAR PARKING INTEGRATED INTO DESIGN

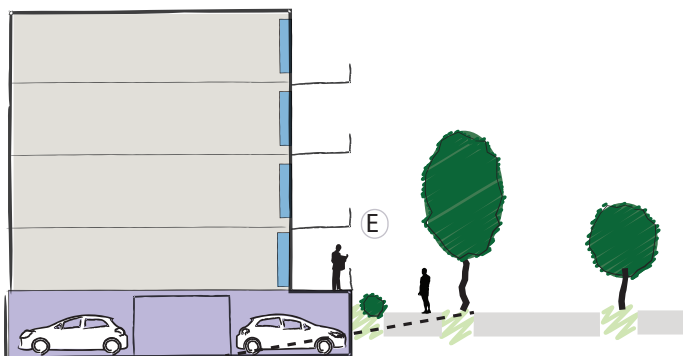
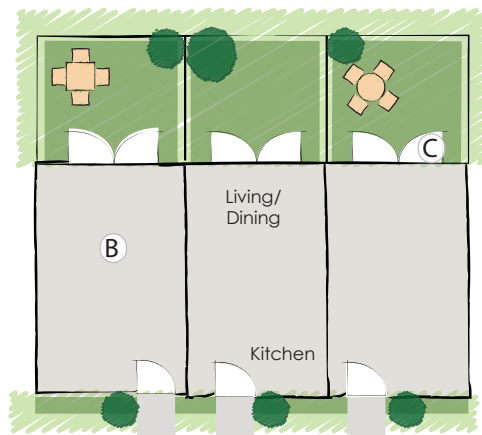
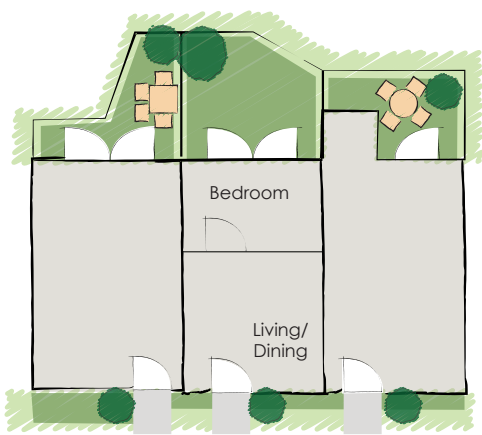


DIAGRAM 4 - UNDERGROUND CAR PARKING MAXIMISES POSITIVE STREET INTERFACE

- (A) Clustered car parking allows for larger pockets of landscape treatment to soften outlook onto hard surfaces
- (B) Clear separation in surface treatment between driveways and pedestrian access
- (C) Where garages aren't provided, secure, covered bicycle parking provides safe and convenient storage
- (D) Communal rubbish storage screened and covered for amenity and odour
- (E) Slightly elevated outdoor area allows for privacy, passive surveillance over the street and underground garage ventilation

Outdoor living space is an important consideration when designing intensive residential developments and should be considered early on in the design process to ensure it is an integral part of the development.

Higher densities often result in a reduction in the amount of outdoor space available to residents, influencing the sense of privacy and level of individual amenity experienced. Outdoor space allows residents to be able to enjoy a range of activities, express personal and creative identity around their property and, in the case of communal open space, provide for casual social interactions.



A

DIAGRAM 5 - ENSURE THAT OUTDOOR LIVING SPACES ARE USABLE AND OF AN APPROPRIATE SIZE

- A Good access from indoor to outdoor, with integration of ramps into the design where necessary
- B Where possible link indoor habitable spaces with outdoor space
- C Practical dimensions that allow for recreation or seating

21. Provide direct access from primary habitable living spaces (such as lounge or dining areas) to private or communal outdoor spaces (or balconies in the case of upper floor apartments).



22. Provide balconies as outdoor living space where access to ground floor private open space is not possible.



23. Higher density developments are encouraged to consider use of the roof as communal outdoor living space.



24. Outdoor spaces should offer privacy to users, and be orientated to maximise sunlight access.



25. Consider the need to provide for summer shade, through methods that integrate with the design of the space such as tree cover, eaves, verandas or balconies.



26. Provide for functional outdoor living space by carefully considering the dimensions and location of the space. Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than long and narrow spaces.



27. Include screening devices and strategic landscaping to increase privacy, limit outlook into adjacent private properties or prevent the space from being directly overlooked by neighbouring properties.



28. The size of any communal space should correspond to the number of residents it is intended to serve and be equally accessible to use by all units. It should also encourage opportunities for social interactions between users by incorporating seating, barbecue, sporting or play equipment into the design.



29. Provide screening where unit balconies adjoin to increase privacy.



30. Solid screening should be considered for any balconies large enough to be used for storage of bicycles and/or large items.



Integrating storage, waste and service areas into the overall site design can have a beneficial effect on the amenity and quality of a development. Considering how waste is managed, stored and collected, as well as the location of storage and service areas, helps to minimise visible clutter that could create lower standards of amenity and poorer impressions of an area.

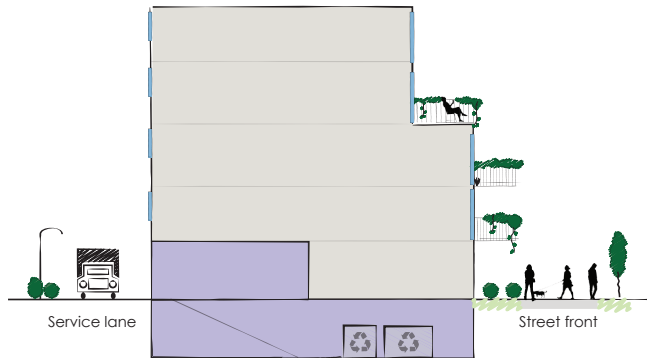


DIAGRAM 6 - SERVICE AREAS INCLUDED IN THE DESIGN, AWAY FROM PEOPLE-FOCUSSED SPACES

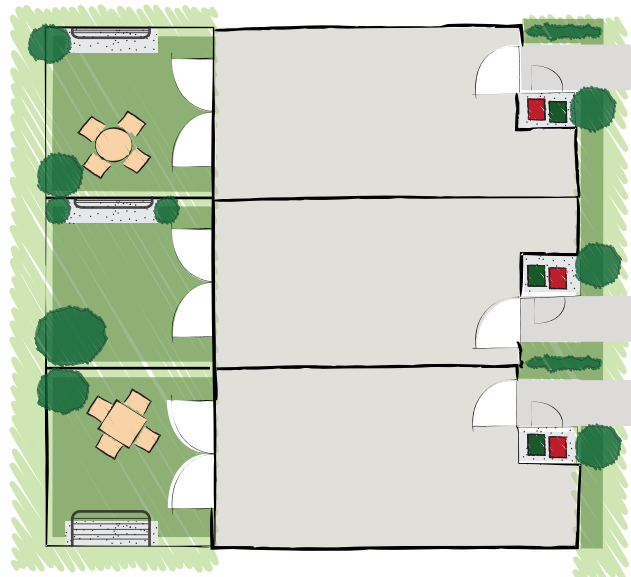


DIAGRAM 7 - BIN STORAGE AREA SCREENED WITH FENCING AND LANDSCAPE TREATMENT, WASHING LINES FOLD AWAY TO MAXIMISE USABLE OUTDOOR SPACE

31. Consider providing outdoor space for the storage of recreational or maintenance equipment, or other large household items. Outdoor storage space should be proportionate to the size of the dwelling.



32. Ensure that waste and service areas do not restrict on-site pedestrian or vehicle movement, create potential health and safety hazards, or create nuisances for adjacent dwellings or outdoor living spaces.



33. Integrate waste and storage areas into the building design and ensure that they are of a sufficient size relative to the number of units.



34. Waste areas should be able to accommodate all waste bins and be directly accessible to the collection area.



35. Position storage and service areas in locations that are obscured from public view.



36. Areas set aside for wheelie bins or rubbish storage and collection should be integrated into the development in a way that is visually discrete and be located away from commonly used areas to prevent the impact of odour or leakage. On sites where access to the side or rear of a dwelling is limited, locating the rubbish storage area to the front of the site may be appropriate where visibility from the street is mitigated by appropriate landscaping or screening.



37. Communal storage spaces should be accessible from common circulation spaces such as hallways or laundry rooms.



## 6.2 BUILT FORM AND APPEARANCE

### Building mass and height



Building height contributes to achieving more intensive residential development as it can enable more effective utilisation of a site while maintaining a low footprint. A visually attractive design can help to mitigate any potential adverse effects arising as a result of building mass and height.

In Kāpiti Coast a pattern of single dwellings on individual sites predominate. In light of the increased level of intensification anticipated by the District Plan it is important that the layout and form of any new, larger scale development considers its context and its relationship with the surrounding environment.

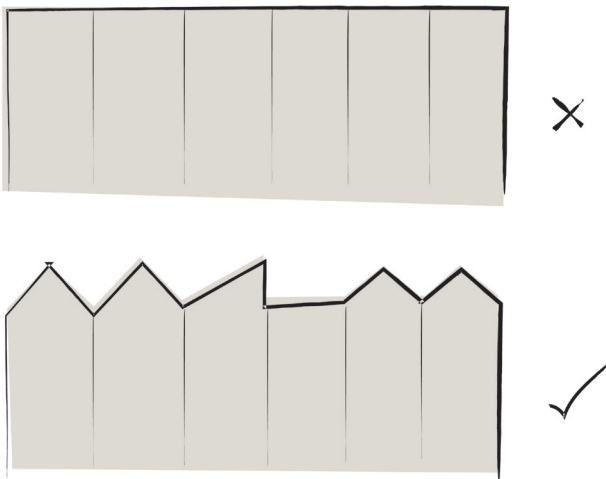


DIAGRAM 8 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE OF TERRACED HOUSING

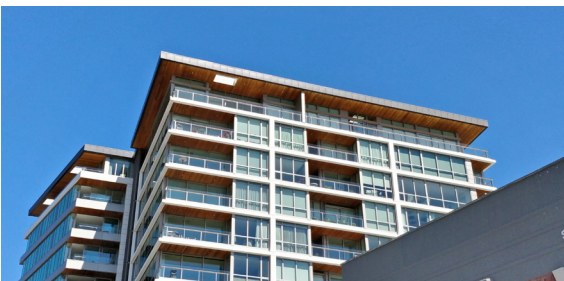


PHOTO 4 - ROOF FORM INTEGRATED WITHIN THE DESIGN OF THE TOP STOREY, WELLINGTON

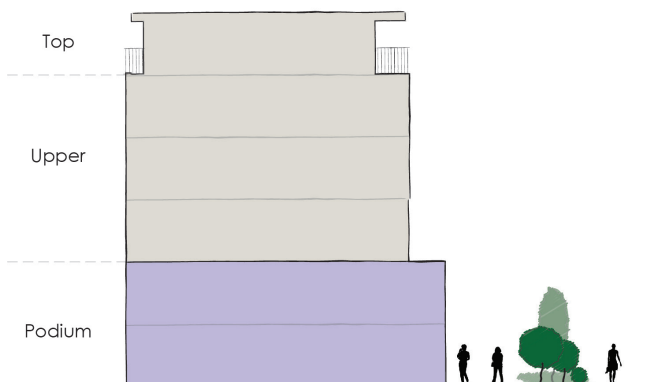


DIAGRAM 9 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'PODIUM' AND 'UPPER STOREY' WITH A ROOF FORM THAT IS INTEGRATED INTO THE DESIGN OF THE UPPER STOREY

38. Building mass and height should be designed to:

- create visual interest;
- minimise physical dominance;
- minimise potential shading or privacy effects on neighbouring sites.



39. To minimise the effects of physical dominance, consider:

- breaking the form of the building up into a 'podium' and 'upper stories';
- stepping the upper stories back from the street;
- introducing variations in façade treatment (e.g. through balconies, shading devices or porches);
- the effective use of landscaping.



40. Reduce the effects of building mass by integrating the roof form with the design of the upper storey.



41. Reduce the effects of building mass by introducing variation into the roof line.



42. To reduce visual monotony long linear or blank walls without windows, doors or associated design features should be avoided.



43. Consider increasing building height on corner sites, where this would create a focal point that supports visual interest, legibility and wayfinding





Building design and use of materials make an important contribution to the effective integration of higher density residential development into the street environment.

The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade. The choice of materials used can also affect the appearance of a development, how well it performs and endures over time and its ongoing sustainability and resilience.



DIAGRAM 10 - COMPLEMENTARY DESIGN FEATURES AND RECESSED BUILDINGS CONTRIBUTE TO ATTRACTIVE AND LEGIBLE BUILDING DESIGN



PHOTO 5 - ROOFLINES CAN PROVIDES A SENSE OF IDENTITY AND VARIATION ALONG THE STREET FRONT

44. The design, type and location of the building on a site, as well as the choice of materials used, should recognise and reflect the level of intensification planned for the surrounding area. In particular, consideration should be given to:



- a. setback from the street;
- b. scale and bulk;
- c. roofline;
- d. complementary materials and colours;
- e. planting; and
- f. presence of distinct character or built heritage in the surrounding environment.

45. Building features and elements should be integrated and considered as part of a single, coherent design.



46. Consider lighting and signage elements as an integral part of the design.



47. Consider views of the rear and side façades of the building, particularly where there is a transition to a lower density environment.



48. Consider increasing the visual prominence of buildings on corner sites through the use of different materials, colours or roofline.



49. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in areas that are prone to increased wear such as communal spaces.



The entrance to a building makes an important contribution to the way a building is experienced. Balconies and entrances provide visual interest by breaking up a façade; they also add a human scale to intensive residential developments and can positively contribute to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

Balconies also offer a good way of providing outdoor living space on a street facing façade and contribute to reducing the effects of building mass.



PHOTO 6 - PROVISION OF A CLEAR ENTRANCE AND BALCONY FRONTING THE STREET (NORTHWOOD, CHRISTCHURCH)

50. Consider subtle variation to entrances (e.g. colour, design), or enable occupants to personalise in order to differentiate units and increase legibility.



51. Ensure entrances (as well as address and letterbox) are clearly defined and visible from the street to enable them to be easily located and accessed.



52. Entrances that serve high density development should provide sufficient space for people to gather (e.g. entry plaza) and include signage and landscape treatment that enhances the legibility of the entrance location. Indoor lobby spaces should have a clear visual and physical connection to the street.



53. Entrances should be designed to provide all weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design.



Building diversity

Providing diversity of dwelling type and size offers increased accommodation choice catering to a variety of needs ranging from income level and household size through to demographic and cultural requirements. Units that appeal to a broad range of ages and stages are also more likely to withstand significant changes in the market. Additionally, diversity provides improved opportunities for existing residents to move within their local community as and when their housing needs and requirements change.

The development of apartments or multi-unit housing can be an effective way of achieving higher density while retaining sufficient space for outdoor use, particularly on sites with size constraints.



DIAGRAM 11 - VARIATION IN BUILDING SIZE AND TYPE

54. Consider providing a variety of dwelling sizes and types to cater for a range of financial, demographic or accommodation needs.



55. Consider developing buildings that are adaptable and that can be flexibly used or reconfigured over time without the need for major change.



Good design is not only about height and/or building type but also focuses on creating connections between new and old, between people, places and activities. This is why the quality of design also needs to be assessed in relation to its immediate surroundings and the wider context.

New development should aim to respond to the unique characteristics that exists in the surrounding environment and contribute to the collective quality of the urban environments of the Kāpiti Coast.






The Kāpiti Coast is a diverse district that whose urban environments exhibit a range of unique characteristics that contribute to a local sense of place. These unique characteristics include:

- » the positioning of Kāpiti’s urban environments between the Tararua Ranges and the sea;
- » the relationship between urban areas and the coastal environment;
- » views to Kāpiti Island;
- » the underlying dune landscape, the Tararua Range, and other prominent landforms;
- » areas of remnant indigenous vegetation;
- » areas of significant established vegetation;
- » an extensive network of waterways and waterbodies, including the Ōtaki and Waikanae rivers, streams, tributaries and wetlands;
- » historical beach settlement patterns;
- » the presence of heritage buildings and sites;
- » the presence of sites and areas of significance to the iwi and hapū of the district.

The presence of these and other unique characteristics will vary depending on location, and any development will need to consider the range of unique characteristics that contribute to the local context within which the development is situated.



DIAGRAM 12 - TRANSITIONING FROM ADJACENT HERITAGE

56. Identify the range of unique characteristics that contribute to the local context of the development. 
57. Any new development should respond to the unique characteristics in its surroundings and contribute to a cohesive streetscape. 
58. New buildings should ensure that any visual links to unique and/or prominent features in the surrounding environment will be retained where practical. 
59. If developing adjacent to a heritage building, consideration should be given to:
  - a. aligning the setback from the street with the adjacent building;
  - b. relating the scale of the development to the scale of the adjacent building;
  - c. relating the form and facade treatment to those of the adjacent building; and
  - d. placement and size of windows.
60. If developing near a site or area of significance to Māori, consideration should be given to:
  - a. minimising the degree to which the development overlooks the site or area;
  - b. minimising the obstruction of existing views between the site or area of significance and surrounding maunga.

## 6.3 AMENITY AND SUSTAINABILITY

### Landscape treatment and design



Landscape design can greatly improve the amenity, experience and integration of intensive residential development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (driveways, parking, services areas), mitigate the effects of building bulk and offer amenity and environmental benefits.

Coordinating landscaping and water management early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor living space, traffic circulation routes, service locations and the interface between the public and private domain.

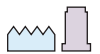


PHOTO 7 - APPROPRIATE LANDSCAPING CAN HELP TO MITIGATE NEGATIVE EFFECTS OF FENCING OR BLANK WALLS (REGENT PARK, WELLINGTON)

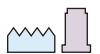


DIAGRAM 13 - LANDSCAPE TREATMENT USED TO SOFTEN HARD EDGES AND IMPROVE OUTLOOK, DIFFERENT CONCRETE MATERIAL DELINEATES PEDESTRIAN AND VEHICULAR SPACES

61. Where possible, existing mature and healthy vegetation should be retained and integrated into the site development.



62. Use planting to improve the outlook from dwellings and the street and to soften hard surface areas such as car parks, service areas or along internal site boundaries and driveways/shared accessways.



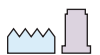
63. Use hedges or climbing plants where space is constrained and larger vegetation where sufficient space and access to rainwater is available.



64. Choose plants that are appropriate to the climatic conditions and character of the area; planting species that require low maintenance and attract local bird life is also encouraged.



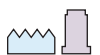
65. Deciduous trees provide shade in summer and light in winter, but careful consideration should be given to species selection in heavily shaded areas to ensure survivability.



66. Use of hard landscape elements such as low walls, kerbs or raised beds is encouraged as these can provide protection to plants and, where integrated into the site design, can add to the visual amenity of outdoor spaces.



67. Minimise the use of impermeable surfaces to manage and dispose of on-site stormwater. The use of permeable paving in locations such as parking spaces/areas is encouraged.



Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.

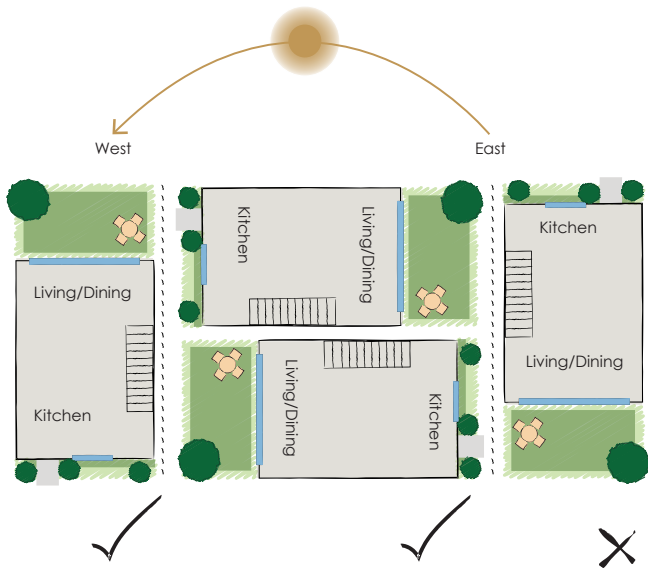


DIAGRAM 15 - ORIENTATION TO MAXIMISE SUNLIGHT ACCESS

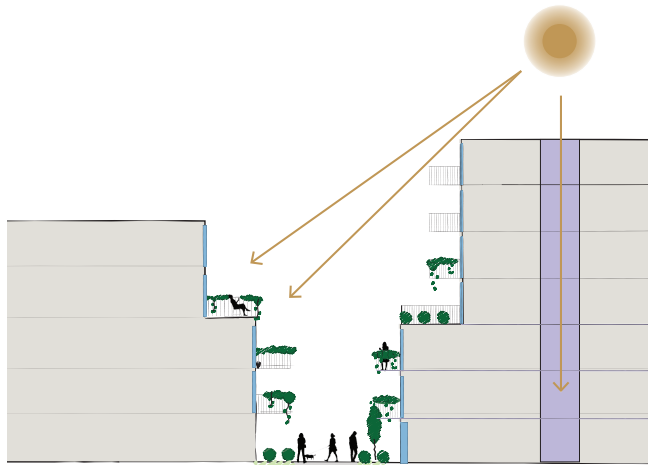


DIAGRAM 16 - HIGH LEVEL WINDOWS, SKYLIGHTS AND/OR ATRIUMS CAN IMPROVE SUNLIGHT PENETRATIONS

68. Design dwellings with habitable spaces facing north, west or east to maximise sunlight access.



69. Buildings that are relatively deep and narrow, or that have limited north facing frontage, benefit from larger floor-to-ceiling heights; where this occurs consider the use of taller windows to ensure deeper sunlight penetration.



70. On narrow sites place balconies and windows in habitable spaces to the front or the rear of the building to allow for daylight access, outlook and privacy.



71. Consider the use of skylights, atriums or light wells to provide sunlight access to internal spaces with no external walls.



72. In order to maintain sunlight access, high level windows or louvres should be considered where privacy is an issue.








An energy efficient home promotes sustainable living, limits the impact on the environment by relying on sustainable energy sources and can produce long term cost savings to residents.

Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing the thermal stability, reducing indoor condensation and promoting natural ventilation; it also helps reduce energy usage.

Energy efficiency should be considered during all phases of development, from planning and design (e.g. internal layout and building systems) through to construction (e.g. minimising waste) and long term maintenance (e.g. using durable materials).



PHOTO 10 - OVERHANGING BALCONIES PROVIDE SHADE IN SUMMER (CLEARWATER GOLD RESORT, CHRISTCHURCH)

- 73. Where possible, site long buildings on an east-west axis, with living areas orientated to the north to optimise solar access. 
- 74. Consider locating opening windows on opposite sides of a dwelling to enable natural cross ventilation. 
- 75. The total window surface on south facing façades should also be limited to prevent heat loss in winter. 
- 76. Use of eaves is encouraged as they can help limit the duration of sunlight penetration in summer, preventing indoor spaces (particularly those with a northern aspect) from becoming too warm. 
- 77. When designing large scale developments, consider installing a communal (solar) hot water heating facility as it has the potential to offer greater efficiencies compared to heating sources in individual units. 

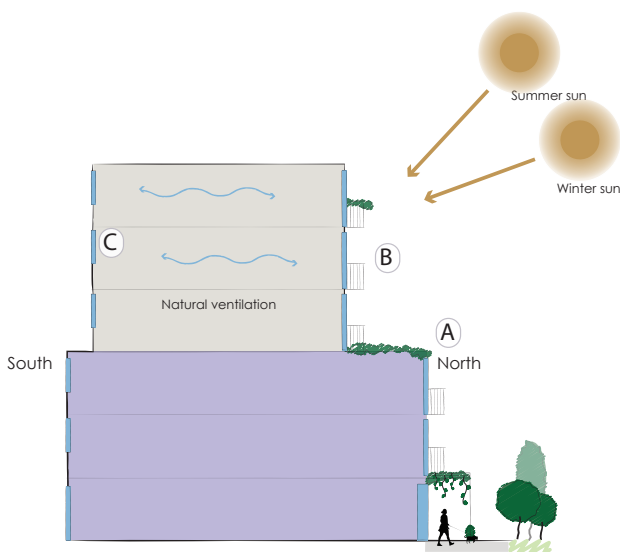


DIAGRAM 17 - SUNLIGHT ACCESS, EAVES AND INTERNAL VENTILATION

- (A) Large windows on the sunny side, smaller windows on the side that gets the least sun hours
- (B) Balconies blocking intense sunlight in the summer while allowing sunlight access in winter months
- (C) Windows in opposite sides of the building allow for natural ventilation

The orientation of dwellings and their interface with public and communal open spaces are important safety and privacy considerations. In designing for safety and privacy, adequate account needs to be taken of the relationship of new and adjoining buildings to ensure a successful balance is achieved between protecting private amenity and providing opportunities for passive surveillance.

