

# Plan Change 2 – Intensification Planning Instrument (IPI)

PC(D)
Council Decisions Version

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# **Appendices**

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- Appendix B. Proposed Residential Design Guide (PC(R2) Version)
- Appendix C. Proposed Centres Design Guide (PC(R2) Version)
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- Appendix E. Spatial extent of areas proposed to be added to Schedule 9 of the District Plan (for information only)
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- Appendix G. Recommended amendments to the District Plan maps in response to matters raised at the hearing
- Appendix H. Recommended amendments to the District Plan maps in response to matters raised at the hearing by Kāinga Ora [S122]
- Appendix I. Additional rezoning recommended by the Independent Hearings Panel as part of PC(C)

# How to read this document

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

# **Versions of PC2**

There are five versions of Plan Change 2 (PC2):

Version	Description
PC(N)	PC2 as notified.
PC(R1)	Amendments to PC(N) recommended in the Council Officers' Planning Evidence, provided to the Independent Hearings Panel (IHP) prior to the hearing.
PC(R2)	Amendments to PC(R1) recommended in the Council Officers' written reply, provided to the IHP after the hearing.
PC(C)	Amendments to PC(R2) to incorporate the recommendations of the IHP.
PC(D)	This version of PC2 incorporates the outcome of the Council's decision on PC2. This version is the same as PC(C), except that recommendations of the IHP that the Council has rejected are separately identified.

# This document is the Council's Decisions Version of PC2 (PC(D)).

# **Text conventions**

The following text conventions have been used throughout this document:

Text convention	Description
PC(N) – PC2 as notified	
Black text	Operative District Plan text not amended by PC(N).
Black text underlined	Text added to the District Plan by PC(N).
Black text struck through	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.
PC(R1) – Amendments recor	nmended in the Council Officers' Planning Evidence
Red text underlined	Text to be added to the District Plan because of recommendations in the Council Officers' Planning Evidence
Red text struck through	Operative District Plan text to be removed because of recommendations in the Council Officers' Planning Evidence.
Red text underlined and double struck through	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

Text convention	Description
PC(R2) – Amendments recor	mmended in the Council Officers' Reply
Blue text underlined	Text to be added to the District Plan because of recommendations in the Council Officers' Reply
Blue text double struck through	Operative District Plan text to be removed because of recommendations in the Council Officers' Reply
Blue text underlined and double struck through	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
PC(C) – Amendments becau	se of the recommendations of the Independent Hearings Panel
Green text underlined	Text to be added to the District Plan because of recommendations made by the Independent Hearings Panel
Green text double struck through	Operative District Plan text to be removed because of recommendations made by the Independent Hearings Panel
Green text underlined and double struck through	Text added to the District Plan by PC(N), PC(R1) or PC(R2) but removed because of recommendations made by the Independent Hearings Panel
Schedule 1 Clause 102(2) mi	inor alterations (see comments on the next page)
Purple text underlined and double struck through	Deletions with a minor effect or to correct a minor error under clause 102(2) of Schedule 1 to the RMA
Purple text underlined	Additions with a minor effect or to correct a minor error under clause 102(2) of Schedule 1 to the RMA
Recommendations of the Inc	dependent Hearings Panel that the Council has rejected
Sidebar annotation	Recommendations of the Independent Hearings Panel that the Council has decided to reject are identified with orange sidebar annotation. These provisions are not operative and have been referred to the Minister for the Environment for a decision.

# **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, blue and green 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 (the changes set
    out in these maps are subject to the changes specified in section 19 of this
    document);
  - Further amendments to the District Plan maps as a result of the recommendations of the Independent Hearings Panel are contained in Appendix I.

# Clause 102(2) minor alterations

Clause 102(2) of Schedule 1 to the RMA provides for the Council to make alterations with a minor effect, or to correct minor errors, when accepting the recommendations of the Independent Hearings Panel.

This clause is used to replace the temporary numbering of proposed new provisions identified in PC(R2) with permanent new provision numbering that complies with standard 10 (format standard) of the National Planning Standards. The renumbering of provisions is identified in purple text, using the text conventions identified in the table above.