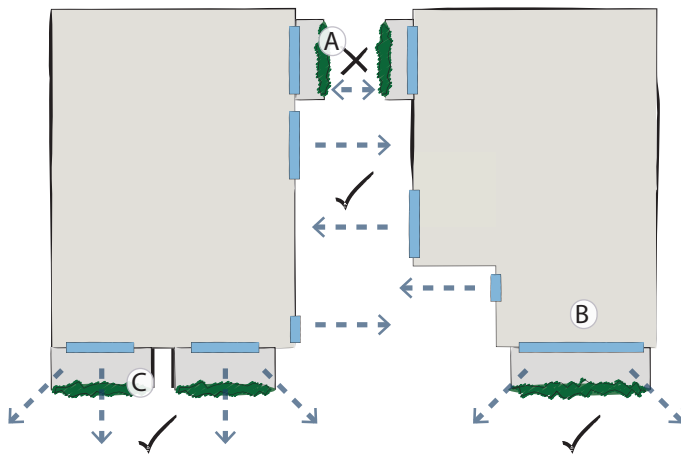


DIAGRAM 18 - BALANCE PRIVACY AND NATURAL SURVEILLANCE

- A** Prevent placing windows immediately opposite windows in a neighbouring property
- B** Living areas with large windows in the front of the building to provide for natural surveillance
- C** Soft landscaping or porous fencing to create natural surveillance while retaining privacy



PHOTO 11 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

78. Where possible, locate rooms such as kitchen, dining or lounge in multi-unit developments to face the street or an adjoining open space as this will enable passive surveillance of these areas.



79. Maintain privacy between dwellings by screening upper level windows or balconies to limit opportunities for residents to directly overlook adjacent properties.



80. Consider staggering window locations in buildings that face each other, to limit direct views into adjacent habitable rooms.



81. Consider a larger setback between taller buildings to improve privacy for residents (and also to contribute to daylight access and outlook).



82. Clearly delineate boundaries between private, communal and public spaces as this increases user perceptions of safety and helps to identify intruders.



83. Use lighting, planting and fencing to enhance the safety of residents and visitors and incorporate these elements into the design process.



84. Consider low level planting or trees with higher canopies to minimise the risk of light sources becoming obscured by landscape elements, particularly around sensitive areas.



85. Where dwellings are located close to the street, elevate the ground floor of the dwelling slightly above the street level to provide outlook into the street while maintaining privacy for residents.



86. Strategically locate communal open space to encourage passive surveillance within the development and of adjoining sites.



## **Appendix C. Proposed Centres Design Guide (PC(R2) Version)**

**PC(R2) note: changes to the proposed Centres Design Guide as part of PC(R2) are identified using the same tracked changes conventions used throughout PC(R2).**





# CENTRES DESIGN GUIDE

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6.1	Site Layout	6
	<ul style="list-style-type: none"><li>• Siting and street frontage</li><li>• Connectivity</li><li>• Access and (bicycle) parking</li><li>• Private and communal open space</li><li>• Public open space</li><li>• Storage, waste and service areas</li></ul>	
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	<ul style="list-style-type: none"><li>• Building mass and height</li><li>• Materials and façade articulation</li><li>• Entrances</li><li>• Responding to context</li></ul>	
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# 1 PURPOSE

The purpose of this design guide is to provide urban design guidance to inform the design of high quality residential, commercial and mixed-use development in the Kāpiti Coast District. To achieve this purpose, the design guide outlines a series of principles that promote high-quality design, and outlines the matters that need to be considered in order to meet these principles.

Successful residential, commercial and mixed-use development meets the needs of those who use or live within the development, while contributing positively to the surrounding environment and the environment of the District as a whole. Mixed-use density improves choice of access to essential services including education, health as well as employment and retail services. This design guide is intended to help achieve this outcome.

## Why is a design guide necessary?

There is a heightened emphasis on the need for integrated higher density residential, commercial and mixed-use development in order to meet the demands of a growing district within a finite urban area. As the density of urban areas increases, high quality urban design becomes an important tool to ensure that the development of buildings, spaces and places provides for the demands of a growing population, while ensuring that the impacts of development on amenity and other environmental values within and around the development are appropriately managed through methods that are integrated into the design of the development.



## Who is this design guide for?

This design guide is for anyone who has an interest in the design of multi-unit residential, commercial and mixed use development. This will include:

- » Land owners and developers looking to develop high quality residential, commercial and mixed-use developments;
- » Resource consent applicants looking to demonstrate that their application meets relevant objectives and policies within the District Plan;
- » Council consent officers considering resource consent applications;
- » Neighbours or other parties affected by development.

## Where does this design guide apply?

This design guide applies to residential, commercial and mixed use development within the following zones

- » Metropolitan Centre
- » Town Centre,
- » Local Centre; and
- » Mixed Use.

# 2 DESIGN GUIDE STRUCTURE

This guide does not prescribe development requirements but instead supports and complements the design outcomes sought for commercial, mixed-use and residential development in the Kāpiti Coast District Plan. It outlines the key features that characterises intensive residential development and offers practical advice to guide such development using best practice principles and relevant examples.




Key design considerations which help achieve the design principles are divided into 15 contributory elements split across three themes as follows:

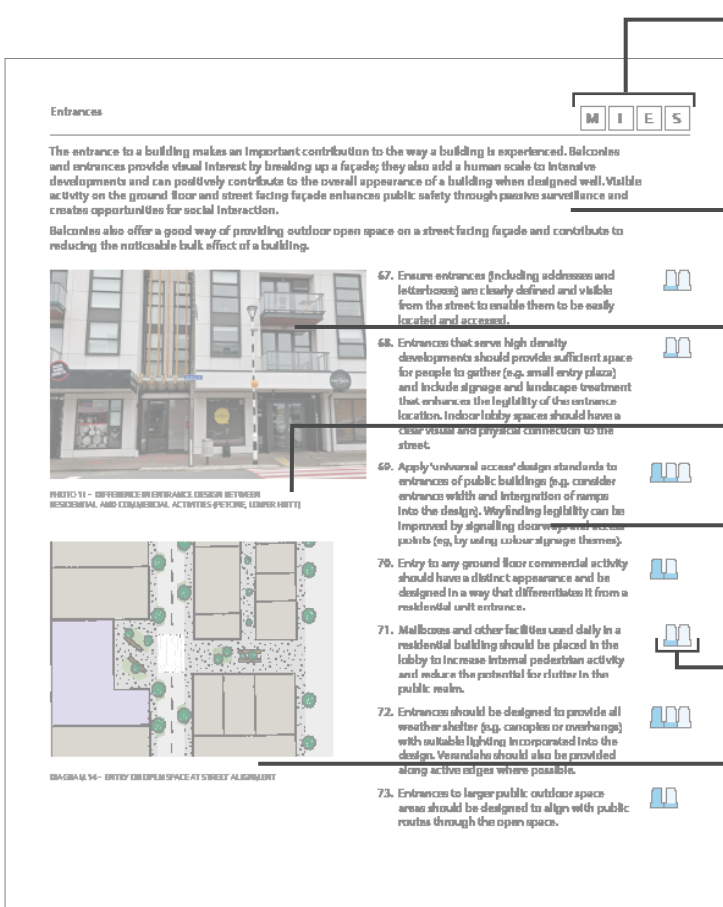
- » **Site Layout** covers the design elements that are related to effects of development at a site scale.
- » **Built Form & Character** covers elements related to the appropriateness of the building design.
- » **Amenity and sustainability** cover the elements that contribute to living comfort and environment

Photographic examples and indicative diagrammatic interpretations provide supporting examples throughout the document, which show how these considerations can be met.

The guidelines apply to any high density residential, commercial and mixed-use development in the Metropolitan Centre Zone, Town Centre Zone, parts of the Mixed Use Zone and Local Centre Zone. As the guidelines are based on a relatively universal set of urban design principles, most are applicable to residential development at a variety of scales.

## BUILDING TYPES

-  Residential (residential ground and upper)
-  Mixed (commercial ground and residential upper)
-  Commercial (non-residential ground and upper)



*Reference to associated design principles*

*Context and purpose of the design element*

*Example photo*

*Captions highlighting guidelines in practice*

*Guidelines*

*Typology indicator*

*Explanatory diagram*

These diagrams illustrate the intent of the design guidelines. They are indicative only, and actual layout of sites must also comply with the range of development and engineering requirements that are relevant to the proposal.

# 3 USING THIS GUIDE AS A PART OF A RESOURCE CONSENT APPLICATION

The district plan contains a number of objectives and policies that will be relevant in the context of higher density residential, commercial and mixed -use development. This design guide is intended to assist with the consideration of whether a development is consistent with these objectives and policies. The design guide is also referred to as a Matter of Discretion within a number of District Plan rules.

## Preparation of a Design Statement

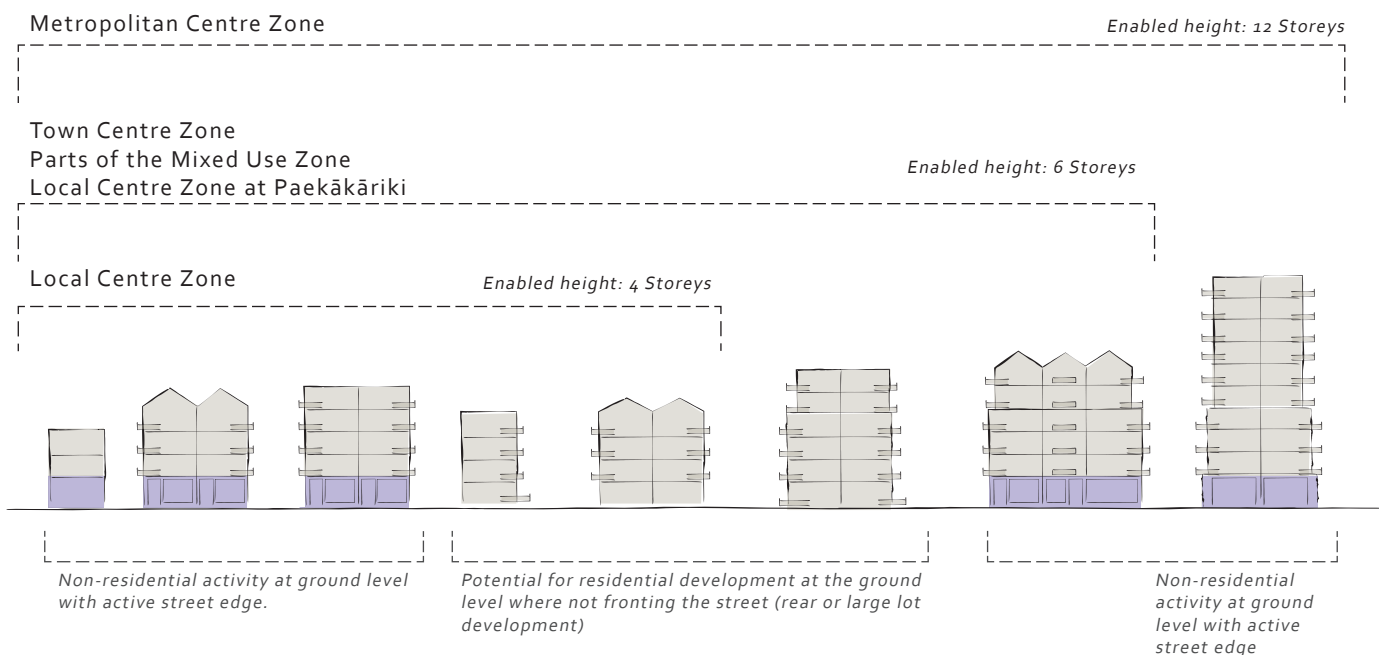
Where this design guide is relevant to a resource consent application, it is expected that a Design Statement will be included within the resource consent application to explain how the proposal meets the principles and guidelines contained within the design guide.

The design guide aims to recognise that all development proposals will be unique and that only those guidelines that are relevant to the site, activity or development proposal should be applied. The Design Statement provides applicants with the opportunity to explain which guidelines are relevant to the proposal, and how they have been applied.

A Design Statement will include:

- » A description of the proposal;
- » An overarching statement that explains how the proposal meets the design principles outlined in the design guide;
- » A description of how the proposal meets each relevant design guideline;
- » Where the proposal does not meet a design guideline, a description of:
  - » the alternative approach taken;
  - » why this is appropriate; and
  - » how the alternative approach enables the proposal to meet the overarching design principles.

# 4 DISTRICT PLAN ZONES



## 5 DESIGN PRINCIPLES

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The way we design buildings and the relationship they have with the street and surrounding neighbourhood has an influence on the way we live, work and meet. Good design provides neighbourhoods that are attractive and comfortable living environments. The following principles have been developed to promote high quality design that contributes to the existing and future urban environment of the Kāpiti Coast. These principles describe the design outcomes that are sought to be achieved by the design guidelines.

### V

## PROVIDE FOR VARIETY AND CHOICE

- » Ground floor uses contribute positively to the street and public realm
- » Provide opportunities for residential activities which are successfully integrated with commercial use
- » Provide for a range of dwelling sizes and types
- » Provide clear definition between public and private spaces, and clear building entrances

### I

## INTEGRATE AND CONNECT WITH PUBLIC REALM AND SURROUNDINGS

- » Improve connectivity to town centres and local public spaces by creating through-site walking and cycling links where possible
- » Respond to the surrounding environment and open-up developments to front public spaces and amenities
- » Consider the existing environment (built and natural) when designing to the anticipated level of residential intensification
- » Consider the potential for development on neighbouring sites
- » Provide for passive surveillance of the public domain through windows and building orientation
- » Create an environment that enables, supports and encourages sustainable transport behaviour

### A

## PROVIDE APPROPRIATE BUILT FORM AND DESIGN

- » Achieve bulk, massing and scale appropriate to the anticipated design patterns of the surrounding neighbourhood
- » Use design features such as modulation, articulation, building materials and colour to integrate the built form into the surrounding area and provide visual interest
- » Ensure built form and design enables accessibility that provides for the day-to-day living and needs of future residents

### E

## PROVIDE FOR AN ACTIVE STREET EDGE

- » Locate buildings along the street boundary, or as close as the planned street frontage allows
- » Create lively street environments through locating cafes, shops, businesses and other community facilities along the ground floor with glazing that creates a safe and engaging streetscape
- » Provide balconies on upper storeys to provide passive surveillance and interest outside of business hours
- » Seek to avoid residential development at the ground floor, but where proposed, designed to provide adequate privacy for future residents

### S

## CREATE A COMFORTABLE AND SAFE ENVIRONMENT

- » Provide accessible external and internal design that caters for people of all ages and abilities
- » Provide amenity through a balance of green, private and communal spaces
- » Orientate outdoor living spaces and buildings to maximise solar benefits
- » Provide for housing that serves the needs of different communities, ages, budgets and lifestyles

DESIGN PRINCIPLES	PROVIDE FOR VARIETY AND CHOICE <b>V</b>	INTEGRATE AND CONNECT WITH PUBLIC REALM AND SURROUNDINGS <b>I</b>	PROVIDE APPROPRIATE BUILT FORM AND DESIGN <b>A</b>	PROVIDE FOR AN ACTIVE STREET EDGE <b>F</b>	CREATE A COMFORTABLE AND SAFE ENVIRONMENT <b>S</b>
<b>SITE LAYOUT</b>					
Siting and street frontage	•	•	•	•	•
Connectivity		•		•	•
Access and (bicycle) parking	•	•		•	•
Private and communal open space		•	•		•
Public open space	•	•	•	•	•
Storage, waste and service areas	•			•	•
<b>BUILT FORM AND CHARACTER</b>					
Building mass and height		•	•		•
Materials and façade articulation		•	•	•	
Entrances	•	•		•	•
Responding to context		•	•		•
<b>AMENITY &amp; SUSTAINABILITY</b>					
Landscape treatment and design			•	•	•
Sunlight, daylight and wind		•	•		•
Energy efficiency			•		
Privacy and safety		•	•		•

# 6 DESIGN GUIDELINES

## 6.1 SITE LAYOUT

### Siting and street frontage



The configuration of a building on a site and its relationship to the street and adjoining public space are important considerations to ensure good amenity and reduce overshadowing on public space and adjoining residential or open space zones. Having a defined front and back, as well as a clear delineation between public, semi-public and private spaces contributes to the legibility of the site and street.

An active frontage of a building also contributes to a socially active and safe environment and provides amenity for visitors and residents.



PHOTO 1 - BUILDINGS TO STREET EDGE WITH CLEARLY DELINEATED MID-BLOCK CONNECTIONS, WEST END CHRISTCHURCH

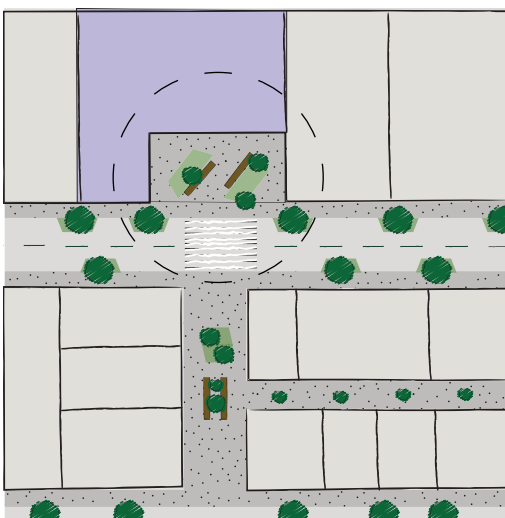






DIAGRAM 1 - A SETBACK CAN BE USED AS GATHERING SPACE IN FRONT OF THE ENTRANCE WHERE APPLICABLE (E.G. BUILDINGS WITH A CIVIC PURPOSE)

- A Upper storeys are set back to reduce the perceived density on street level
- B Landscaping in between buildings increases an intimacy and creates a softer people oriented space

1. Consider the placement, orientation and form of the building to ensure it fits within the block pattern and network of the Zone and contributes to the legibility, permeability and functionality of the wider block structure. 
2. Buildings should align with, and be orientated towards, any street, footpath or public space and contribute to the general continuity of frontage along the street. 
3. Special consideration should be given to the appearance of the ground floor and its relationship with the street and pedestrian network. The façade should be visually interesting, preferably with a transparent appearance and contribute to encouraging activity along the street edge. 
4. Use setbacks to create open space where applicable, particularly adjacent to buildings that perform a civic purpose. 

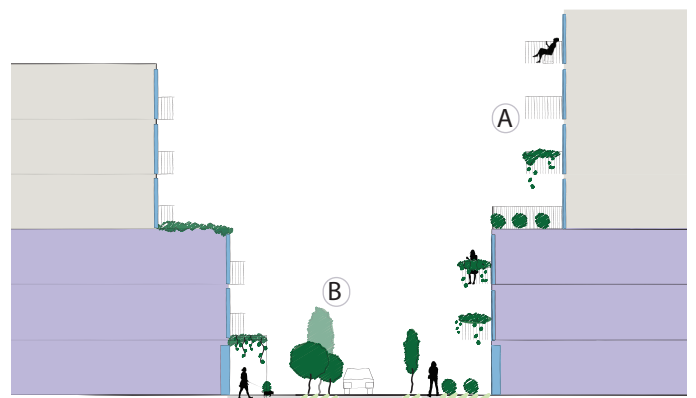


DIAGRAM 2 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL



A connected network can reduce travel times and contribute to attractive, safe and legible environments that cater for people of all ages and mobilities.

Considering a good pedestrian and cycling experience in the design process can help to create safe, attractive and healthy communities.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists alike.

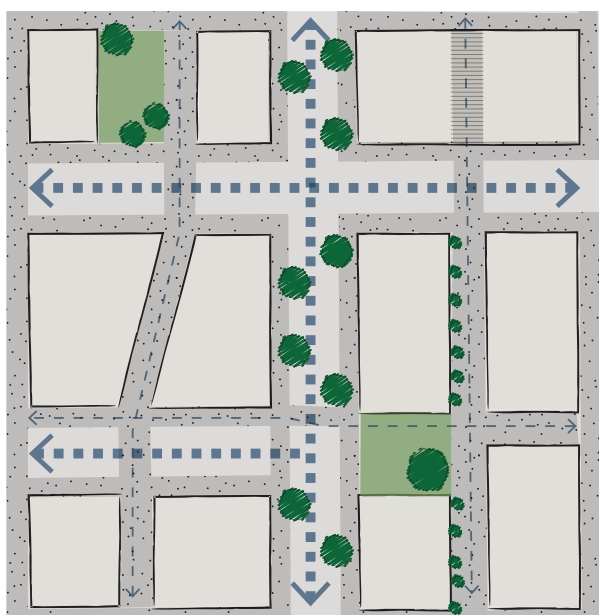







DIAGRAM 3 - ENABLE MID-BLOCK LINKS TO CONNECT WITH THE WIDER TRAFFIC AND OPEN SPACE NETWORK

5. Large developments with multiple street frontages should create pedestrian connections between streets where possible. A fine grained block pattern encourages more intensive pedestrian use and enables the development of comfortable and sheltered public open spaces or walking routes. 
6. Reduce the scale of blocks where possible by providing new streets, mid-block connections, footpaths, courtyards, and plazas that connect with existing pedestrian networks, neighbouring streets and public or common open space areas. 
7. Activate the frontages of mid-block connections with entrances and display windows to create safe and comfortable pedestrian environments. 
8. Ensure that developments allow for sufficient space and seating around transit stops to encourage the use of public transport. 
9. Internal streets or rear lanes should be designed to be safe for active modes of transport (e.g. pedestrians, cyclists) and contribute to the amenity and attractiveness of the site. This can be achieved by incorporating landscape elements, bollards and variation in paving treatment into the design. 

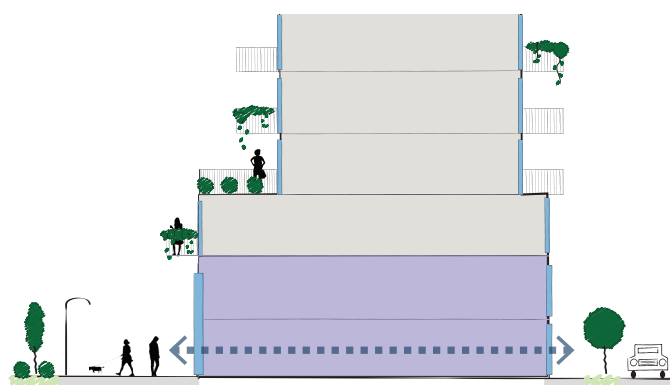


DIAGRAM 4 - PEDESTRIAN CONNECTIONS CAN CONNECT THE SHOPPING STREET WITH ADJACENT (PARKING) AREAS

The location, type and design of pedestrian and vehicle access can have a significant bearing on the streetscape, site layout and building design.

Circulation networks should be legible and provide a safe environment for pedestrians and cyclists.

Garages should be sensitively integrated into any development as they can have a significant impact on its overall layout and design as well as on the associated streetscape.

Considering alternative modes of transport and maximising opportunities for cyclists (e.g. bicycle parking) can also help ease pressure on car parking. A lack of sufficient bicycle storage opportunities can result in clutter and inconvenience for residents, which can detract from the amenity and usability of the development.