In addition to this, the following minor alterations under clause 102(2) have also been made:

Provision reference	Relevant section of PC(C)	Description of minor alteration
-	1.4, 1.6, 1.10, 1.13	The proposed new High Density Residential Zone chapter set out under section 4.0A of the IPI incorporates District Objectives DO-O3, DO-Ox1, DO-Ox3 and DO-11, however this was not acknowledged in sections 1.4, 1.6, 1.10 and 1.13 of the IPI. This has been corrected.
Introduction to the Papakāinga Chapter	3.1	The spelling of "Rangatiratanga" in the second paragraph to the introduction has been corrected.
GRZ-P9	4.13	The spelling of the word "respond" under point 2 is corrected.
HRZ-Rx17	4.1A	Rule number HRZ-Rx17 was used twice. The second rule referenced in PC(R2) as HRZ-Rx17 should in fact be rule HRZ-Rx18. To correct this, the rule, and all subsequent rules in the High Density Residential Zone chapter have been correctly numbered in accordance with the National Planning Standards.
Centres Design Guide, section 4, page 3	17.7, Appendix C	The enabled building heights identified for the Metropolitan Centre Zone and the Mixed Use Zone next to the Metropolitan Centre Zone have been corrected to match the IHP recommendations for the enabled building heights in these locations.
Abbreviation of "NPS-UD"	20.21	NPS-UD added to the list of abbreviations within the Abbreviations chapter.

For the avoidance of doubt, all minor alterations made under clause 102(2) of Schedule 1 are minor alterations to the formal recommendation at paragraph [13](a) of the Independent Hearings Panel's report.

# 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-O3 as follows:

# DO-O3 Development Management

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

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

while recognising that it may be appropriate to be less enabling of development to accommodate an identified qualifying matter accommodating identified qualifying matters that constrain development;

- 4. 3. resilient communities where development does not result in an increase in risk to life or severity of damage to property from natural hazard events;
- <u>5.</u> 4. higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;
- 6. 5. management of development in areas of special character or amenity so as to maintain, and where practicable, enhance in a manner that has regard to those special values;
- 7. 6. 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. 7. 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; and
- 9. 8. 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.

# 1.3 Amend the "Local Issues" section of the explanatory text to objective DO-O3 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* 

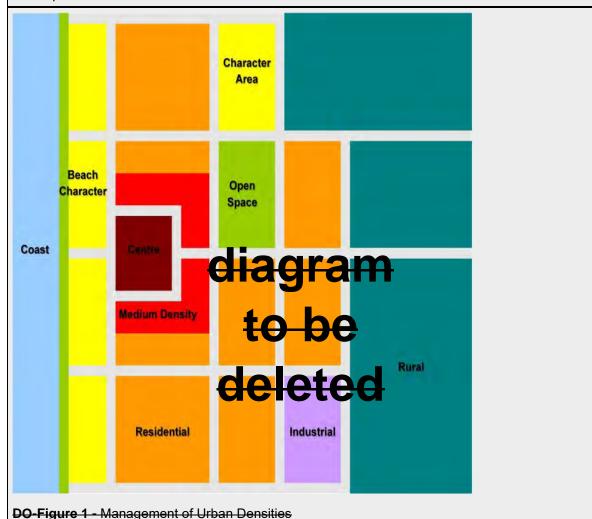
S053.01

S076.03

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 <u>preservation recognition</u> 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.



S122.42

S076.04

# 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
- HRZ High Density 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-Ox1DO-O20 (after objective DO-O3) as follows:

Well-functioning Urban Environments
DO-020

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.

[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.]

# **Explanation**

This is a mandatory objective required by Schedule 3A of the RMA.

# 1.6 Add new objective <del>DO-0x1</del>DO-020 (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
- HRZ High Density 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 <del>DO-0x2</del>DO-021 (after objective <del>DO-0x1</del>DO-020) as follows:

Housing in Relevant Residential Zones
DO-021

Relevant residential zones provide for a variety of housing types and sizes that respond to:

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

[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.]

### **Explanation**

This is a mandatory objective required by Schedule 3A of the RMA.

# 1.8 Add new objective DO-Ox2DO-O21 (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 <del>DO-0x3</del>DO-022 (after objective <del>DO-0x2</del>DO-021) as follows:

**S100** 

S100

DO-Ox3
DO-O22

Residential Intensification Precincts-Higher Density Housing in Residential Zones

Residential Intensification Precincts 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. <u>buildings</u> up to 6-storeys within Residential Intensification Precinct A the High Density Residential Zone (with <u>buildings</u> up to 10-storeys being enabled in areas adjacent to the <u>Metropolitan Centre Zone</u>); and
  - b. <u>buildings</u> up to 4-storeys within Residential Intensification Precinct B in parts of the General Residential Zone adjacent to the <u>Town Centre Zone</u> and <u>Local</u> <u>Centre Zone</u>.

# **Explanation**

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 *building heights* and density of urban form within:

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

Residential Intensification Precincts 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.