DIAGRAM 5 - CREATE ACTIVE EDGES ALONG STREETS AND (NEW) MID-BLOCK CONNECTIONS TO ENCOURAGE VIBRANCY AND SAFETY

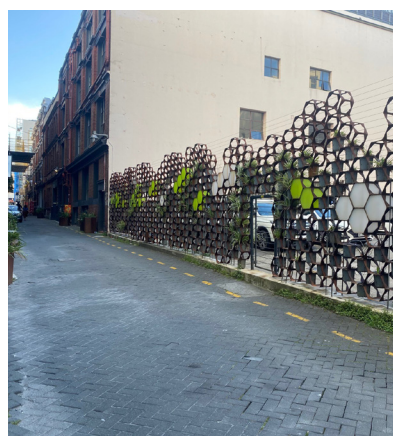


PHOTO 2 - CAR PARKING SCREENED FROM LANEWAY TO ENHANCE PEDESTRIAN AMENITY, EGMONT STREET, WELLINGTON



PHOTO 3 - CAR PARKING INTEGRATED INTO THE LANDSCAPE DESIGN OF THE PUBLIC REALM, WEST END CHRISTCHURCH

10. Locate bicycle parking close to building entrances and open space at grade, especially when combined with amenities like bike repair/sales or other complementary commercial activities.
11. Bicycle storage should be secure and covered, and integrated as part of the building design.
12. If bicycle storage is provided as an accessory building, it should not affect the use and/or accessibility of outdoor amenity space.
13. If on street parking is provided, care should be taken to ensure it does not conflict with active mode infrastructure (e.g. walking, cycling).
14. Minimise the number of additional vehicle crossings provided for any new development.
15. Locating off street **at grade** parking between buildings and the street is discouraged.
16. At-grade parking should be landscaped or screened to provide amenity, reduce visual dominance, and be designed to offer safe and comfortable pedestrian routes and to prevent car or bicycle parking dominating views from the street.
17. Pedestrian access routes should be designed to be universally accessible to people of all ages and abilities.



S115.03



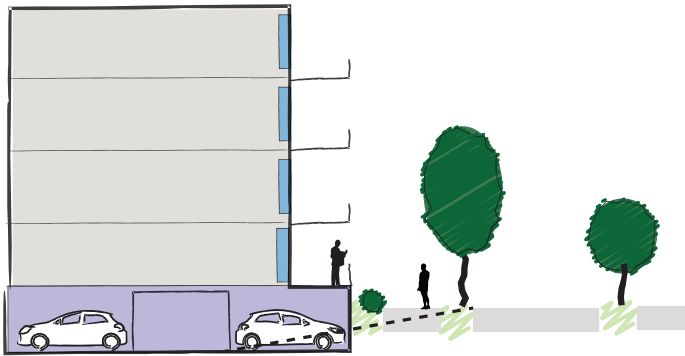


DIAGRAM 6 - UNDERGROUND CAR PARKING MAXIMISES POSITIVE STREET INTERFACE

18. Pedestrian access should be differentiated from vehicle access through variation in surface treatment or texture. Preferably, pedestrian and vehicle access should also be separated by a buffer such as vegetation or a raised surface.



19. Multi-unit developments on large or deep sites should be accessed from new streets and lanes with multiple access points, rather than long driveways with a single access point. **The frontage of dwellings along internal streets should be treated in a similar fashion to frontage onto a public street.**



## Private and communal outdoor space



Higher densities often result in a reduction in the amount of outdoor space available to residents and other users, influencing the sense of privacy and level of individual amenity experienced.

Outdoor living space is an important consideration when designing intensive developments and should be integrated into the design at an early stage in the design process. Private outdoor space for residential purposes can be provided by balconies, rooftops and communal open space on the ground floor.

Balconies also contribute to reducing the effects of building mass.



PHOTO 4 - STRATEGICALLY INTEGRATING BALCONIES INTO THE DESIGN CAN ENHANCE THE SENSE OF PRIVACY

20. Provide balconies as outdoor living space where access to ground floor private open space is not possible.



21. Higher density developments are encouraged to consider use of the roof as communal outdoor living space, enabling increased access to available sunlight and views.



22. Outdoor living space should offer privacy to users, and be orientated to maximise sunlight access.



23. Provide for functional outdoor living space by carefully considering the dimensions and location of the space. Wide or square spaces (i.e. ones that allow for the placement of outdoor furniture) are more efficient than ones that are long and narrow.



24. Provide strategically placed screening where unit balconies adjoin to increase the sense of privacy.



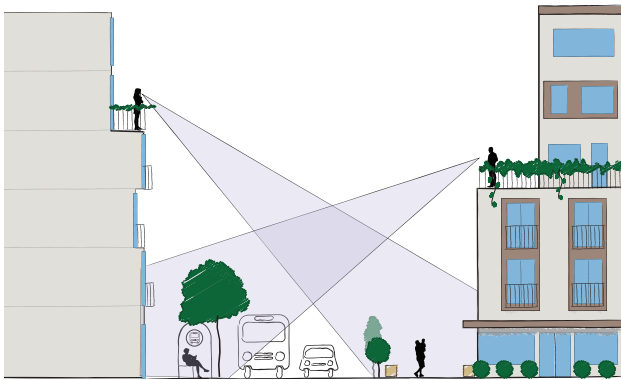


DIAGRAM 7 - OUTLOOK FROM BALCONIES CAN PROVIDE PASSIVE SURVEILLANCE AND INCREASE SAFETY ON THE STREET

25. Solid screening should be considered for larger balconies that can be used for the storage of cycles and/or large items.
26. The size of any communal space should correspond to the number of residents it is intended to serve. It should also encourage opportunities for social interactions between users by incorporating seating, barbecue, sporting or play equipment into the design.
27. Ensure privacy and weather protection are considered in providing for any outdoor balcony space.



## Public open space

## V I A E S

When integrated into the built environment, common open spaces, such as front setbacks, plazas, courtyards, and roof decks, enhance the quality of urban life.

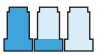
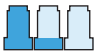
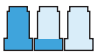
Public open spaces are most welcoming when they act as an accessible extension of footpaths and adjacent buildings. Open space provides relief and rhythm to the urban experience when thoughtfully incorporated with neighbouring uses.

Generally, the quality and design of an open space is more important than size.



PHOTO 5 - COURTYARDS AWAY FROM VEHICLE ROUTES CAN CREATE COMFORTABLE INTIMATE AND SHELTERED SPACES, MARTINBOROUGH

28. Public open spaces should be designed to be universally accessible to people of all ages and abilities.
29. Locate and orient open space to maximise direct solar exposure during parts of the day when the space is anticipated to be mostly used and to protect from the predominant wind direction.
30. Consider the need to provide for summer shade, through methods that integrate with the design of the space such as tree cover, eaves, verandas or balconies.
31. Ensure that open space receives sufficient daylight throughout the day, particularly in circumstances where it is the result of a building setback or recess.
32. Open space should be visible and accessible from the footpath for all users and support the ground floor use of adjacent buildings wherever possible.



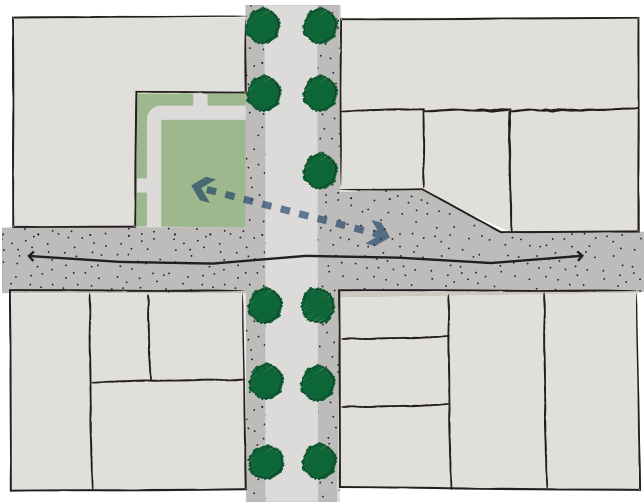


DIAGRAM 8 - HIGHLY VISIBLE AND ACCESSIBLE OPEN SPACE DUE TO ITS LOCATION AND DESIGN RESPONSE OF ADJACENT BUILDINGS

33. When designing outdoor public space, use design elements (e.g. shapes, patterns, structures) that are compatible with relate to the design of adjacent buildings to create spaces that are unique and respond to their local context. S115.05
34. Use opportunities to reference local landmarks and distinctive features (e.g. historical and cultural references).
35. Create human scaled spaces through the strategic use and location of trees, planting, paving and furniture.
36. Provide seating and/or play elements that promote the activation of the space and cater for a variety of users (young and old). Ensure associated seating has backs, arm rests and is not located too close to the ground.
37. Only provide lighting in public spaces that are appropriate to be used or passed through at night.
38. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in public spaces that are prone to increased wear.
39. Provide opportunities in public spaces that reinforce the relationship between people and the landscape and contribute to a sense of place and belonging (e.g. art installations that reflect or relate to the (cultural) history of a place).

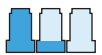
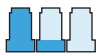


PHOTO 6 - SEATS AND LANDSCAPING CAN BE USED TO FRAME AND DEFINE ATTRACTIVE HUMAN-SCALE SPACES, CHRISTCHURCH

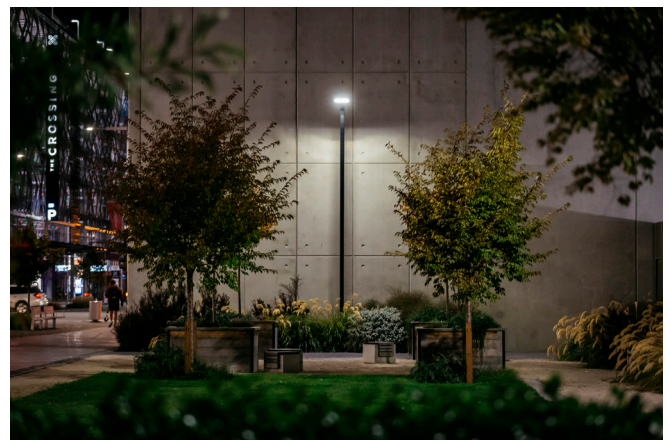


PHOTO 7 - ONLY PROVIDE LIGHTING IN OPEN SPACE WHERE NIGHT TIME ACTIVITY IS SAFE AND ACCEPTABLE, CHRISTCHURCH

Integrating storage, waste and service areas into the overall site design can have a beneficial effect on the amenity and quality of a development. Considering how waste is managed, stored and collected, as well as the location of storage and service areas, helps to minimise visible clutter that could create lower standards of amenity and poorer impressions of an area.

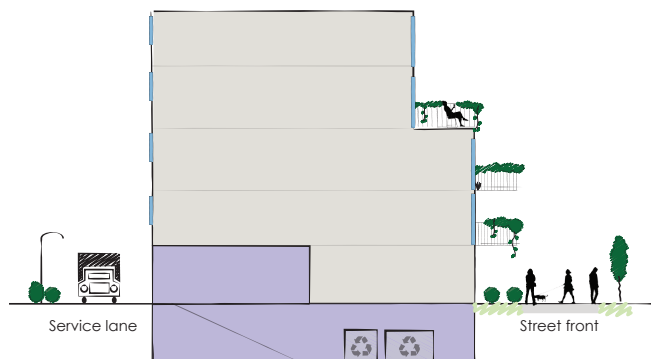


DIAGRAM 9 - SERVICE AREAS INCLUDED IN THE DESIGN, AWAY FROM PEOPLE-FOCUSSED SPACES



PHOTO 8 - SCREENED COMMUNAL RUBBISH STORAGE

40. Loading or service areas should not impede access to adjacent buildings or compromise the quality and continuity of the street edge.



41. Consider providing outdoor space for the storage of recreational or maintenance equipment, or other large household items. Outdoor storage space should be proportionate to the size of the dwelling.



42. Delivery and rubbish collection areas should preferably be located at the rear or side of the building and away from pedestrian environments or residential activities and do not create potential health and safety hazards, or create nuisances for adjacent dwellings or outdoor living spaces.



43. Waste areas should be able to accommodate all waste bins and have a clear connection to the collection area.



44. Areas set aside for wheelie bins or rubbish storage and collection should be integrated into the development in a way that is visually discrete and be located away from commonly used areas to prevent the impact of odour or leakage. On sites where access to the side or rear of a dwelling is limited, locating the rubbish storage area to the front of the site may be appropriate where visibility from the street is mitigated by appropriate landscaping or screening.



45. Where loading docks or similar utilitarian built features are required, consider making provision for them to be adapted for alternative purposes (e.g. for seating or events, or as outdoor workspace).



## 6.2 BUILT FORM AND APPEARANCE

### Building mass and height



Building height contributes to achieving higher density residential, commercial and mixed use development as it can enable more effective utilisation of a site while maintaining a low footprint. A visually attractive design can help to mitigate any potential adverse effects arising as a result of building mass and height.

Façades composed of long expanses of monotonous surfaces create streetscapes that lack the sense of scale, visual interest, and character. Façades designed as three-dimensional ensembles create frontages that can be engaging and can enhance the experience of the pedestrian and road users.

Balconies and entrances provide visual interest by breaking up a façade and add a human scale to more intensive development - this positively contributes to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

As the roofline of a building has a significant impact on its composition, when viewed across a number of buildings they collectively make a noticeable contribution to the variety and sense of identity of an area.

The shape that building roofs make with the sky can positively shape the city's skyline and reinforce the building's design intent. Roofs may also provide amenities such as common or private open space.

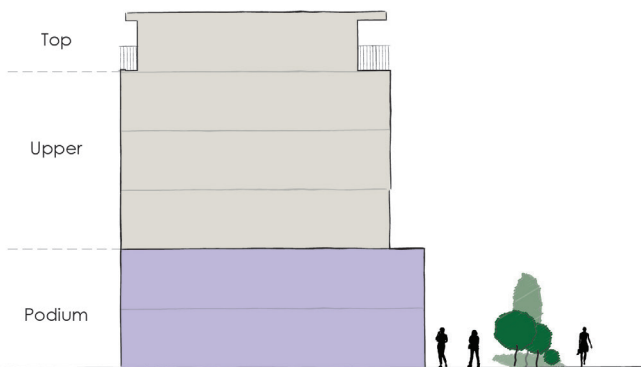
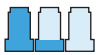


DIAGRAM 10 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'PODIUM' AND 'UPPER STOREY'



PHOTO 9 - BULK OF THE BUILDINGS BROKEN DOWN BY LAYERS (BOTTOM, MIDDLE, TOP), CHRISTCHURCH.

46. To minimise the effects of physical dominance, consider:
- breaking the form of the building up into a 'podium' and 'upper stories';
  - stepping the upper stories back from the street;
  - introducing variations in facade treatment (for example, through balconies, shading devices or porches);
  - the effective use of landscaping.



47. Building mass can also be visually reduced by introducing variation in façade treatment (e.g. by balconies, shading devices or porches) or the effective use of landscaping.



48. Building mass and height should be designed to:
- create visual interest;
  - minimise the effects of physical dominance; and
  - minimise potential shading or privacy effects on neighbouring sites.



49. Positively reinforce the shape of the street or public space with the building through designing it in a way that helps to define the street and frame views.



50. Reduce the effects of building mass by integrating the roof form with the design of the upper storey.



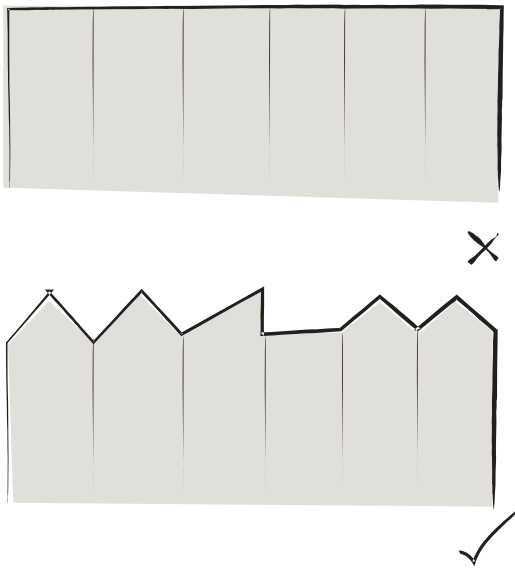
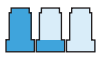


DIAGRAM 11 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE OF TERRACED HOUSING

51. To reduce visual monotony long linear or blank walls without windows, doors or associated design features should be avoided.
52. Consider increasing building height on corner sites, where this would create a focal point that supports visual interest, legibility and wayfinding.
53. Provide variety and visual interest in the roof form of lower scale, large floor plate buildings to screen plant and service enclosures from public view and reduce the potential risk of monotony.
54. The roofline, as well as any rooftop maintenance systems and services spaces, should be integrated as part of a single, coherent design.



## Materials and façade articulation



The main factors that influence the appearance of a building are scale, modulation and the articulation of its form and façade. The building design and use of materials make an important contribution to the effective integration of higher density development into the street environment.

Manipulation of light and shadow in the façade can make the scale of a building and its associated components appear more vivid.

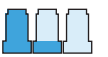
The choice of materials used can affect the appearance of a development and how it contributes to the public realm. It can also affect how it performs and endures over time as well as its ongoing sustainability and resilience.

A visually attractive design can help to mitigate any potential adverse effects resulting from building height and/or bulk and enhance the centres experience of visitors and residents alike.



DIAGRAM 12 - VARIATION IN FAÇADE TREATMENT CAN VISUALLY BREAK DOWN BULK

55. The design of the building, as well as the choice of materials used, should recognise and reflect the level of intensification planned in the immediate and surrounding areas. In particular, consideration should be given to:



- a. setback from the street / continuity of along the street edge;
- b. scale and bulk;
- c. roofline;
- d. placement of windows, entrances and other articulation in the façade;
- e. presence of distinct character or built heritage in the surrounding environment.



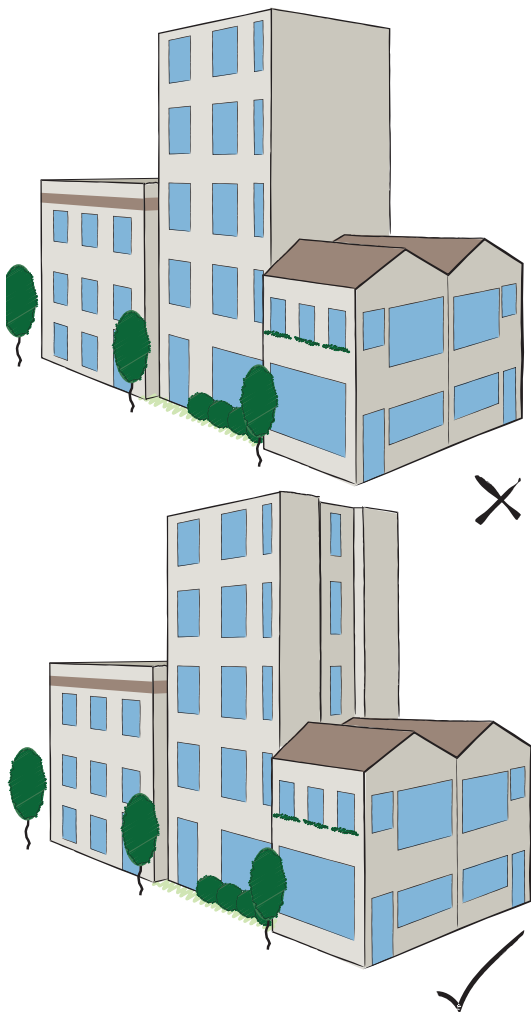


DIAGRAM 13 - VIEWS OF ALL SIDES OF THE BUILDING NEED TO BE CONSIDERED. WINDOWS AT BOUNDARIES ADJACENT TO OTHER BUILDINGS CAN BE USED FOR LIGHT SHAFTS BUT NOT TO RELY ON OUTLOOK.









- 56. Building features and elements should be integrated and considered as part of a single, coherent design. 
- 57. Consider lighting and signage elements as an integral part of the design. Lighting should reinforce pedestrian comfort at ground level but, in any residential context, should be designed to ensure neighbours are not disturbed. 
- 58. Consider views of the rear and side façades of the building, particularly where there is a transition to a lower density environment. 
- 59. The design of all visible façades should be given a similar degree of considerations as that applied to the primary façade. 
- 60. Solid, blank walls facing any public open space or pedestrian pathways should be avoided. 
- 61. Use robust materials that are easy to maintain and retain their long term appearance. This is particularly important in areas that are prone to increased wear such as communal spaces. 
- 62. Buildings should be designed to accommodate a range of uses and to enable change in use over time (e.g. by providing generous ceiling heights). 
- 63. Use design opportunities to create distinctive points of identity along the street front to enhance wayfinding and promote the uniqueness of the Kāpiti Coast centres. 



PHOTO 10 - SIGNAGE SHOULD BE INTEGRATED AS PART OF A COHERENT DESIGN, HAWERA & PICTON

The entrance to a building makes an important contribution to the way a building is experienced. Balconies and entrances provide visual interest by breaking up a façade; they also add a human scale to intensive developments and can positively contribute to the overall appearance of a building when designed well. Visible activity on the ground floor and street facing façade enhances public safety through passive surveillance and creates opportunities for social interaction.

Balconies also offer a good way of providing outdoor open space on a street facing façade and contribute to reducing the effects of building mass.



PHOTO 11 - DIFFERENCE IN ENTRANCE DESIGN BETWEEN RESIDENTIAL AND COMMERCIAL ACTIVITIES (PETONE, LOWER HUTT)



DIAGRAM 14 - ENTRY OR OPEN SPACE AT STREET ALIGNMENT

64. Ensure entrances (including addresses and letterboxes) are clearly defined and visible from the street to enable them to be easily located and accessed.



65. Entrances that serve high density developments should provide sufficient space for people to gather (e.g. entry plaza) and include signage and landscape treatment that enhances the legibility of the entrance location. Indoor lobby spaces should have a clear visual and physical connection to the street.



66. Use wayfinding devices such as colour, materiality or signage to improve the legibility of building access points.



67. Entry to any ground floor commercial activity should have a distinct appearance and be designed in a way that differentiates it from a residential unit entrance.



68. Mailboxes and other facilities used daily in a residential building should be placed in the lobby to increase internal pedestrian activity and reduce the potential for clutter in the public realm.



69. Entrances should be designed to provide all weather shelter (e.g. canopies or overhangs) with suitable lighting incorporated into the design. Verandahs should also be provided along active edges where possible.



70. Entrances to larger public outdoor space areas should be designed to align with public routes through the open space.



Good design is not only about height and/or building type but also focuses on creating connections between new and old, between people, places and activities. This is why the quality of design also needs to be assessed in relation to its immediate surroundings and the wider context.

New development should aim to respond to the unique characteristics that exists in the surrounding environment and contribute to the collective quality of the urban areas of the Kāpiti Coast. The Kāpiti Coast is a diverse district that whose urban environments exhibit a range of unique characteristics that contribute to a local sense of place. These unique characteristics include:

- » the positioning of Kāpiti’s urban environments between the Tararua Ranges and the sea;
- » the relationship between urban areas and the coastal environment;
- » views to Kāpiti Island;
- » the underlying dune landscape, the Tararua Range, and other prominent landforms;
- » areas of remnant indigenous vegetation;
- » areas of significant established vegetation;
- » an extensive network of waterways and waterbodies, including the Ōtaki and Waikanae rivers, streams, tributaries and wetlands;
- » historical beach settlement patterns;
- » the presence of heritage buildings and sites;
- » the presence of sites and areas of significance to the iwi and hapū of the district.

The presence of these and other unique characteristics will vary depending on location, and any development will need to consider the range of unique characteristics that contribute to the local context within which the development is situated. This will contribute to an environment that is attractive to all users and enhances the identity and legibility of the Kāpiti Coast.

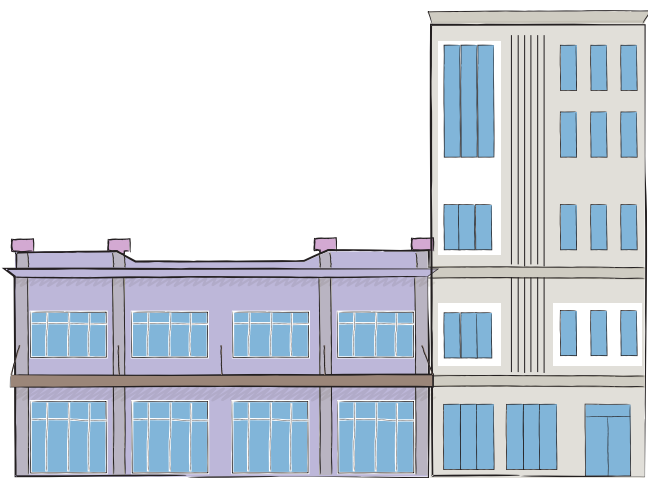







DIAGRAM 15 - RESPONDING TO HERITAGE BUILDING IN THE DESIGN OF NEW BUILDINGS

71. Identify the range of unique characteristics that contribute to the local context of the development 
72. The design of any new development should respond to the unique characteristics in its surroundings and contribute to a cohesive streetscape. 
73. New buildings should ensure that any visual links to unique and/or prominent features in the surrounding environment will be retained where practical. 
74. If developing adjacent to a heritage building, consideration should be given to:
  - a. aligning the setback from the street with the adjacent building;
  - b. relating the scale of the development to the scale of the adjacent building;
  - c. relating the form and facade treatment to those of the adjacent building; and
  - d. placement and size of windows.
75. If developing near a site or area of significance to Māori, consideration should be given to:
  - a. minimising the degree to which the development overlooks the site or area of significance;
  - b. minimising the obstruction of existing views between the site or area of significance and surrounding maunga.

## 6.3 AMENITY & SUSTAINABILITY

### Landscape treatment and design



Landscape design can greatly improve the amenity, experience and integration of more intensive forms of development into a street or neighbourhood. The implementation of carefully considered landscape design can help to enhance different design elements, such as the screening or softening of hardstanding areas (e.g. parking, services areas), mitigate the effects of building bulk and offer environmental benefits.

Coordinating landscaping and water management early in the building and site design process can increase opportunities to more effectively integrate landscape treatment into outdoor open space, traffic circulation routes, service locations and the interface between the public and private domain.



PHOTO 12 - LANDSCAPE DESIGN IN AN OPEN SPACE SHOULD BE CONSIDERED AS AN INTEGRAL PART OF THE BUILDING DESIGN, CHRISTCHURCH

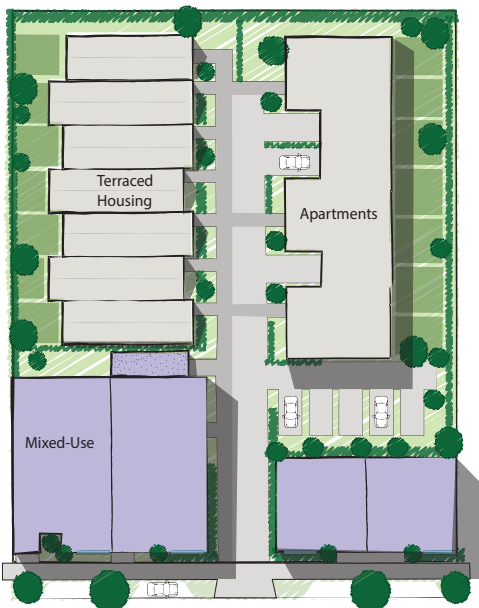
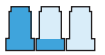


DIAGRAM 16 - LANDSCAPING USED TO SOFTEN HARD EDGES AND IMPROVE OUTLOOK, DIFFERENT CONCRETE MATERIAL DELINEATES PEDESTRIAN AND VEHICULAR SPACES

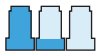
76. Where possible, retain existing mature and healthy vegetation and integrate into the site development.



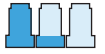
77. Choose plants that are appropriate to the climatic conditions, scale and character of the area; planting species that require low maintenance and attract local bird life is also encouraged.



78. Deciduous trees provide shade in summer and light in winter, but careful consideration should be given to species selection in heavily shaded areas to ensure survivability.



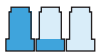
79. Incorporate compatible landscape architecture that complements the building design in terms of concept, form, and materials.



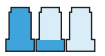
80. Integrate landscaping, screening, and physical barriers to lessen conflicts between pedestrians and motorists.



81. Maximise opportunities for sustainable plantings and permeable surfaces in footpaths, roofs, courtyards, and rear yards.



82. Use hedges or climbing plants where space is constrained and larger vegetation where sufficient space and access to rainwater is available.



83. Minimise the use of impermeable surfaces to manage and dispose of on-site stormwater. The use of permeable paving in locations such as parking spaces/areas is encouraged.



Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

Significant differences in building heights can create wind effects that can compromise the safety and comfort of the public realm.

It is also a key consideration in siting and designing the internal layout of associated dwellings as it not only provides a warm and pleasant internal living environment but helps to increase energy efficiency.



PHOTO 13 - VERANDAHS TO PROVIDE SHELTER, CHRISTCHURCH

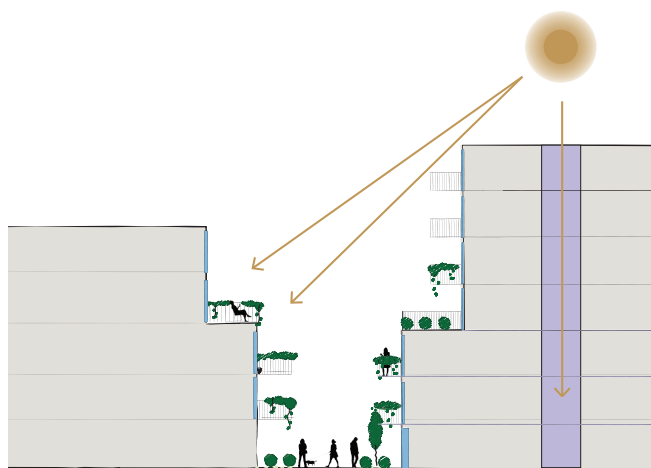


DIAGRAM 17 - HIGH LEVEL WINDOWS, SKYLIGHTS AND/OR ATRIUMS CAN IMPROVE SUNLIGHT PENETRATIONS

84. Design tall buildings to minimise wind impacts at the street levels or provide strategic shelter as an integrated part of the design to mitigate adverse wind effects at street level.



85. Design the mass of buildings to mitigate shading effects on adjoining lower density residential areas, parks, and open space.



86. Consider the use of eaves or strategic screening to help limit the duration of sunlight penetration in summer, thus preventing indoor spaces (particularly those with a northern aspect) from overheating.



87. Design dwellings with habitable spaces facing north, west or east to maximise sunlight access.



88. Buildings that are relatively deep and narrow, or that have limited north facing frontage, benefit from larger floor-to-ceiling heights; where this occurs consider the use of taller windows to ensure deeper sunlight penetration.



89. Consider the use of skylights, atriums or light wells to provide sunlight access to internal spaces with no external walls.



90. Ensure living and working environments receive sufficient sunlight to connect people to the natural cycle of day and night and promote reduction in energy use.



Using natural resources like wind and sunlight can enhance the energy efficiency of a building and limits its impact on the environment through increased reliance on sustainable energy sources. This can also produce long term cost savings to occupants.

Adequate access to natural light is an important consideration in designing the layout of a site, particularly any opportunities to capitalise on a northern aspect.

Integrating efficient passive design into a building contributes to a more comfortable indoor environment by increasing the thermal stability, reducing indoor condensation and promoting natural ventilation; it also helps reduce energy usage.

Energy efficiency should be considered during all phases of development, from planning and design (e.g. internal layout and building systems) through to construction (e.g. minimising waste) and long term maintenance (e.g. using durable materials).

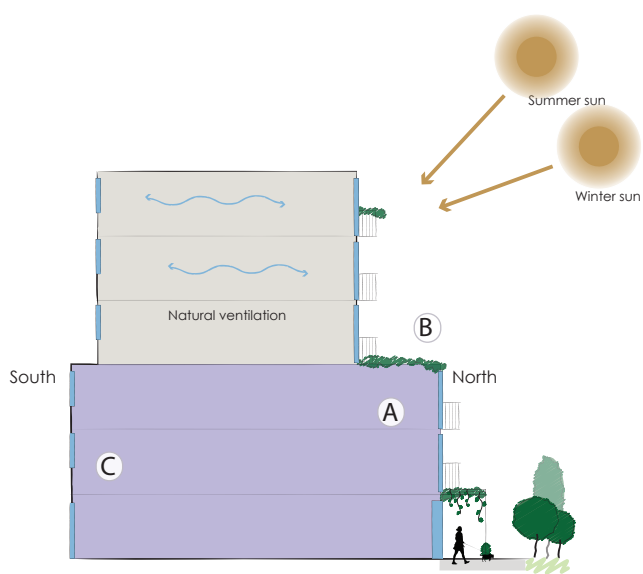


DIAGRAM 18 - SUNLIGHT ACCESS, EAVES AND INTERNAL VENTILATION

- A Large windows on the sunny side, smaller windows on the side that gets the least sun hours
- B Eaves or balconies blocking sunlight in the summer while allowing sunlight access in winter months
- C Windows in opposite sides of the building allow for natural ventilation

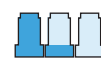
91. Use solar exposure and local wind patterns to capitalise on natural forms of heating and ventilation and reduce the need for mechanical systems.



92. Consider locating opening windows on opposite sides of a dwelling to enable natural cross ventilation.



93. The total window surface on south facing façades should be limited to prevent heat loss in winter.



94. When designing large scale developments, consider installing a communal (solar) hot water heating facility as it has the potential to offer greater efficiencies compared to heating sources in individual buildings.



95. Encourage the use of roofs and walls to generate renewable energy (e.g. solar panels) and/or provide habitat-supportive vegetation.



The orientation of buildings and their interface with public and communal open spaces are important safety and privacy considerations. In designing for safety and privacy, adequate account needs to be taken of the relationship of new and adjoining buildings to ensure a successful balance is achieved between protecting private amenity and providing opportunities for passive surveillance.



PHOTO 14 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

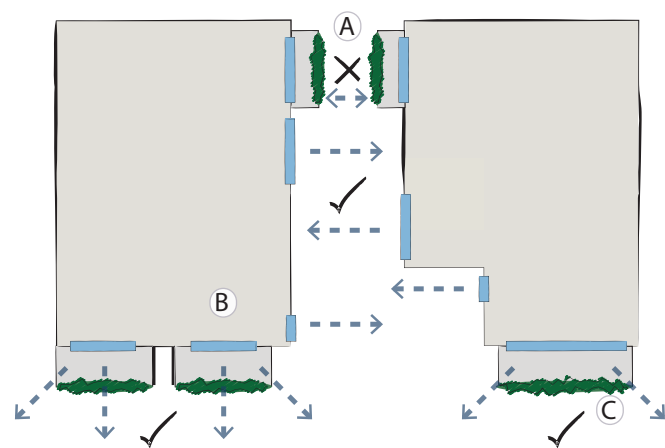












DIAGRAM 19 - BALANCE PRIVACY AND NATURAL SURVEILLANCE

- A Prevent placing windows immediately opposite windows in a neighbouring property
- B Living areas with large windows in the front of the building to provide for natural surveillance
- C Soft landscaping or porous balustrade fencing to create natural surveillance while retaining privacy

- 96. Where possible, orientate windows of active indoor space to face the street or an adjoining open space as this will enable passive surveillance of these areas. 
- 97. Strategically locate communal open space to encourage passive surveillance within the development and of adjoining sites. 
- 98. Maintain privacy between upper storey units by screening upper level windows or balconies to limit opportunities for residents to directly overlook adjacent properties. 
- 99. Consider staggering window locations in buildings that face each other, to limit direct views into adjacent habitable rooms. 
- 100. Where residential units are provided on the ground floor, **elevate consider elevating** dwelling floors, patios and decks slightly above the street level to provide privacy to residents while maintaining outlook onto the street.  S115.06
- 101. Ensure living and working environments receive sufficient sunlight to connect people to the natural cycle of day and night and promote reduction in energy use. 
- 102. Solid, blank walls facing any public open space or pedestrian pathways should be avoided. 
- 103. Consider a larger setback between taller buildings to improve privacy for residents (and also to contribute to daylight access and outlook). 
- 104. Clearly delineate boundaries between private, communal and public spaces as this increases user perceptions of safety and helps to identify intruders. 
- 105. **Where dwellings are located close to the street, elevate the ground floor of the dwelling slightly above the street level to provide outlook into the street while maintaining privacy for residents.**  S115.06

**Appendix D. Proposed new areas of General Residential Zone (for information only)**

**PC(R2) note: the maps contained in this appendix are the same as those notified in PC(N).**

**Refer to Appendix F for amendments to these maps recommended as part of PC(R1).**

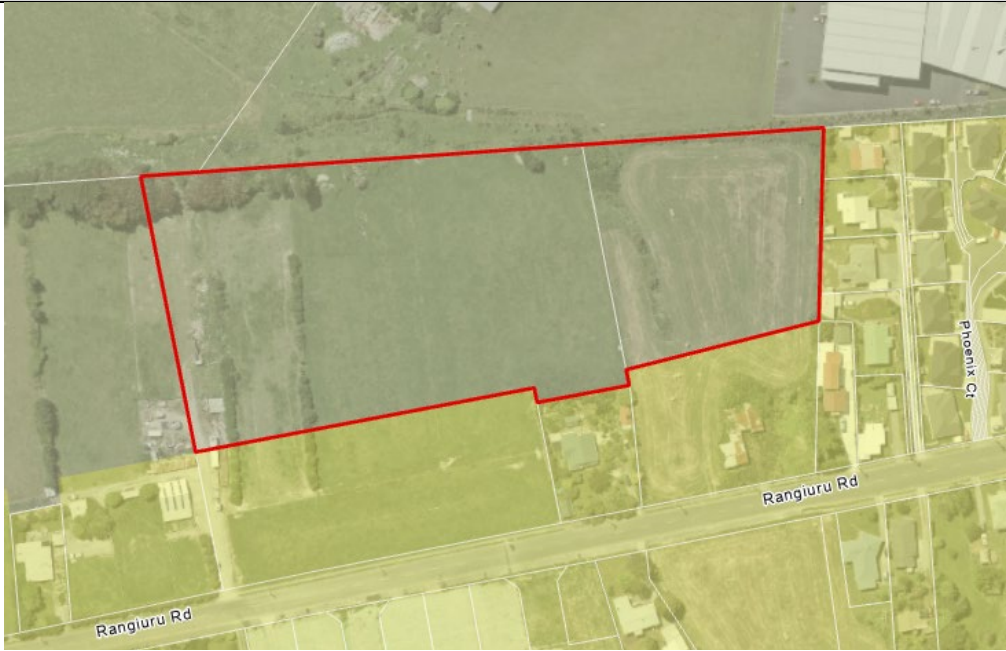
**Refer to Appendix G and H for amendments to these maps recommended as part of PC(R2).**



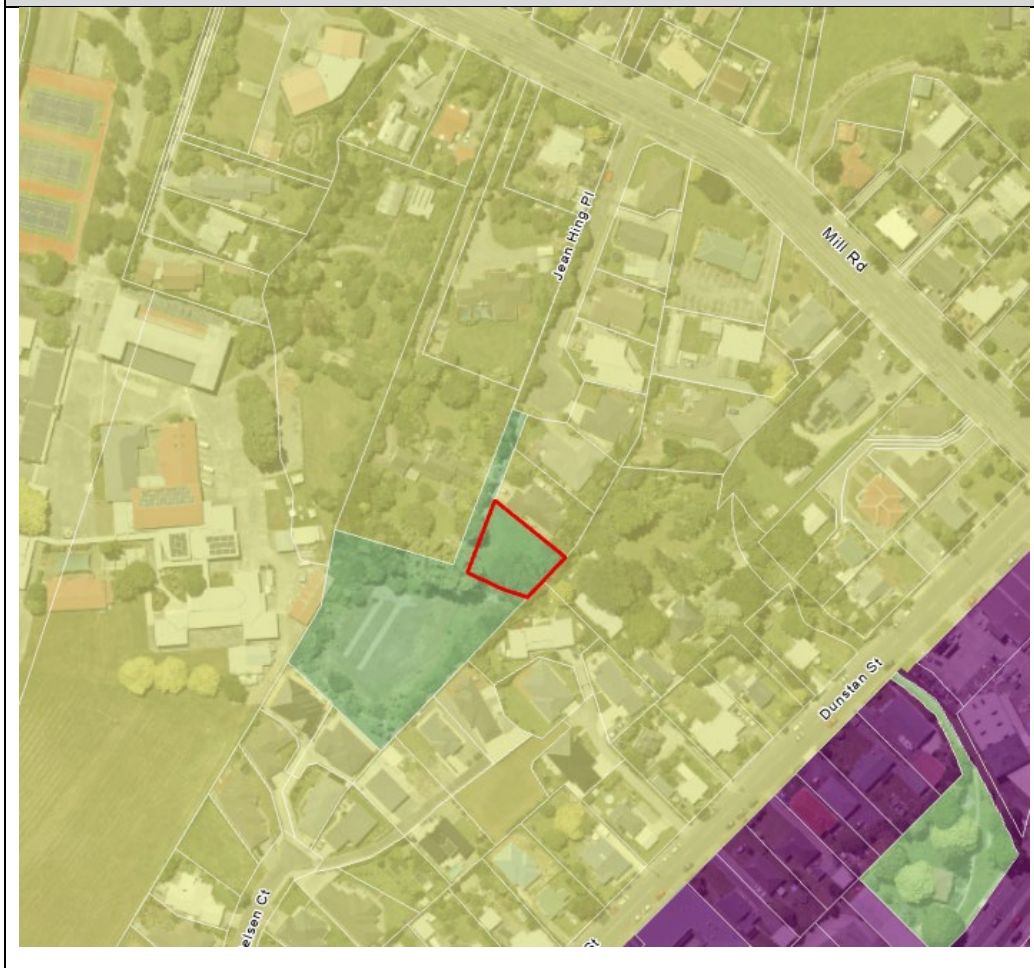
## Areas proposed to be rezoned as General Residential Zone (for information only)

**Notes:**

1. This appendix outlines the areas proposed to be rezoned as General Residential Zone as part of PC2. This appendix is provided for information only and is intended to aid interpretation of the amendments to the District Plan maps that show the areas proposed to be rezoned as General Residential Zone. The content of this appendix does not form part of the IPI.
2. Aerial images are not to scale and are intended to show the overall extent of the area proposed to be rezoned only. The boundary of the area proposed to be rezoned is shown in red.
3. Aerial images show the existing District Plan zone for each area. The proposed zone (including any proposed precinct) is identified in the information box associated with each area, and identified on the proposed District Plan maps.

234 & 254 Rangioru Road, Otaki		
	Existing zone	General Rural Zone (PREC48 – Rural Dunes Precinct)
	Proposed zone	General Residential Zone (PRECx2 – Residential Intensification Precinct B)
	Area (hectares)	2.36ha

**17 Jean Hing Place, Otaki**





Existing zone	Open Space Zone (PREC34 – Open Space Local Parks Precinct)
Proposed zone	General Residential Zone (PRECx2 – Residential Intensification Precinct B)
Area (hectares)	0.07ha


**269 – 289 Ngarara Road, Waikanae**




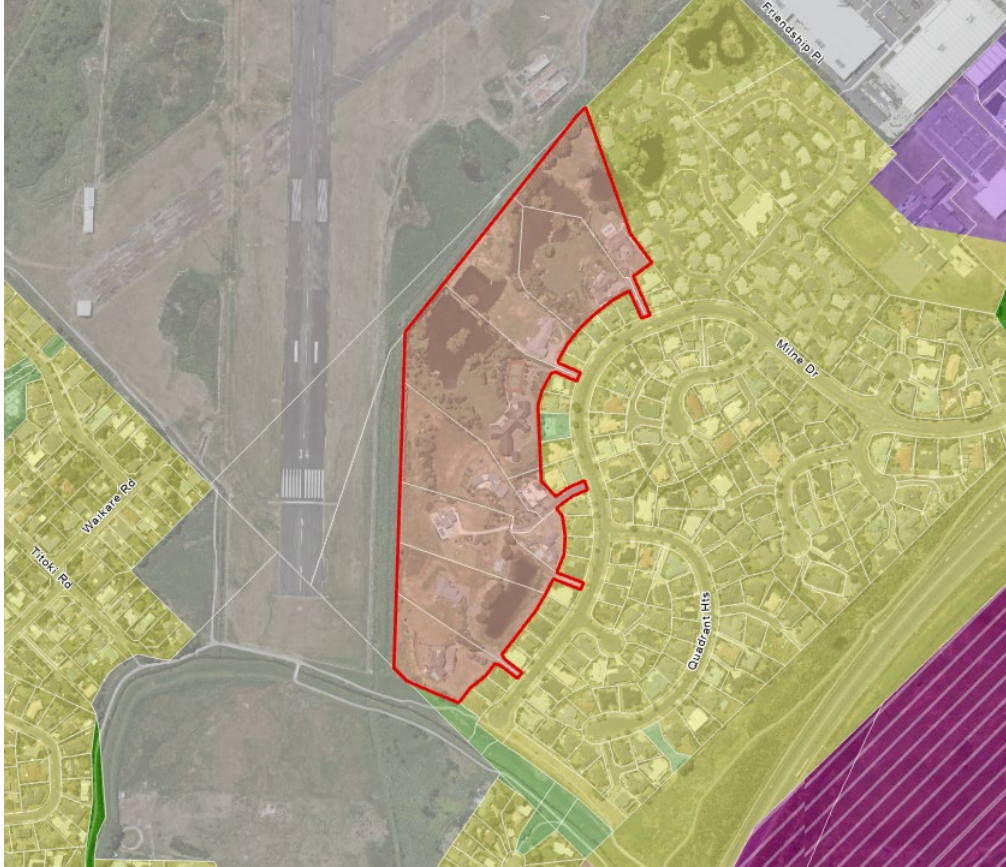
Existing zone	Future Urban Zone
Proposed zone	General Residential Zone
Area (hectares)	10.18ha

174 – 211 Ngarara Road, Waikanae			
	Existing zone	Future Urban Zone	
	Proposed zone	General Residential Zone	
	Area (hectares)	19.63ha	

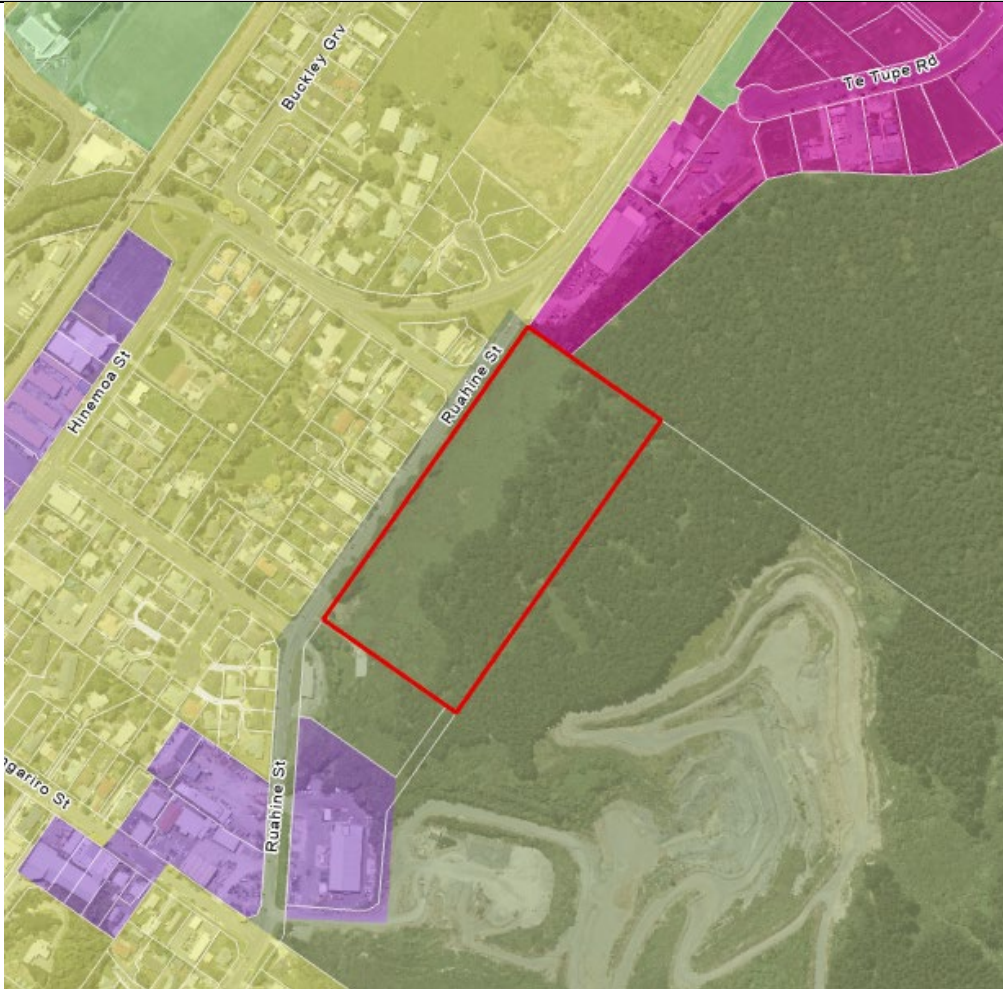
112 Ngarara Road, Waikanae		
	Existing zone	Future Urban Zone
	Proposed zone	General Residential Zone
	Area (hectares)	0.24ha

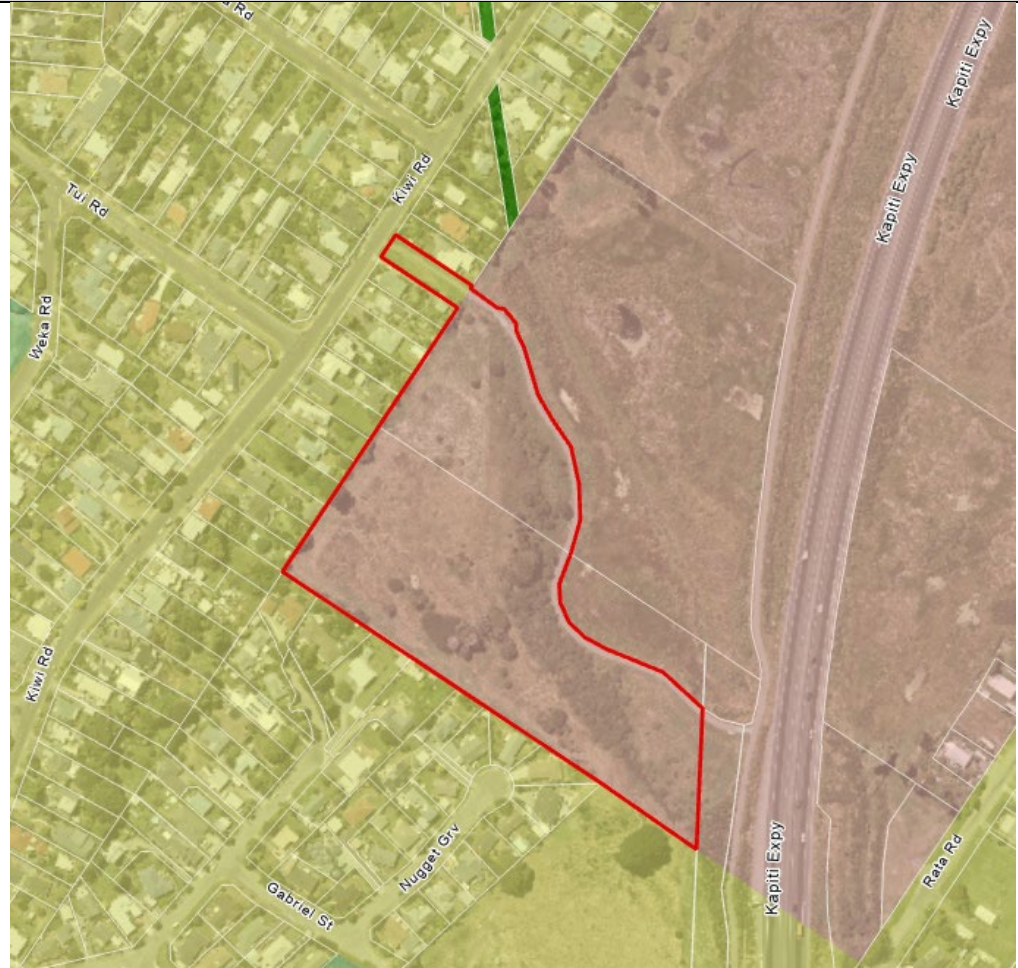
18 Huiawa Street, Waikanae Beach	
Existing zone	Open Space Zone (PREC35 – Open Space Private Recreation and Leisure Precinct)
Proposed zone	General Residential Zone (PRECx2 – Residential Intensification Precinct B)
Area (hectares)	0.48ha
	


1 – 3 Karu Crescent, Waikanae					
	<table border="1"> <tr> <td data-bbox="1227 220 1509 272">Existing zone</td> <td data-bbox="1509 220 2098 272">Open Space Zone (PREC34 – Open Space Local Parks Precinct)</td> </tr> <tr> <td data-bbox="1227 272 1509 331">Proposed zone</td> <td data-bbox="1509 272 2098 331">General Residential Zone (PRECx1 – Residential Intensification Precinct A)</td> </tr> </table>	Existing zone	Open Space Zone (PREC34 – Open Space Local Parks Precinct)	Proposed zone	General Residential Zone (PRECx1 – Residential Intensification Precinct A)
Existing zone	Open Space Zone (PREC34 – Open Space Local Parks Precinct)				
Proposed zone	General Residential Zone (PRECx1 – Residential Intensification Precinct A)				
Area (hectares)	0.10ha				

106 – 188 Milne Drive, Paraparaumu					
	<table border="1"> <tr> <td data-bbox="1220 220 1512 247">Existing zone</td> <td data-bbox="1512 220 2083 247">Rural Lifestyle Zone</td> </tr> <tr> <td data-bbox="1220 247 1512 331">Proposed zone</td> <td data-bbox="1512 247 2083 331">General Residential Zone (with 132-188 Milne Drive being included in PRECx1 – Residential Intensification Precinct A)</td> </tr> </table>	Existing zone	Rural Lifestyle Zone	Proposed zone	General Residential Zone (with 132-188 Milne Drive being included in PRECx1 – Residential Intensification Precinct A)
Existing zone	Rural Lifestyle Zone				
Proposed zone	General Residential Zone (with 132-188 Milne Drive being included in PRECx1 – Residential Intensification Precinct A)				
<table border="1"> <tr> <td data-bbox="1220 331 1512 359">Area (hectares)</td> <td data-bbox="1512 331 2083 359">8.93ha</td> </tr> </table>	Area (hectares)	8.93ha			
Area (hectares)	8.93ha				



Part of 58 Ruahine Street, Paraparaumu		
	Existing zone	Rural Production Zone (PREC24 – Rural Hills Precinct)
	Proposed zone	General Residential Zone
	Area (hectares)	3.81ha

Part of 59-69 Raumati Road & part of 58 Kiwi Road, Raumati Beach, Paraparaumu	
Existing zone	Rural Lifestyle Zone
Proposed zone	General Residential Zone (PRECx1 – Residential Intensification Precinct A)
Area (hectares)	3.24ha
	

160-222 Main Road, 39 Rongomau Lane, & 99-105 Poplar Avenue, Raumati South, Paraparaumu	
Existing zone	General Rural Zone (PREC48 – Rural Dunes Precinct)
Proposed zone	General Residential Zone
Area (hectares)	22.24ha
	

104 The Parade, Paekākāriki Paraparaumu		
	Existing zone	Local Centre Zone
	Proposed zone	General Residential Zone (PRECx3 – Coastal Qualifying Matter Precinct)
	Area (hectares)	0.08ha

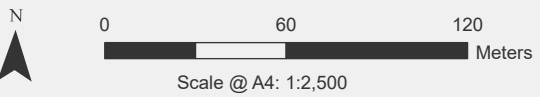
**Appendix E. Spatial extent of areas proposed to be added to  
Schedule 9 of the District Plan (for information only)**

**PC(R2) note: the maps contained in this appendix are the same as those notified in PC(N).**

**Refer to Appendix F for amendments to WTSx1.**

**Refer to Appendix G for amendments to WTSx2.**


# Wahanga Tahī and Rua for Waikanae Beach



Date Printed: November 16, 2021

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## Appendix F. Recommended amendments to the District Plan maps in response to submissions on PC(N)

<b>S100.63: Amend the spatial extent of wāhi tapu site WTS0361 (Whakarongotai Marae)</b>	
Affected District Plan map series	Historical, Cultural, Infrastructure and Districtwide
Affected maps	Map 10
Affected GIS spatial layer	Historical and Cultural Values   Waahi Tapu
<b>Recommended map amendments</b>	
Extend WTS0361 (shown hatched brown) to include Frater Lane (outlined in red), in the following map:	
	
Note: map is not to scale.	

**S100.50: Amend the spatial extent of wāhi tapu site WTSx1 (Kārewarewa Urupā (Wāhanga Tahī))**

Affected District Plan map series	Historical, Cultural, Infrastructure and Districtwide
Affected maps	Map 09
Affected GIS spatial layer	Historical and Cultural Values   Waahi Tapu

**Recommended map amendments**

Extend WTSx1 (shown hatched blue) to include the area of land outlined in red, in the following map:



Note: map is not to scale.



**S098.03, S162.03, S163.03, S211.03: Amend the spatial extent of PRECx3 – Coastal Qualifying Matter Precinct (GRZ) at Peka Peka Beach**

Affected District Plan map series	Zones and Precincts
Affected maps	Map 05
Affected GIS spatial layer	Proposed New Precincts   PRECx3 – Coastal Qualifying Matter Precinct (GRZ)

**Recommended map amendments**

Extend PRECx3 – Coastal Qualifying Matter Precinct (GRZ) (shown hatched blue) to include the area of land at Peka Peka Beach outlined in red, in the following map:



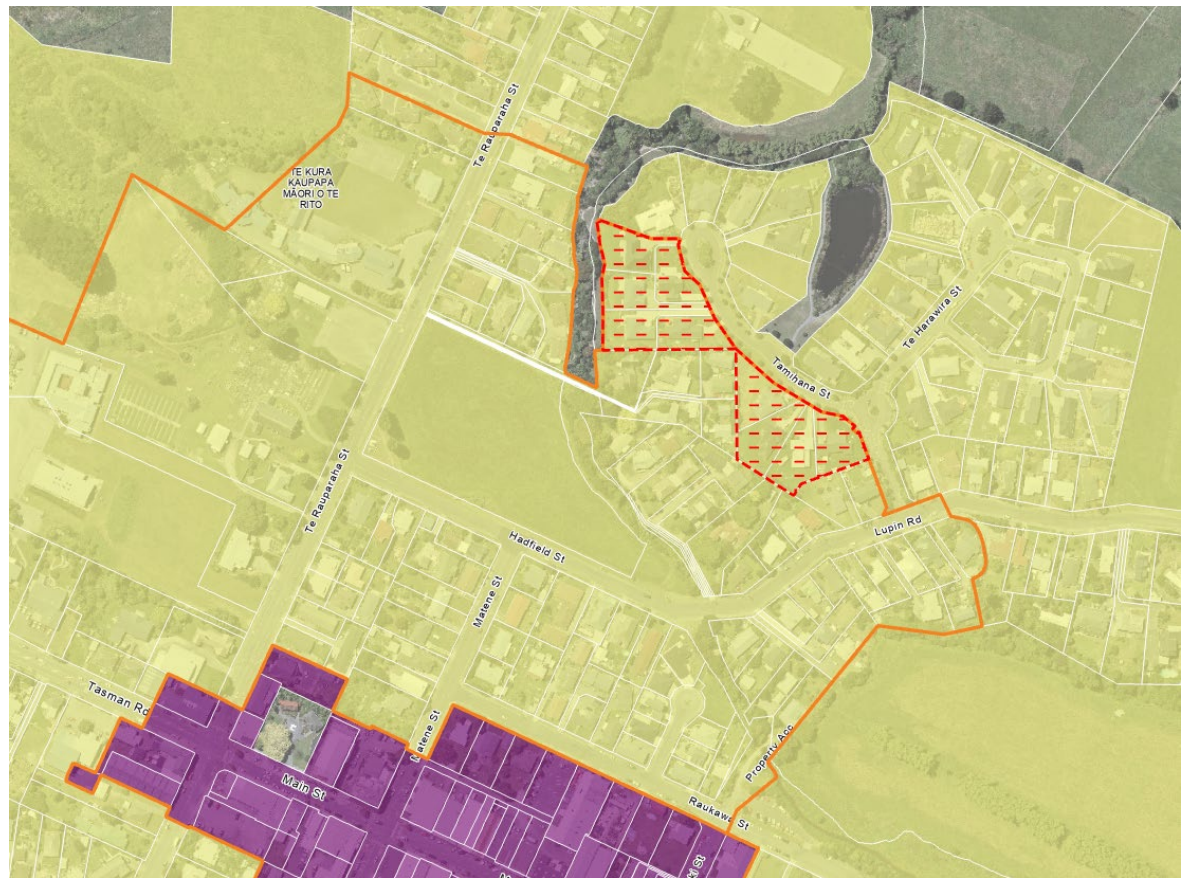
Note: map is not to scale.

**S085.01: Amend the spatial extent of PREC<sub>x2</sub> – Residential Intensification Precinct B to the north-east of the Ōtaki Main Street Town Centre Zone**

Affected District Plan map series	Zones and Precincts
Affected maps	Map 03
Affected GIS spatial layer	Proposed New Precincts   PREC <sub>x2</sub> – Residential Intensification Precinct B

**Recommended map amendments**

Amend the spatial extent of PREC<sub>x2</sub> – Residential Intensification Precinct B (shown outlined orange) to the north-east of the Ōtaki Main Street Town Centre Zone to **remove** the properties located at 4, 6, 8, 10, 12, 14, 16, 18 and 20 Tamihana Street (shown outlined in red with a red '-' hatching), in the following map:



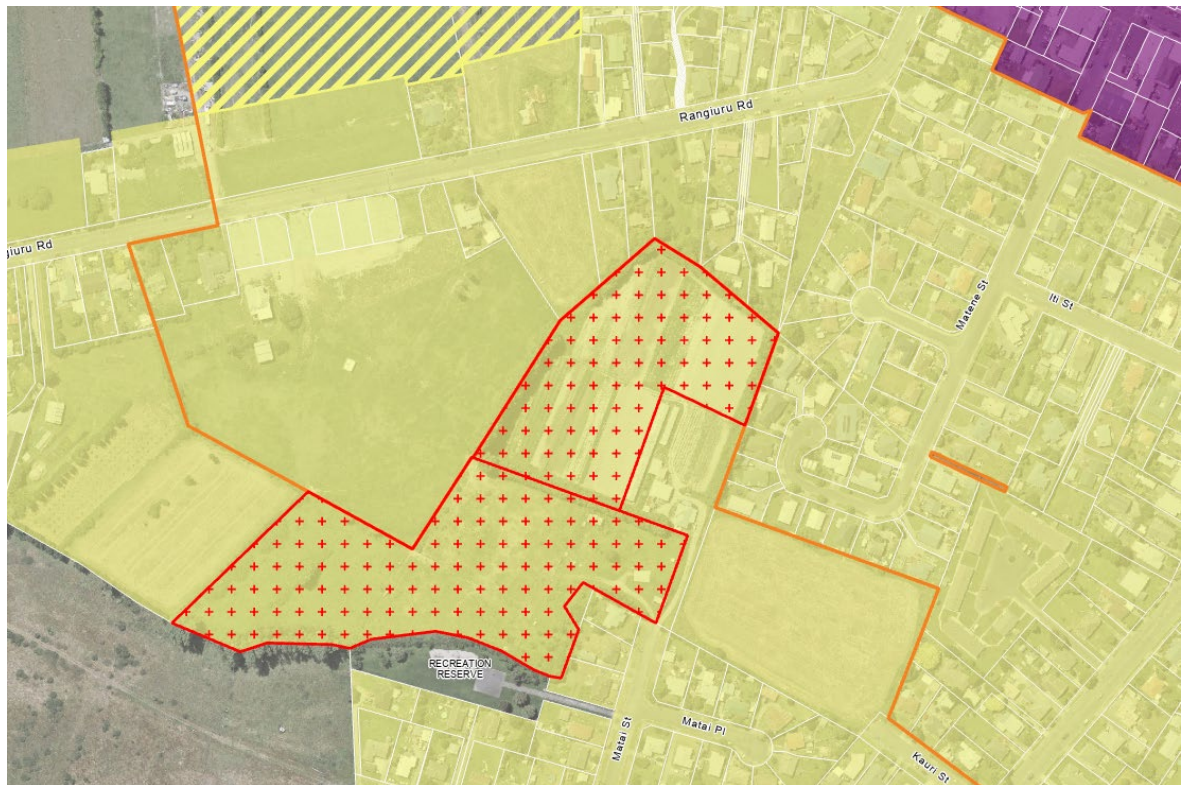
Note: map is not to scale.

**S182.01, S188.01, S206.02: Amend the spatial extent of PREC<sub>x</sub>2 – Residential Intensification Precinct B to the south-west of the Ōtaki Main Street Town Centre Zone**

Affected District Plan map series	Zones and Precincts
Affected maps	Maps 02 and 03
Affected GIS spatial layer	Proposed New Precincts   PREC <sub>x</sub> 2 – Residential Intensification Precinct B

**Recommended map amendments**

Amend the spatial extent of PREC<sub>x</sub>2 – Residential Intensification Precinct B (shown outlined orange) to the south-west of the Ōtaki Main Street Town Centre Zone to **incorporate** the land that was formerly at 15 and 16 Mātai Street (shown outlined in red with a red '+' hatching), in the following map:



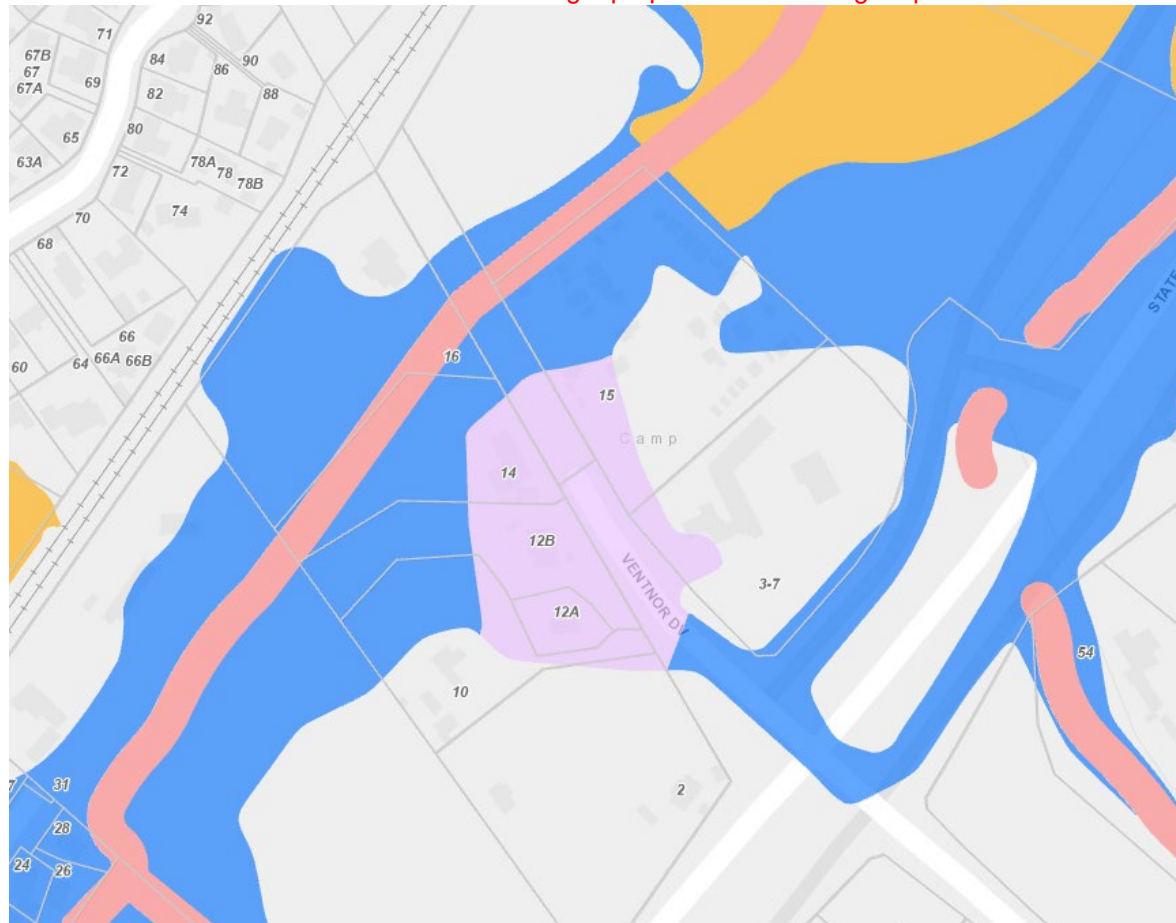
Note: map is not to scale.

**S171.02: Amend the flood hazard layer of the District Plan maps to reclassify an area currently identified as ‘ponding area’ to be identified as ‘shallow surface flow’ at Ventnor Drive**

Affected District Plan map series	Natural Hazards
Affected maps	Map 12
Affected GIS spatial layer	Overlays   Hazards and Risks   Flood Hazard

**Recommended map amendments**

Amend the flood hazard layer of the District Plan maps to reclassify an area currently identified as ‘ponding area’ to be identified as ‘shallow surface flow’ at 2, 3-7, 10, 12A, 12B, 14 and 15 Ventnor Drive. The area to be amended is identified in light purple in the following map:



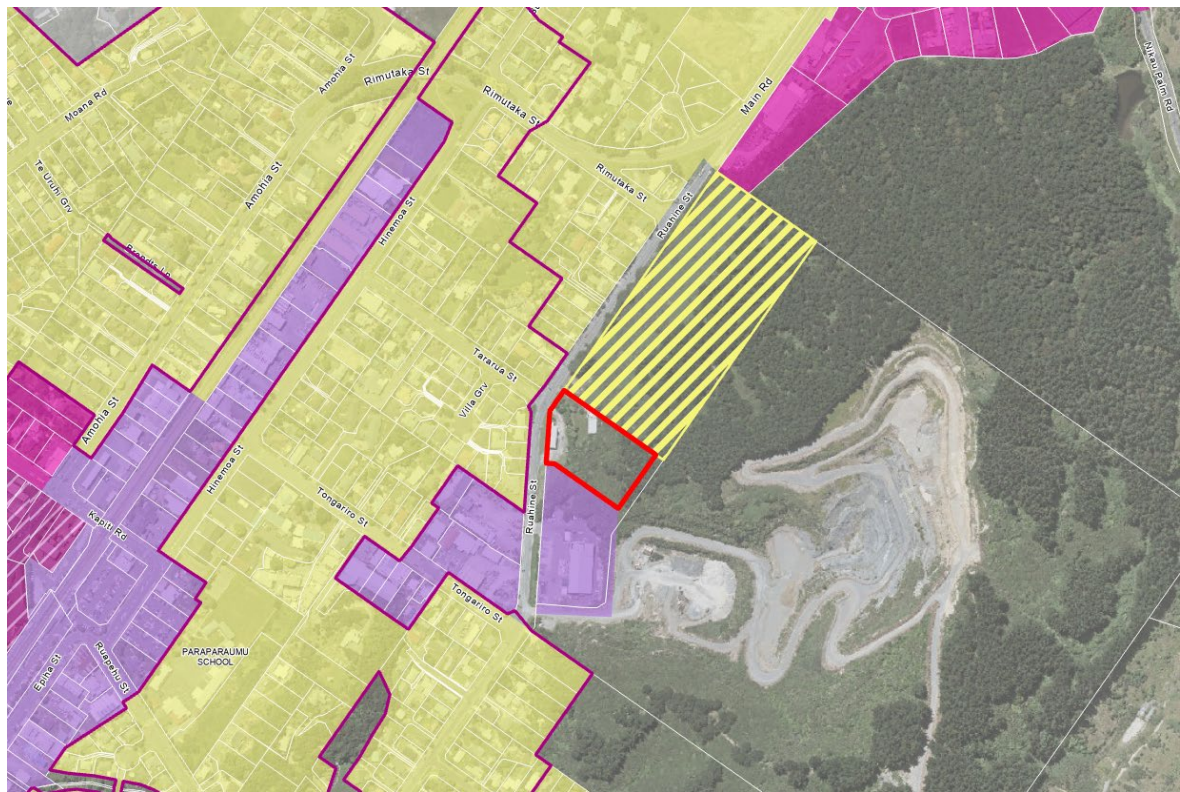
Note: map is not to scale.

**S077.02: Amend the extent of land proposed to be rezoned as General Residential Zone at 58 Ruahine Street, Paraparaumu, to include the land located at 76 Ruahine Street.**

Affected District Plan map series	Zones and Precincts
Affected maps	Map 12
Affected GIS spatial layers	Proposed New General Residential Zones   General Residential - ReZone

**Recommended map amendments**

Amend the extent of land proposed to be rezoned as General Residential Zone at 58 Ruahine Street, Paraparaumu (shown in the yellow hatching), to include the land outlined in a thick red outline in the following map:



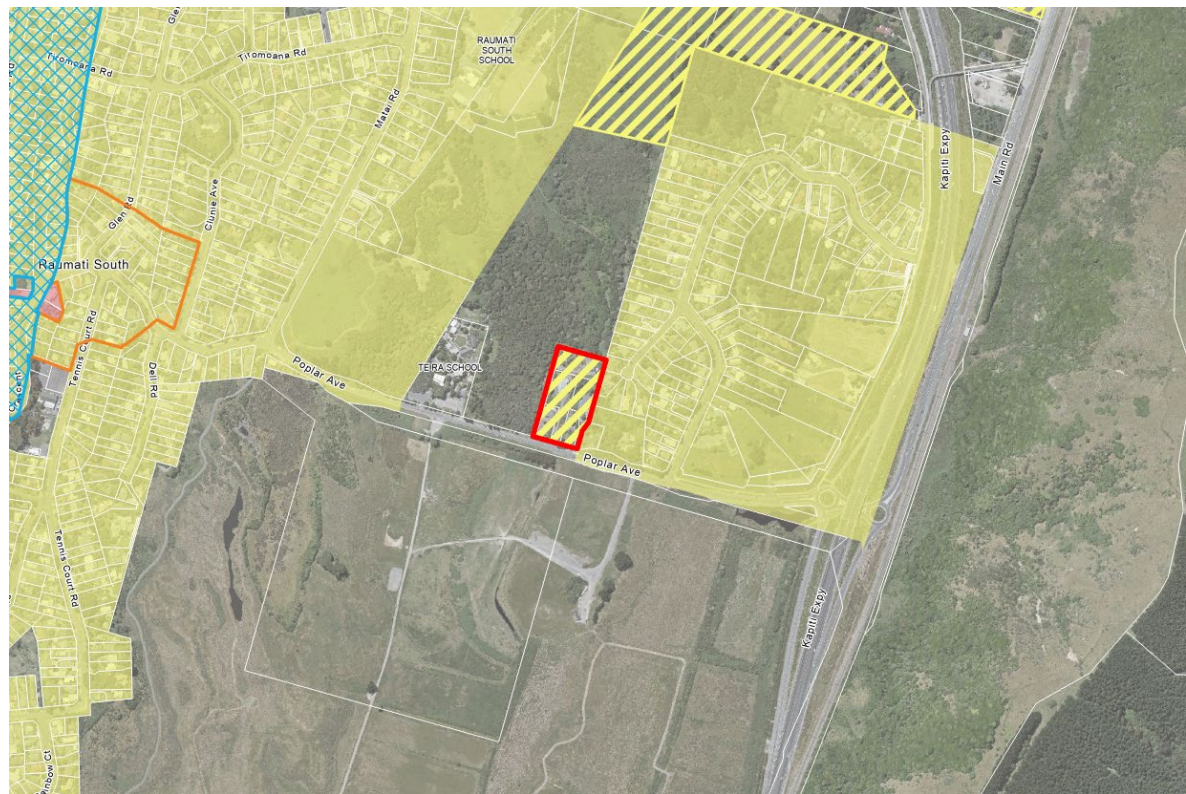
Note: map is not to scale.

**S122.107: Amend the extent of land proposed to be rezoned as General Residential Zone to remove the land located at 99-105 Poplar Ave, Raumati South.**

Affected District Plan map series	Zones and Precincts
Affected maps	Map 14
Affected GIS spatial layers	Proposed New General Residential Zones   General Residential - ReZone

**Recommended map amendments**

Amend the extent of land proposed to be rezoned as General Residential Zone (shown in the yellow hatching) to **remove** the land located at 99-105 Poplar Ave, Raumati South, outlined in a thick red outline in the following map:



Note: map is not to scale.

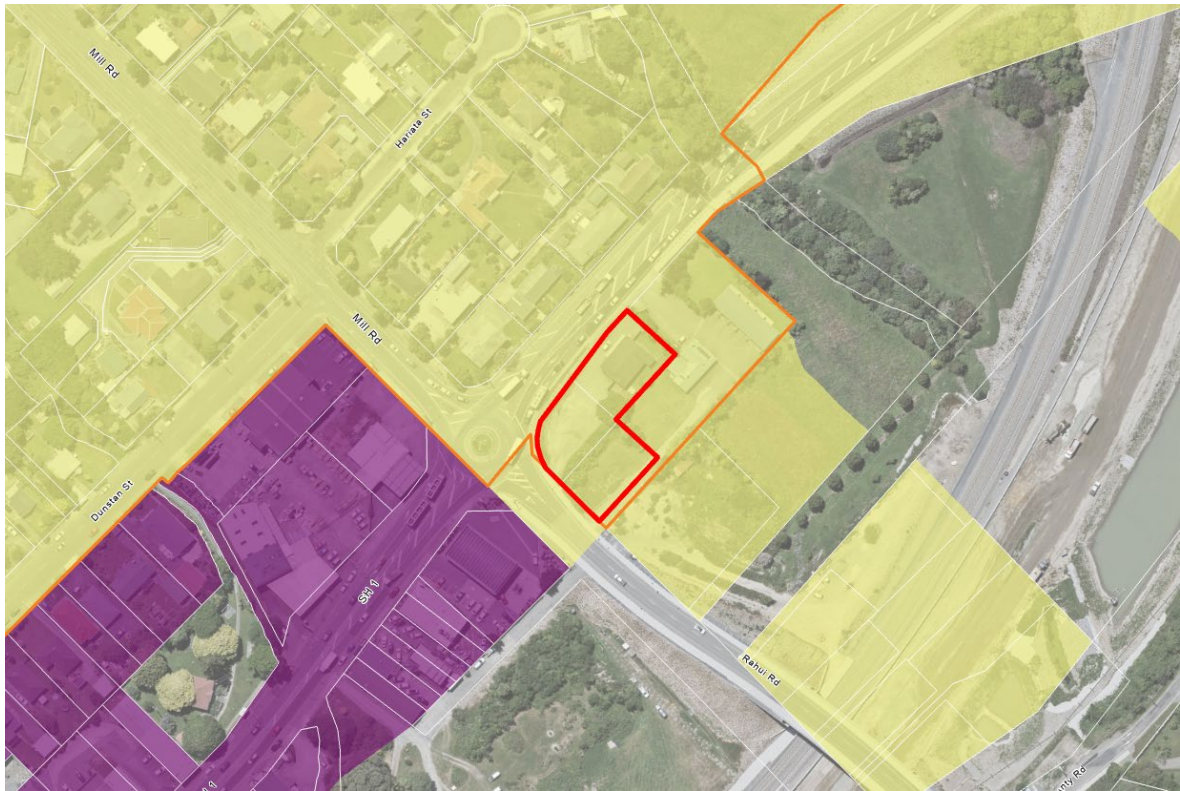
**S187.01: Amend the spatial extent of the Ōtaki Railway Station Town Centre Zone to include the land located at 254-256 Main Highway and 4 Rahui Road, Ōtaki.**

Affected District Plan map series	Zones and Precincts
Affected maps	Map 03
Affected GIS spatial layers	Zones   Town Centre Zone Proposed New Precincts   PRECx2 – Residential Intensification Precinct B

**Recommended map amendments**

Amend the spatial extent of the Ōtaki Railway Station Town Centre Zone (shown purple) to **include** the land located at 254-256 Main Highway and 4 Rahui Road, Ōtaki, outlined in a thick red outline in the following map.

As part of this, undertake a consequential adjustment of the boundary of PRECx2 – Residential Intensification Precinct B (shown outlined orange) to remove this land from the precinct.



Note: map is not to scale.

## Appendix G. Recommended amendments to the District Plan maps in response to matters raised at the hearing

The following maps identify the recommended amendments to the District Plan maps in response to matters raised at the hearing.

### Figure 1: Ōtaki Takiwā Precinct (in response to matters raised by Ngā Hapū o Ōtaki [S203])

Refer to section 19.15 of PC(R2) for the amendments relevant to this figure.

This map outlines:

- Recommended extent of PRECx8 – Ōtaki Takiwā Precinct (General Residential Zone) and PRECx9 – Ōtaki Takiwā Precinct (Town Centre Zone), shown outlined in the blue hatched area.
- Recommended amendments to Residential Intensification Precinct B. The extent to be removed is shown in a dashed orange line, with the recommended extent being shown in a solid orange line with an orange hatching.

### Figure 2: Whakarongotai Takiwā Precinct (in response to matters raised by Te Ātiawa ki Whakarongotai [S100])

Refer to section 19.16 of PC(R2) for the amendments relevant to this figure.

This map outlines the recommended extension of PRECx6 – Whakarongotai Takiwā Precinct (High Density Residential Zone) and PRECx7 - Whakarongotai Takiwā Precinct (Town Centre Zone) shown outlined in shown outlined in the blue hatched area.

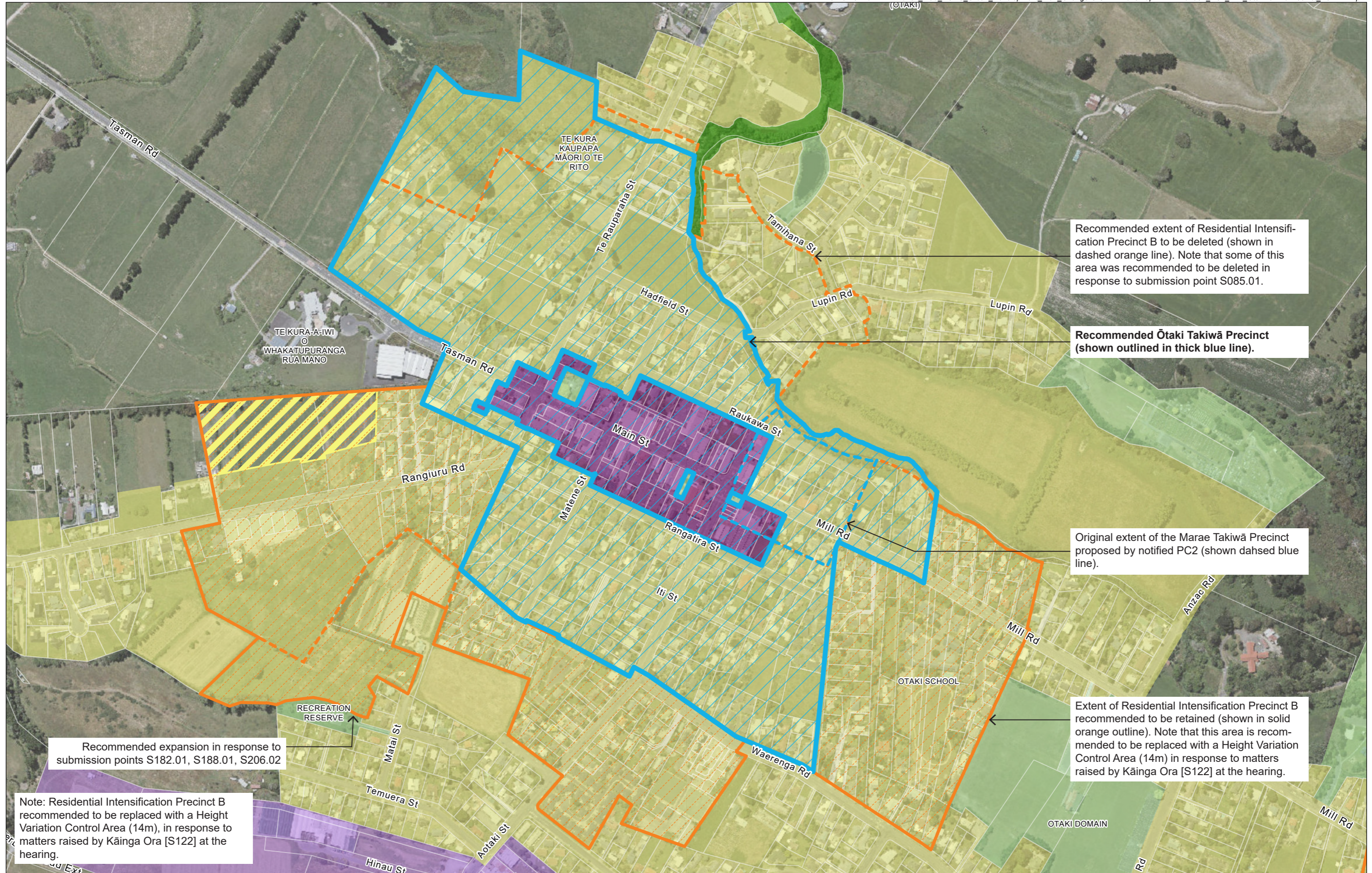
### Figure 3: Kārewarewa Urupā Schedule 9 Extensions

Refer to section 19.17 of PC(R2) for the amendments relevant to this figure.

This map outlines:

- Recommended extension to the spatial extent of wāhi tapu site WTSx1 (Kārewarewa Urupā (Wāhanga Tahī)). Note that this extension was recommended in the Council Officers' Planning Evidence in response to submission point S100.50.
- Recommended extension to the spatial extent of wāhi tapu site WTSx2 (Kārewarewa Urupā (Wāhanga Rua)), in response to matters raised by Te Ātiawa ki Whakarongotai [S100] at the hearing.





Recommended extent of Residential Intensification Precinct B to be deleted (shown in dashed orange line). Note that some of this area was recommended to be deleted in response to submission point S085.01.

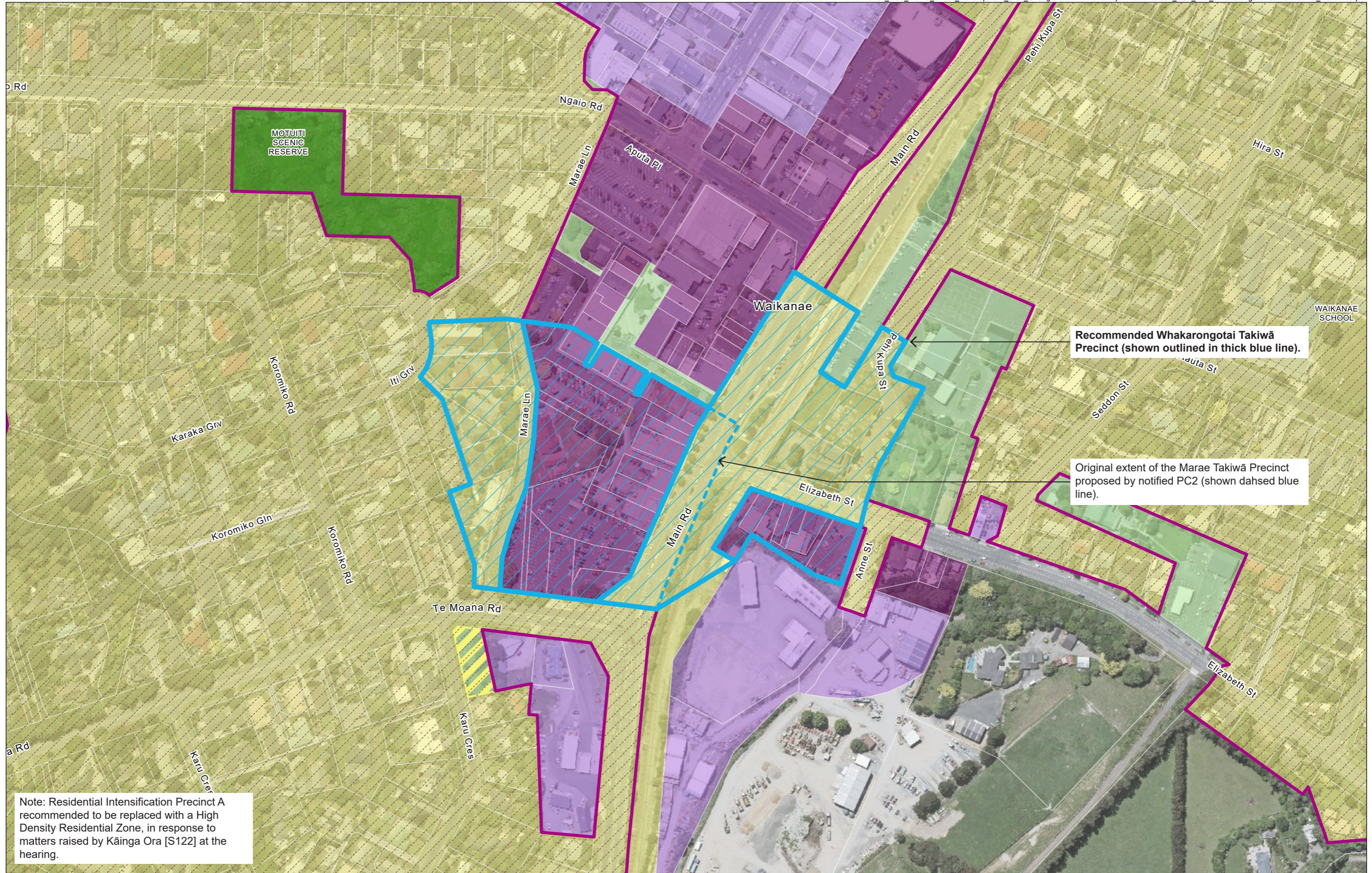
Recommended Ōtaki Takiwā Precinct (shown outlined in thick blue line).

Original extent of the Marae Takiwā Precinct proposed by notified PC2 (shown dashed blue line).

Extent of Residential Intensification Precinct B recommended to be retained (shown in solid orange outline). Note that this area is recommended to be replaced with a Height Variation Control Area (14m) in response to matters raised by Kāinga Ora [S122] at the hearing.

Recommended expansion in response to submission points S182.01, S188.01, S206.02

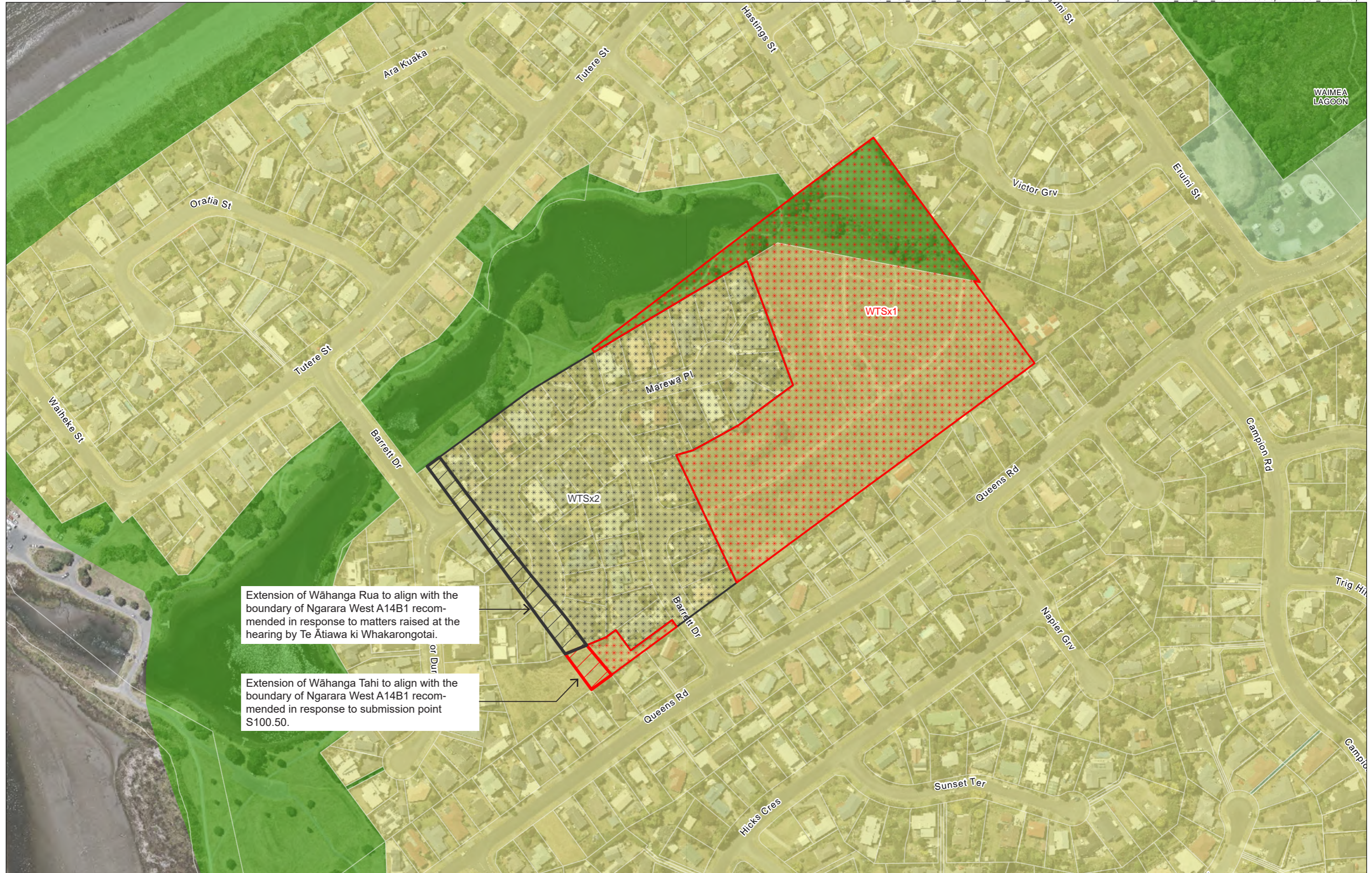
Note: Residential Intensification Precinct B recommended to be replaced with a Height Variation Control Area (14m), in response to matters raised by Kāinga Ora [S122] at the hearing.



Recommended Whakarongotai Takiwā Precinct (shown outlined in thick blue line).

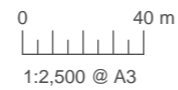
Original extent of the Marae Takiwā Precinct proposed by notified PC2 (shown dashed blue line).

Note: Residential Intensification Precinct A recommended to be replaced with a High Density Residential Zone, in response to matters raised by Kāinga Ora [S122] at the hearing.



Extension of Wāhanga Rua to align with the boundary of Ngarara West A14B1 recommended in response to matters raised at the hearing by Te Ātiawa ki Whakarongotai.

Extension of Wāhanga Tahi to align with the boundary of Ngarara West A14B1 recommended in response to submission point S100.50.



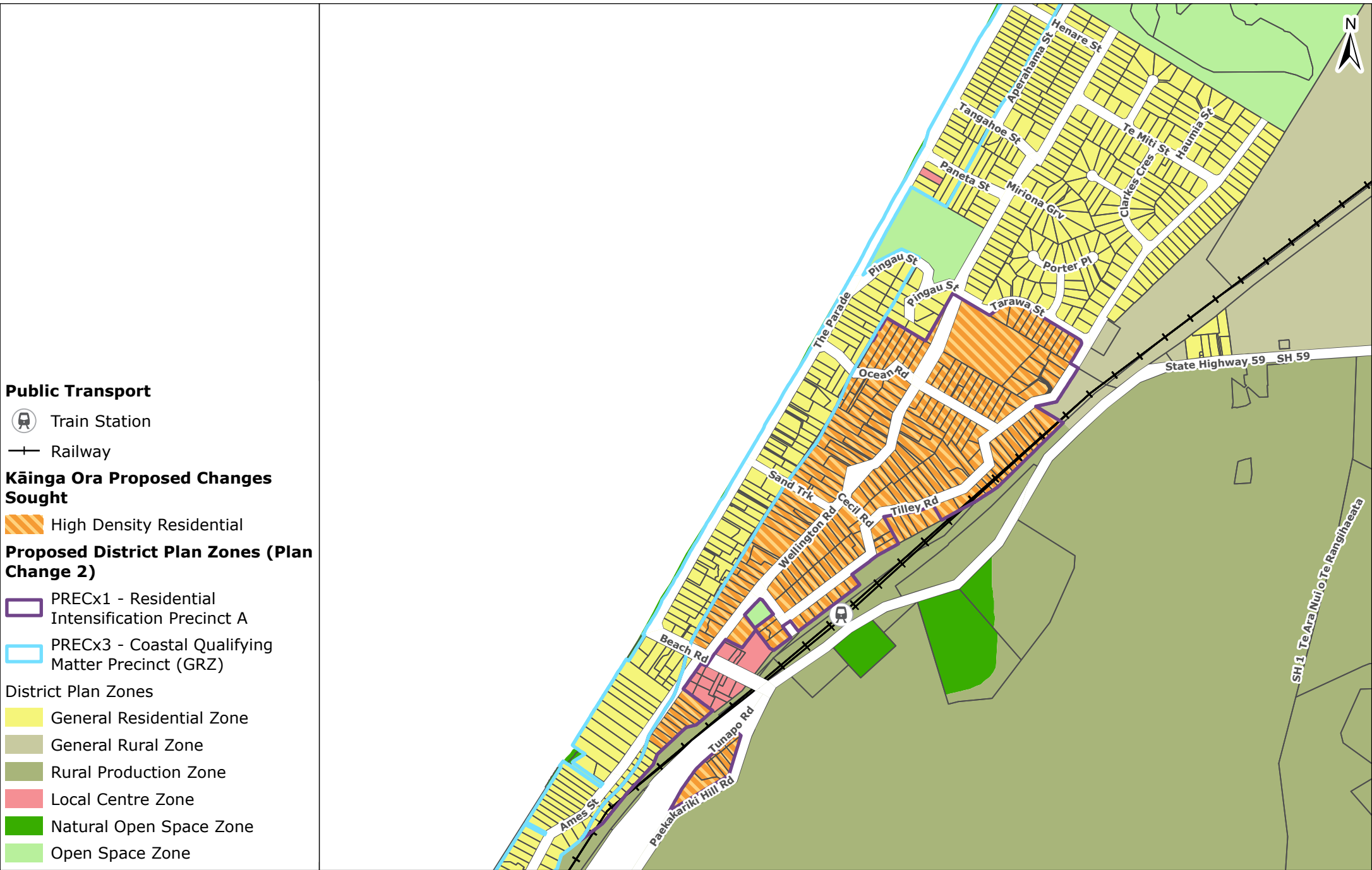
- LEGEND**
- General Residential Zone
  - Natural Open Space Zone
  - Open Space Zone
  - Proposed Wāhi Tapu: WTSx1
  - Proposed Wāhi Tapu: WTSx2

- Proposed Wāhi Tapu: WTSx2 Recommendation**
- Extend WTSx1
  - Extend WTSx2



## **Appendix H. Recommended amendments to the District Plan maps in response to matters raised at the hearing by Kāinga Ora [S122]**

This appendix contains the maps tabled by Kāinga Ora at the hearing, as part of the evidence of Mr Rae. The maps related to Ōtaki have been excluded, as no amendments at Ōtaki are recommended in response to the matters raised by Kāinga Ora.


Refer to sections 19.1A and 19.2A of PC(R2) for the amendments relevant to the maps contained in this Appendix.





**Public Transport**

-  Train Station
-  Railway



**Kāinga Ora Proposed Changes Sought**

-  High Density Residential

**Proposed District Plan Zones (Plan Change 2)**

-  PRECx1 - Residential Intensification Precinct A
-  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

**District Plan Zones**

-  General Residential Zone
-  General Rural Zone
-  Rural Production Zone
-  Local Centre Zone
-  Natural Open Space Zone
-  Open Space Zone

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paekakariki

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 1 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0 260 Metres	




**Public Transport**


—+ Railway

**Kāinga Ora Proposed Changes Sought**

 Height Variation Control

**Proposed District Plan Zones (Plan Change 2)**

 PRECx2 - Residential Intensification Precinct B

 PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

**District Plan Zones**

 General Residential Zone

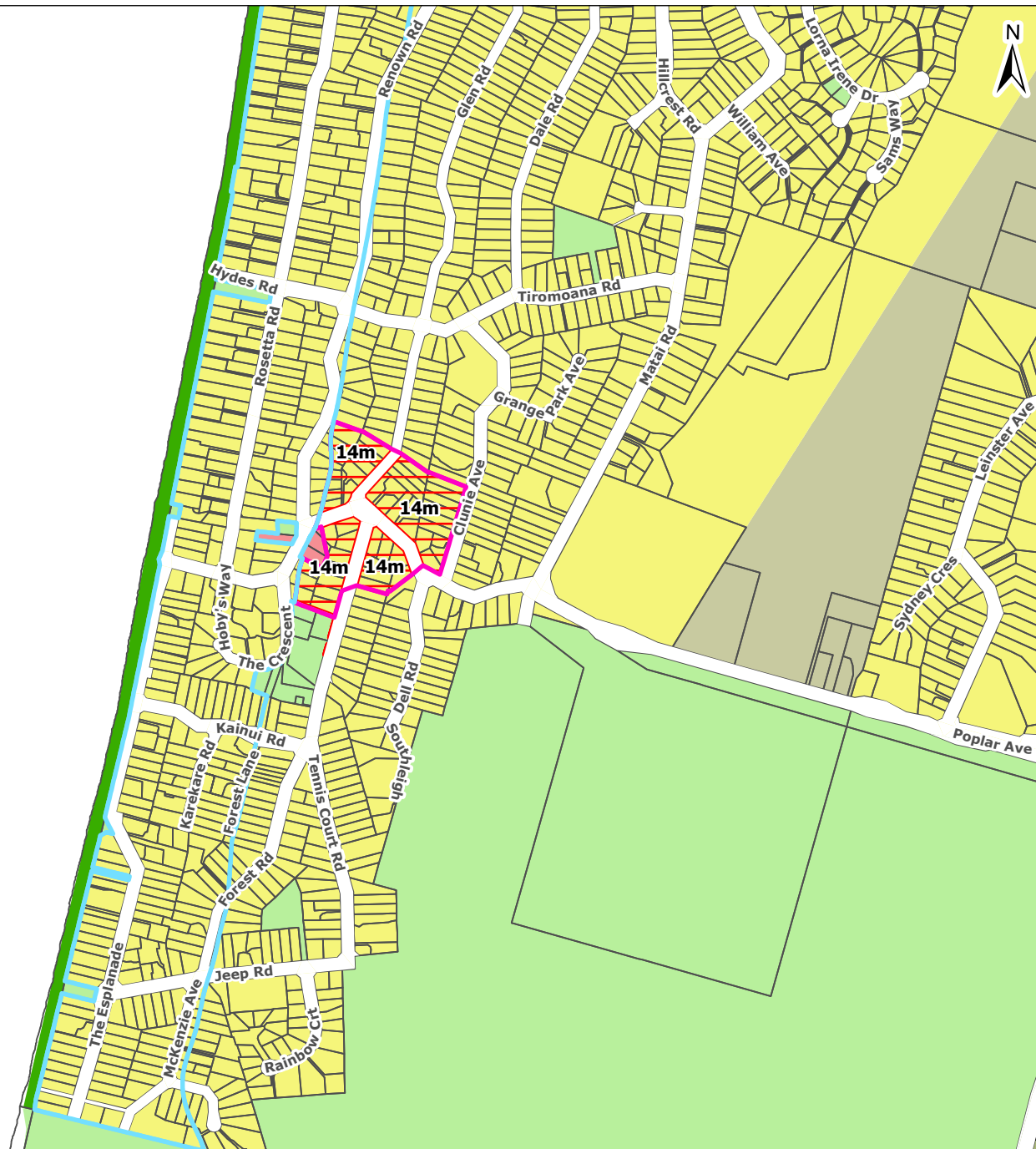
 General Rural Zone

 Rural Production Zone

 Local Centre Zone

 Natural Open Space Zone

 Open Space Zone





Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Raumatī South




PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 2 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0 260 Metres	





### Kāinga Ora Proposed Changes Sought

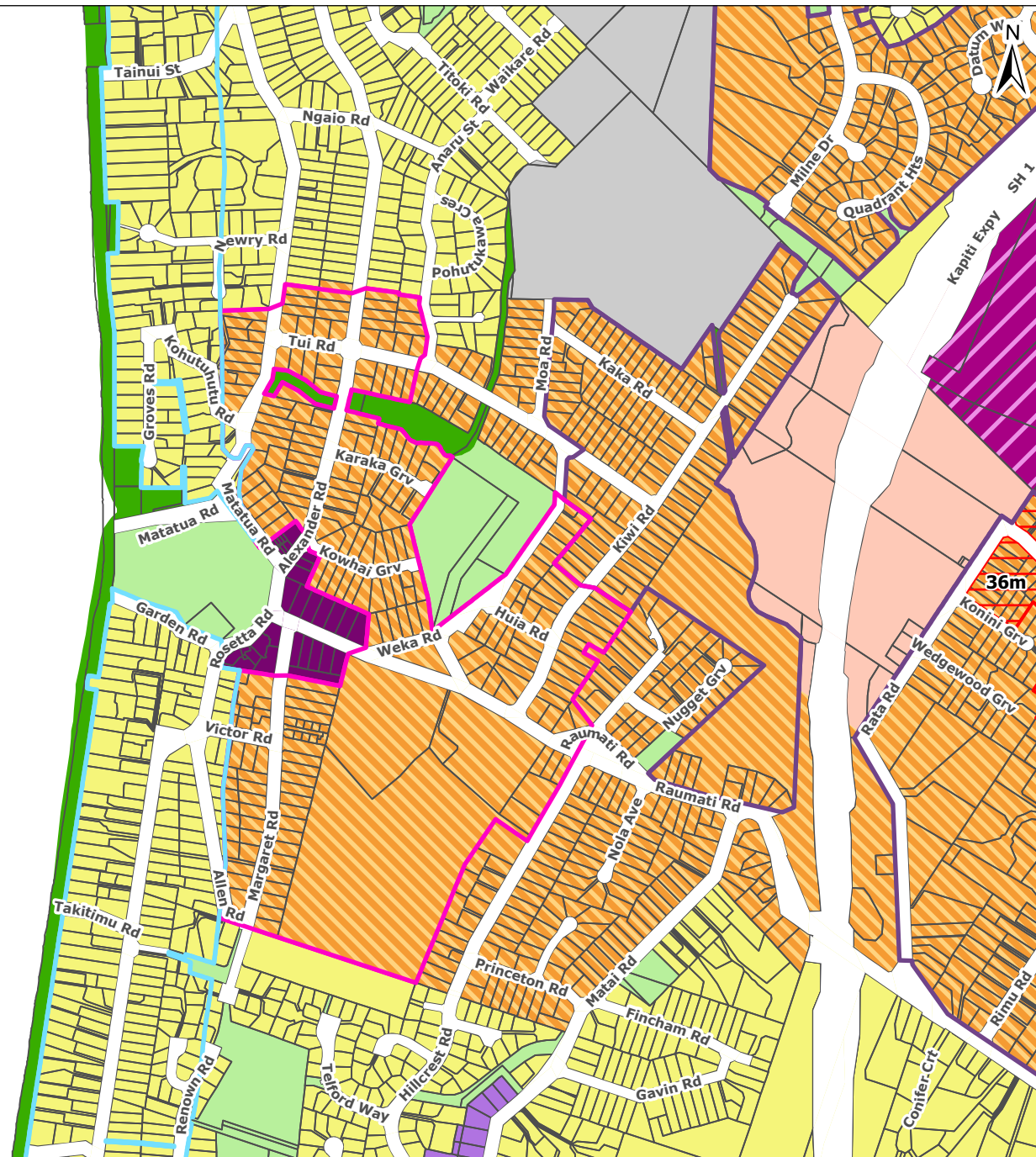
-  Height Variation Control
-  High Density Residential

### Proposed District Plan Zones (Plan Change 2)

-  PRECx1 - Residential Intensification Precinct A
-  PRECx2 - Residential Intensification Precinct B
-  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

### District Plan Zones

-  General Residential Zone
-  Rural Lifestyle Zone
-  Town Centre Zone
-  Metropolitan Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Airport Zone

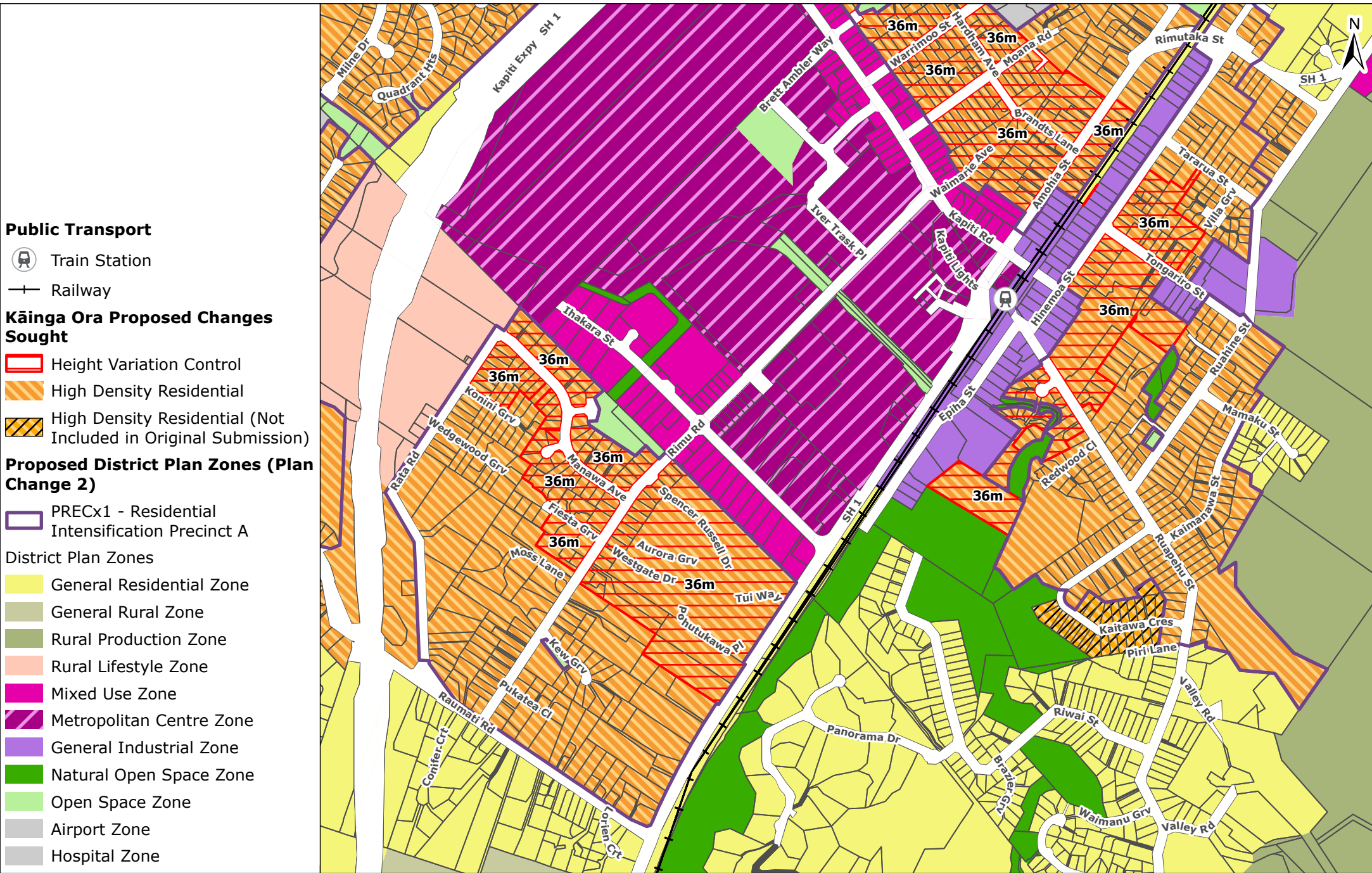


Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Raumati Town

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 3 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0	260 Metres





**Public Transport**

- Train Station
- Railway

**Kāinga Ora Proposed Changes Sought**

- Height Variation Control
- High Density Residential
- High Density Residential (Not Included in Original Submission)

**Proposed District Plan Zones (Plan Change 2)**

- PRECx1 - Residential Intensification Precinct A

**District Plan Zones**

- General Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Mixed Use Zone
- Metropolitan Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Airport Zone
- Hospital Zone

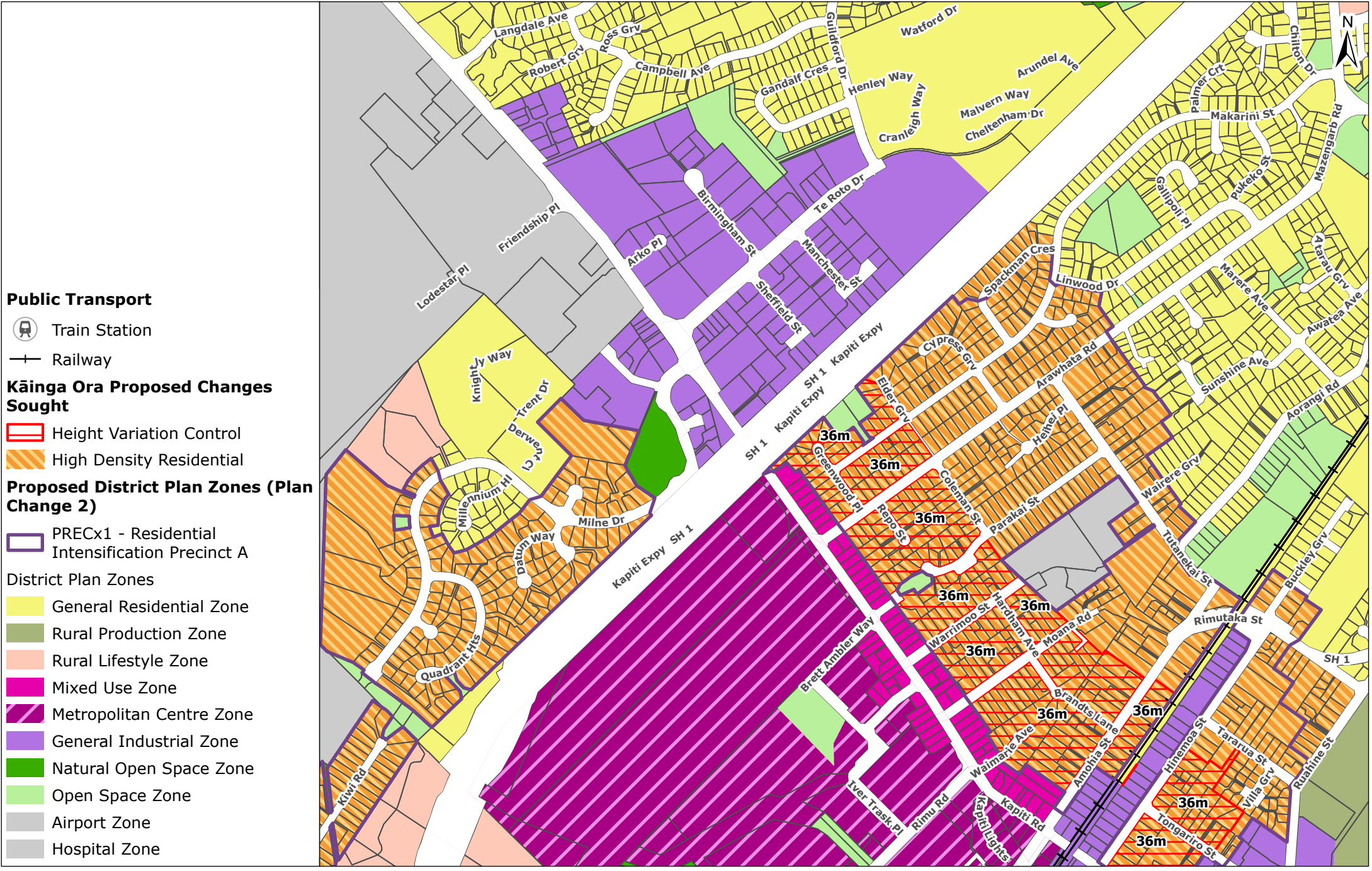
Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paraparaumu (South)

PREPARED BY	TPG REF: 718448
Conor McIntosh	SHEET 4 OF 13
DATE	A4 Scale 1:10,000
9/03/2023	0 260 Metres







**Public Transport**

- Train Station
- Railway

**Kāinga Ora Proposed Changes Sought**

- Height Variation Control
- High Density Residential

**Proposed District Plan Zones (Plan Change 2)**

- PRECx1 - Residential Intensification Precinct A

**District Plan Zones**

- General Residential Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Mixed Use Zone
- Metropolitan Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Airport Zone
- Hospital Zone



Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paraparaumu (North)



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Conor McIntosh	SHEET 5 OF 13
DATE	A4 Scale 1:10,000
9/03/2023	0 260 Metres



### Kāinga Ora Proposed Changes Sought

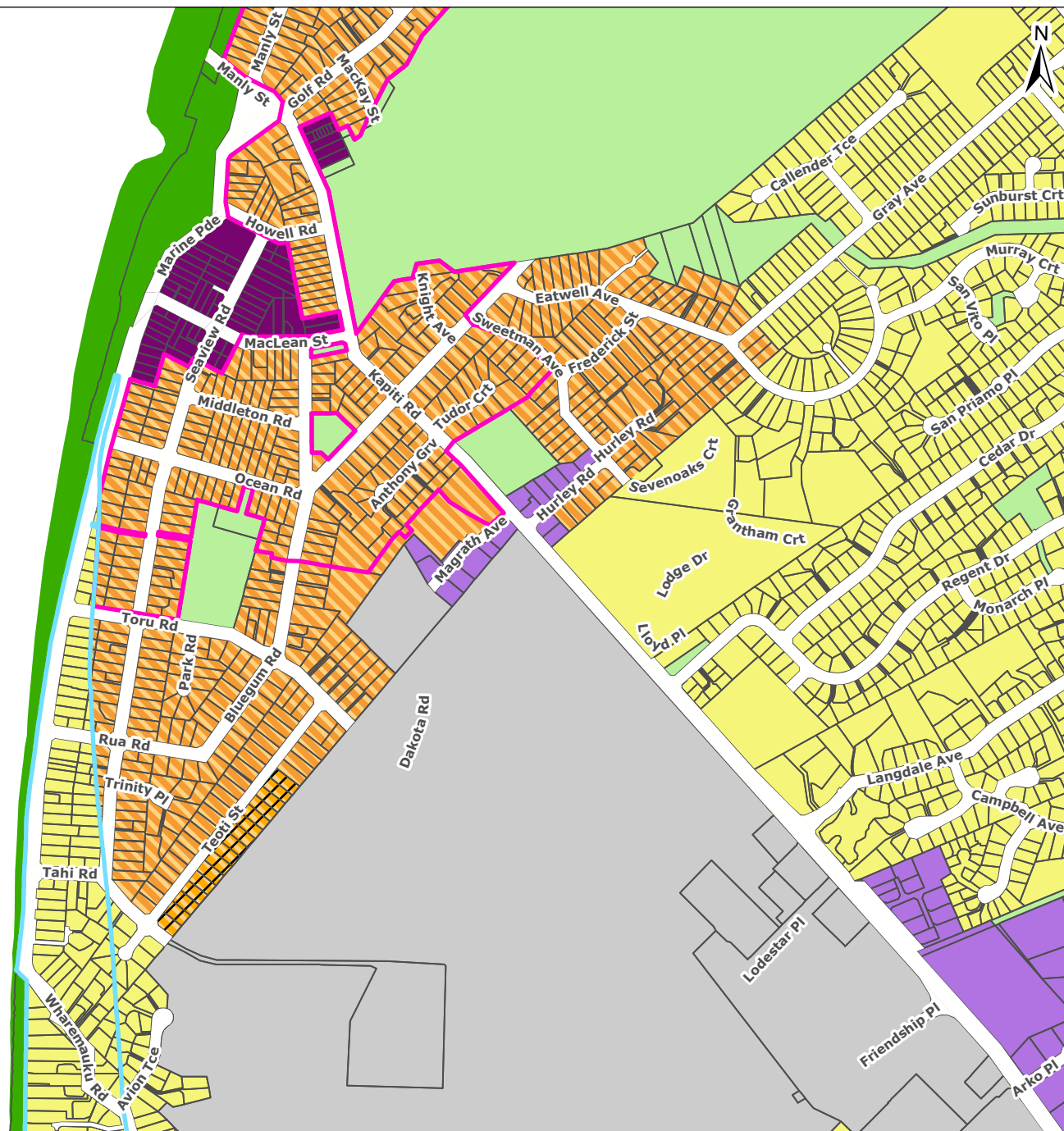
-  High Density Residential
-  High Density Residential (Not Included in Original Submission)

### Proposed District Plan Zones (Plan Change 2)

-  PRECx2 - Residential Intensification Precinct B
-  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

### District Plan Zones

-  General Residential Zone
-  Town Centre Zone
-  General Industrial Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Airport Zone





Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paraparaumu Beach



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Conor McIntosh	SHEET 6 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0 260 Metres	







### Kāinga Ora Proposed Changes Sought

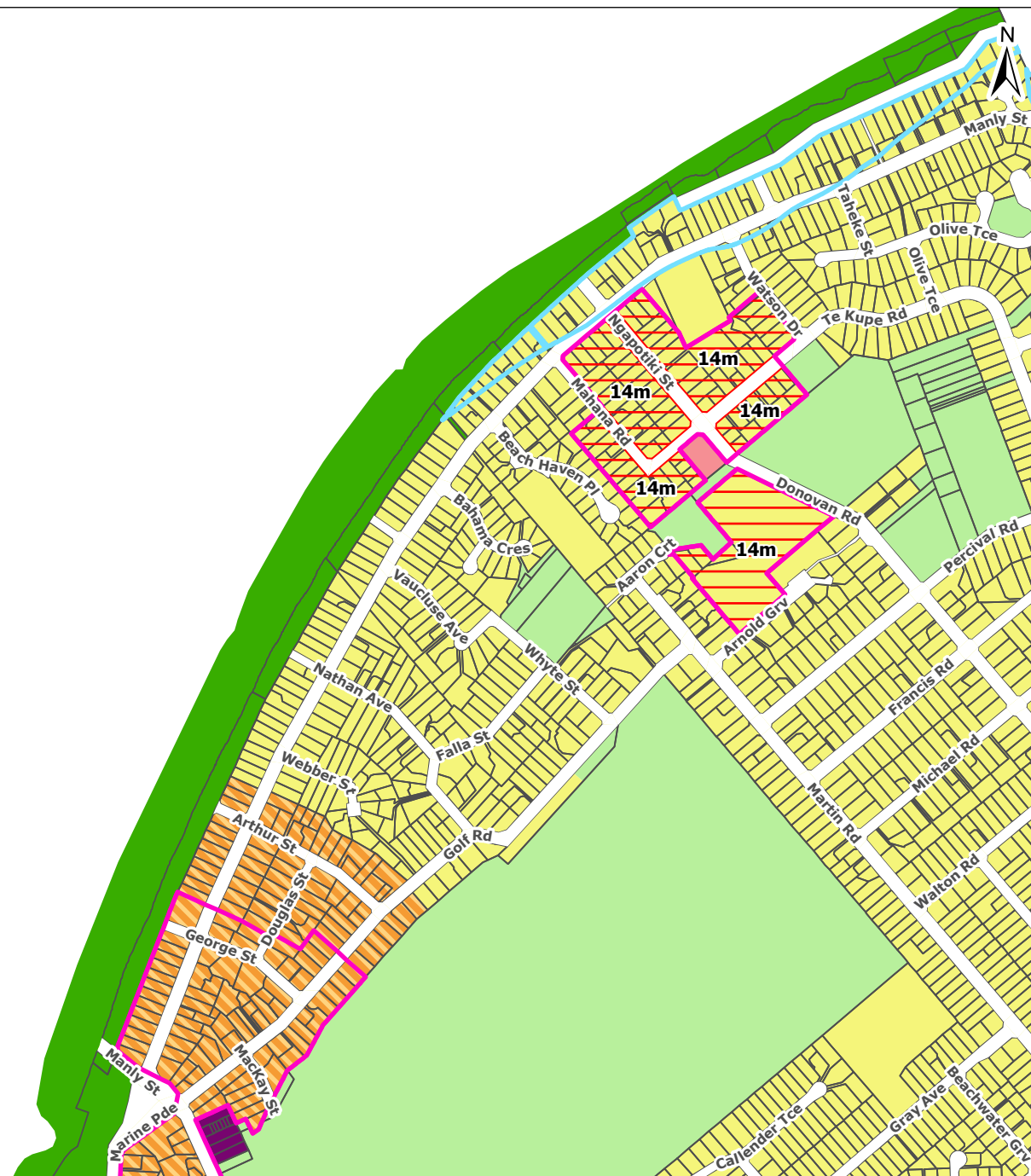
-  Height Variation Control
-  High Density Residential

### Proposed District Plan Zones (Plan Change 2)

-  PRECx2 - Residential Intensification Precinct B
-  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

### District Plan Zones

-  General Residential Zone
-  Local Centre Zone
-  Town Centre Zone
-  Natural Open Space Zone
-  Open Space Zone

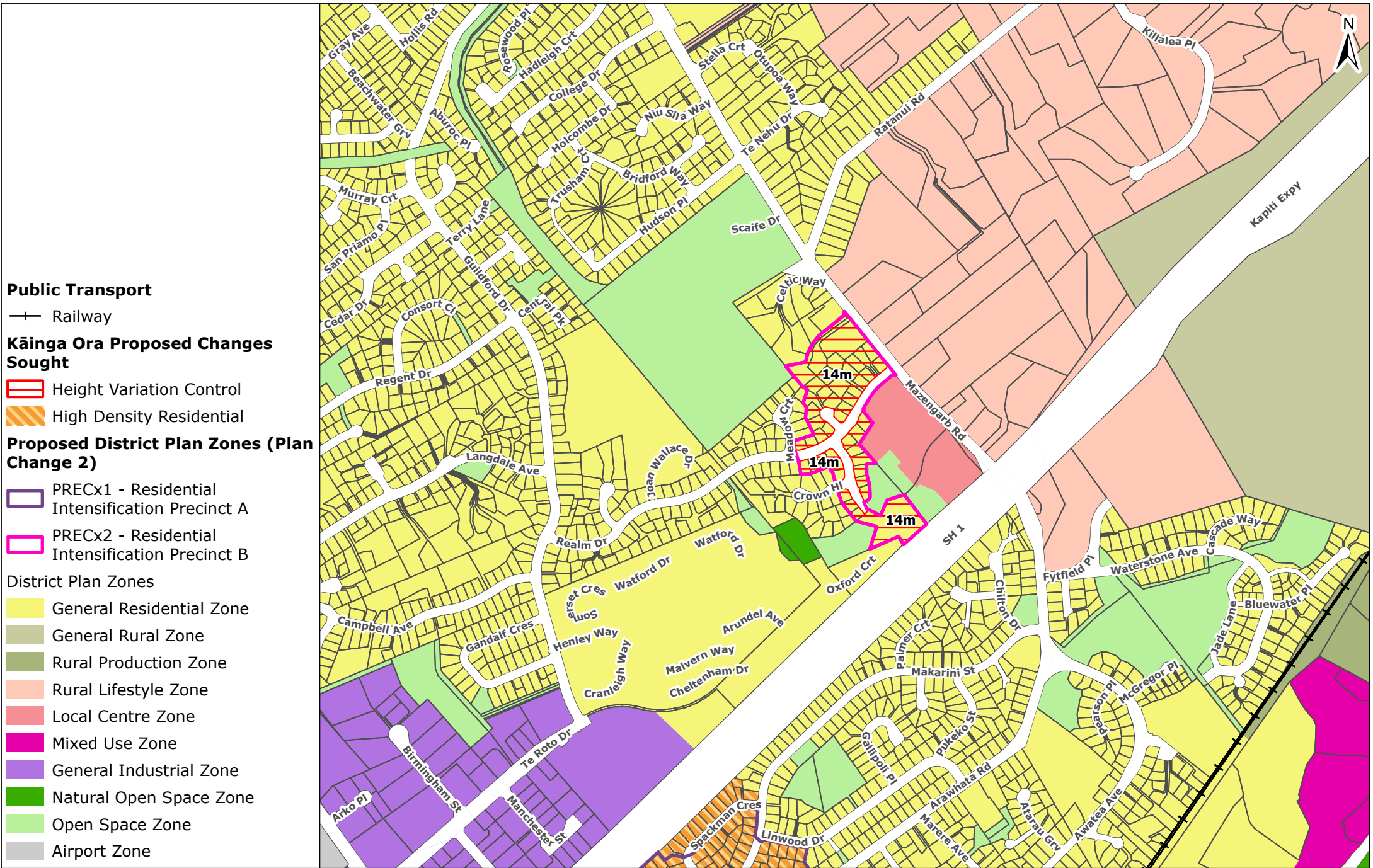


Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Kenakena

PREPARED BY	TPG REF. 718448
Conor McIntosh	SHEET 7 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0 260 Metres	





**Public Transport**

—+— Railway

**Kāinga Ora Proposed Changes Sought**

- Height Variation Control
- High Density Residential

**Proposed District Plan Zones (Plan Change 2)**

- PRECx1 - Residential Intensification Precinct A
- PRECx2 - Residential Intensification Precinct B

**District Plan Zones**

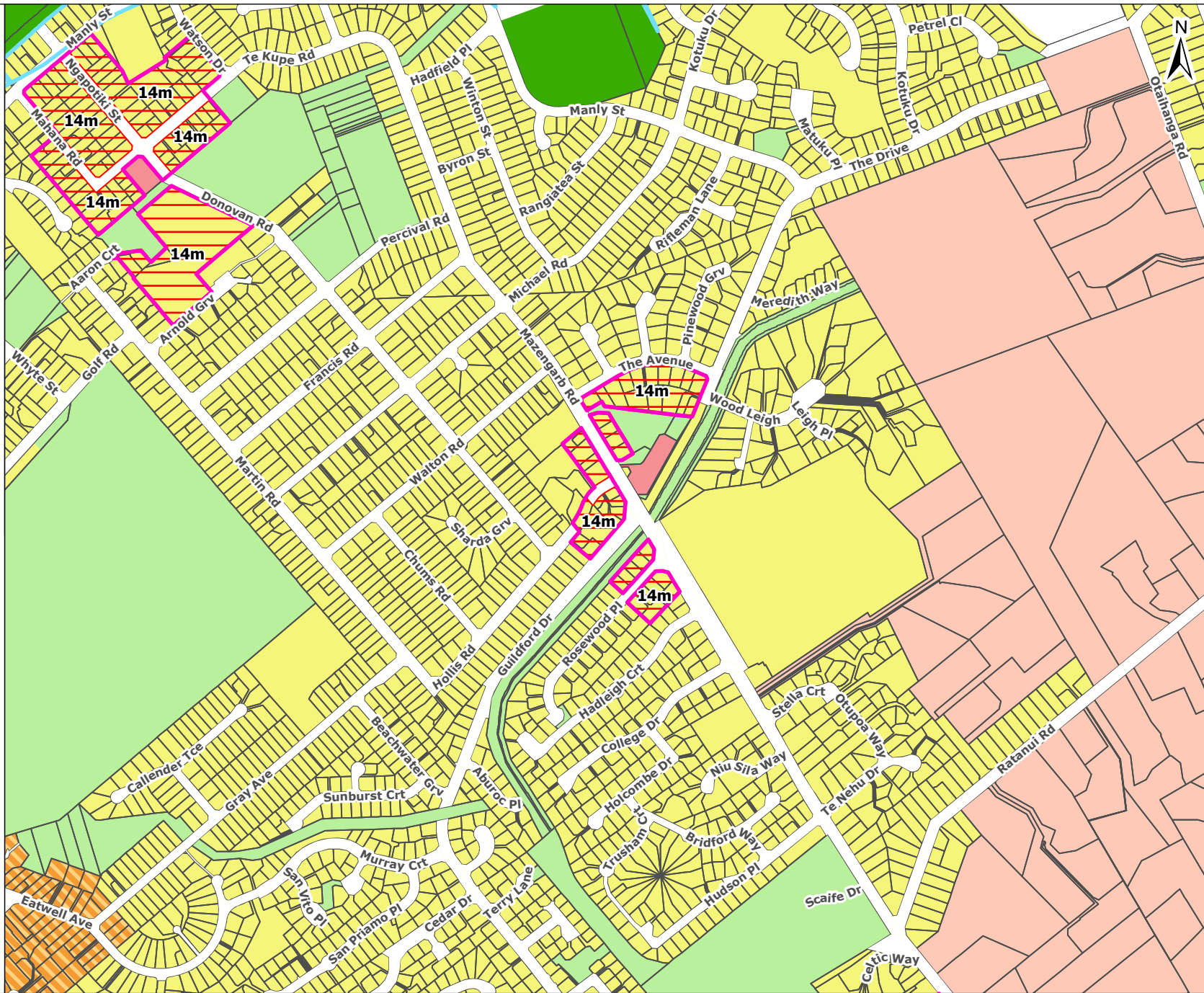
- General Residential Zone
- General Rural Zone
- Rural Production Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Mixed Use Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Airport Zone

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).



Centre: Connect Church

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Conor McIntosh	SHEET 8 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0 260 Metres	












**Kāinga Ora Proposed Changes Sought**

-  Height Variation Control
-  High Density Residential

**Proposed District Plan Zones (Plan Change 2)**

-  PRECx2 - Residential Intensification Precinct B
-  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

**District Plan Zones**

-  General Residential Zone
-  Rural Lifestyle Zone
-  Local Centre Zone
-  Natural Open Space Zone
-  Open Space Zone

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: The Jolly Pub



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Conor McIntosh	SHEET 9 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0 260 Metres	









**Kāinga Ora Proposed Changes Sought**

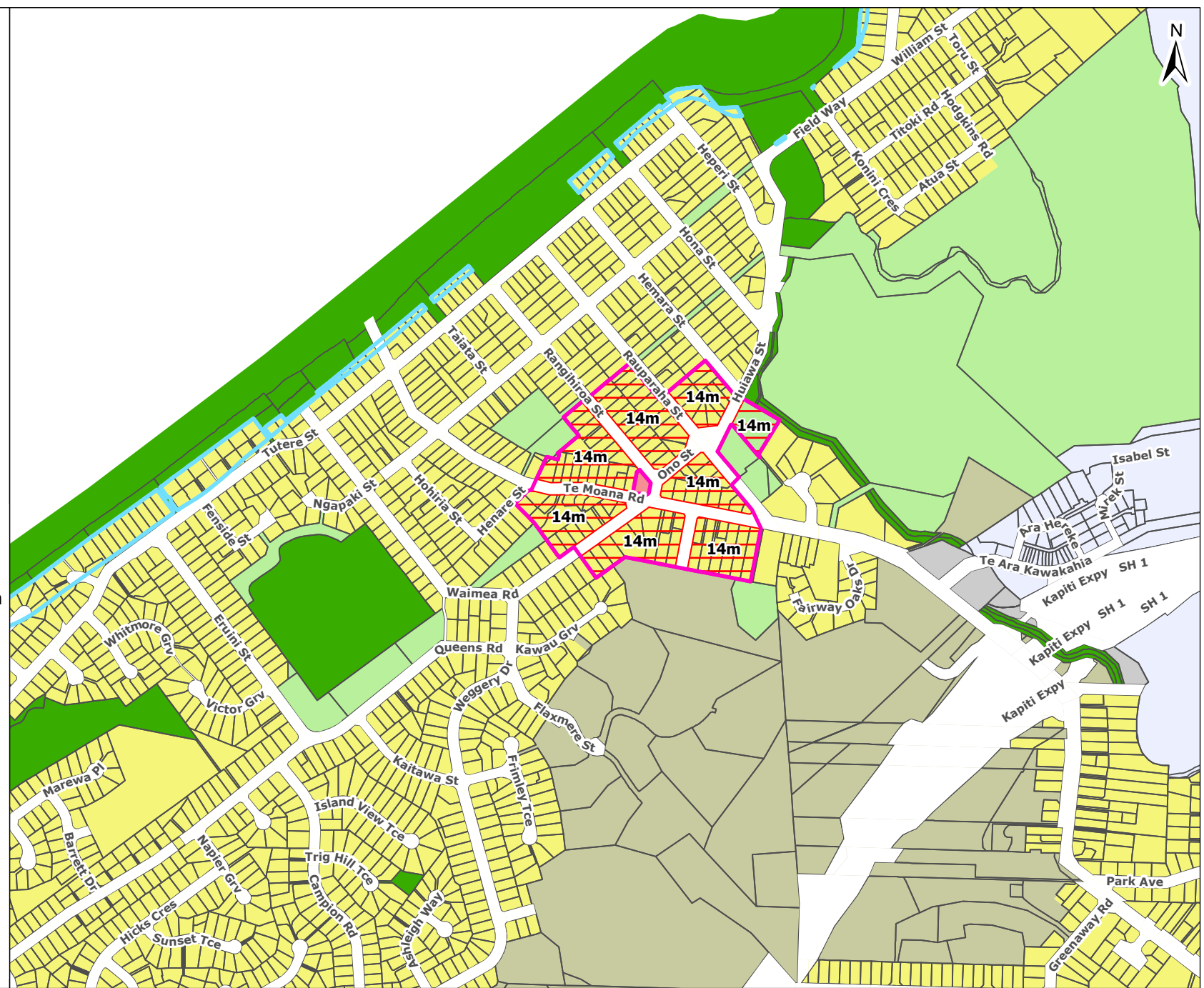
 Height Variation Control

**Proposed District Plan Zones (Plan Change 2)**

-  PRECx2 - Residential Intensification Precinct B
-  PRECx3 - Coastal Qualifying Matter Precinct (GRZ)

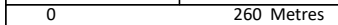
**District Plan Zones**

-  General Residential Zone
-  General Rural Zone
-  Local Centre Zone
-  Natural Open Space Zone
-  Open Space Zone
-  Future Urban Zone
-  Ngārara Development Area

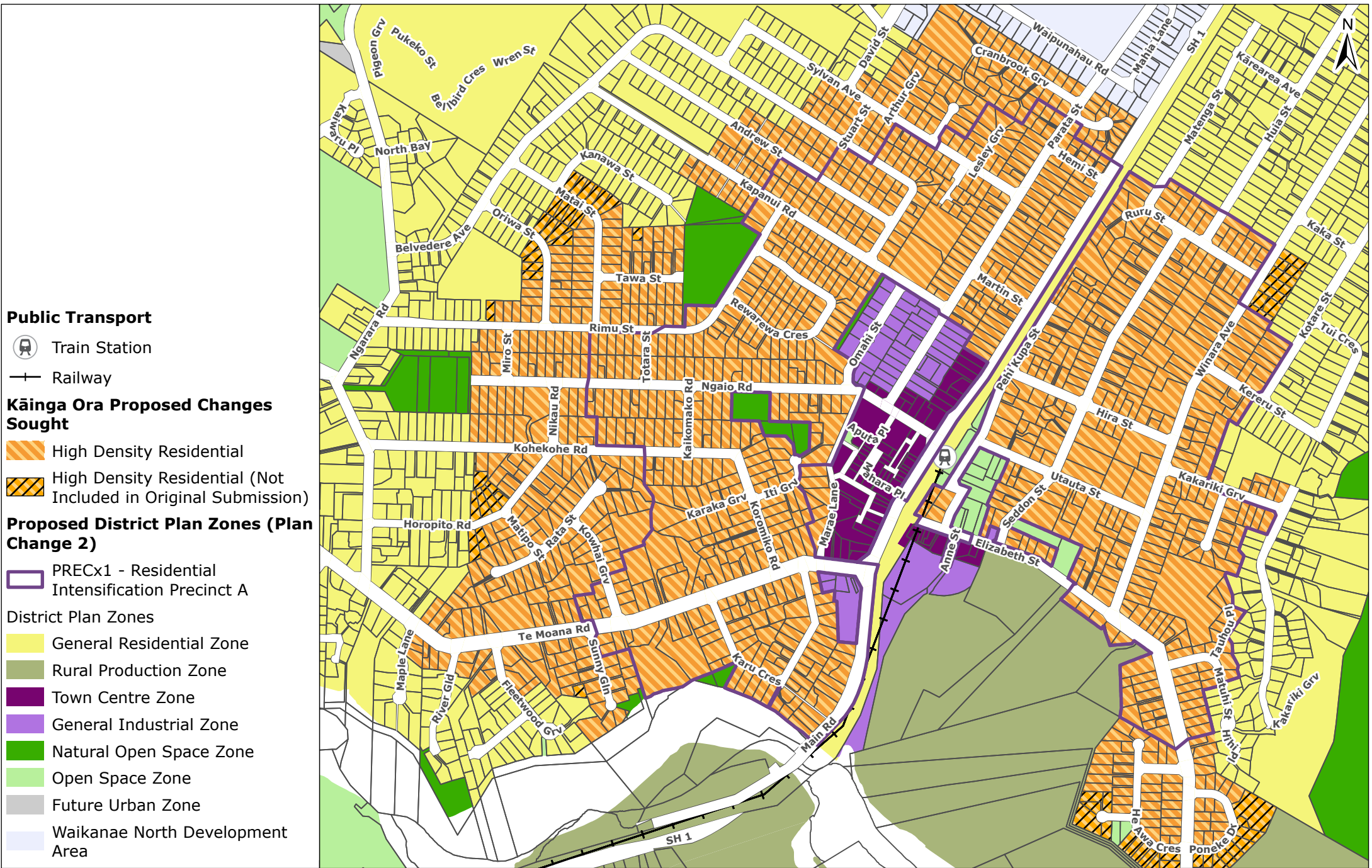


Centre: Waikanae Beach

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

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Conor McIntosh	SHEET 10 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
	





**Public Transport**

- Train Station
- Railway

**Kāinga Ora Proposed Changes Sought**

- High Density Residential
- High Density Residential (Not Included in Original Submission)

**Proposed District Plan Zones (Plan Change 2)**

- PRECx1 - Residential Intensification Precinct A
- District Plan Zones**
- General Residential Zone
- Rural Production Zone
- Town Centre Zone
- General Industrial Zone
- Natural Open Space Zone
- Open Space Zone
- Future Urban Zone
- Waikanae North Development Area

Imagery sourced from: LINZ Data Services  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Waikanae

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Conor McIntosh	SHEET 11 OF 13
DATE 9/03/2023	A4 Scale 1:10,000
0	260 Metres

**Kāinga Ora**  
Homes and Communities