# 1.10 Add new objective <del>DO-Ox3</del>DO-O22 (excluding the explanatory text) to the following District Plan chapters:

- SUB-RES Subdivision in Residential Zones
- GRZ General Residential Zone
- HRZ High Density Residential Zone

### 1.10A Add new objective DO-O23 (after objective DO-O22) as follows:

Provision of housing for an ageing population

Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the General Residential Zone and High Density Residential Zone, such as *retirement villages*.

# 1.10B Add new objective DO-O23 to the following District Plan chapters

- GRZ General Residential Zone
- HRZ High Density Residential Zone

# 1.11 Amend objective DO-O11 as follows:

# **DO-O11** Character and Amenity Values

To maintain and enhance 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, so that residents and visitors enjoy resulting in:

- 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 <u>building</u> densities, the retention of landforms, and the recognition of unique community identities;
- 2. vibrant, lively <u>metropolitan</u> and town centres supported by higher density residential and mixed use areas;
- 3. neighbourhood <u>local</u> 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*.

S114.03

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

# **Explanation**

S122

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 <code>beaches\_{\tau} and</code> 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 <code>commercial activities</code> and community services within the District's centres. The character of <code>development</code> is typified by the distinct villages and townships located on the coastal plain between the <code>beach</code> 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 <del>coming under threat from likely to be affected by development that is not sensitive to the existing values character and *amenity values* that are</del>

<u>particularly notable</u>, particularly in new urban expansion areas, <u>infill residential areas areas of</u> 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*, *tangata 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 <u>and provide for increased housing variety and choice</u> while avoiding a change in scale <u>managing the change in scale of development</u> 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.

S161.12

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.

# 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
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- 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

To have vibrant, safe and economically sustainable *centres* 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:

- 1. provide the primary focus for *commercial* (excluding *industrial*), *retail* and community activities within the District;
- 2. support community cohesion and a sense of place;
- 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;
- 4. encourage economic opportunities and business activities in a manner which promotes:
  - 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
  - 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 <del>12-storeys</del> 15-storeys within the Metropolitan Centre Zone;
  - b. *buildings* up to 6-storeys within:
    - i. the Town Centre Zone;
    - <u>ii.</u> 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:

	Papakāinga – Papakāinga are a Taonga
DO-024	

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.

<del>DO-0x5</del>	Papakāinga – Kia ora te mauri o te Whānau (Māori living as Māori)
DO-O25	

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
<del>DO ONO</del>	Tapakainga — Trovide for the sustained occupation of Ancestral Land
DO-026	
<u> </u>	

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.

<del>DO-0x7</del>	Papakāinga – Provide for the development of land owned by Tangata Whenua
DO-027	

To provide for the connection between *tangata whenua* and their *ancestral land* through providing for the *development* of *papakāinga* on *land* owned by *tangata whenua*.

DO-Ox8	Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino
DO-028	Rangatiratanga

To work in partnership with *tangata whenua* to exercise their *rangatiratanga* through the <u>development</u> of <u>papakāinga</u>, by providing maximum flexibility for <u>tangata whenua</u> to <u>develop</u> and <u>live on their ancestral land</u>, within the limitations of the <u>site</u>.

<del>DO-0x9</del>	Papakāinga – Increasing the visibility of Tangata Whenua through the design of
DO-O29	papakāinga

To increase the visibility of *tangata whenua* through *papakāinga* design that is led by *tangata whenua* and guided by *tikanga Māori*.

<del>DO-0x10</del>	Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in
DO-O30	papakāinga development

To protect and enhance ecological, cultural and environmental and indigenous values through the design, development and use of papakāinga.

# **Explanation**

Refer to chapter PK – *Papakāinga* for explanation of the issues associated with the *development* and use of *papakāinga*.

# 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:

UFD-Px UFD-P14

S122

Urban Built Form

<u>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:</u>

- 1. enabling the greatest *building* heights and densities in the *Metropolitan Centre Zone*, including *buildings* up to <del>12-storeys</del> 15-storeys;
- enabling greater building heights and densities within a walkable catchment of the Metropolitan Contro Zono and the train stations at Paekākāriki, Paraparaumu and Waikanae, including buildings up to 6-storeys;
- 3. enabling greater building heights and densities in the Town Centre Zone, including buildings up to 6-storeys;
- enabling increased building heights and densities in the Local Centre Zone, including buildings up to 4-storeys;
- enabling increased building heights and densities adjacent to the Town Centre Zone and Local Centre Zone, including buildings up to 4-storeys; and
- 6. enabling a variety of building heights and densities in the General Residential Zone, including buildings up to 3-storoys;
- 2. enabling greater building heights and densities in the following areas:
  - a. building heights up to 10-storeys in the High Density Residential Zone and Mixed Use Zone adjacent to the Metropolitan Centre Zone;
  - b. building heights up to 6-storeys in:
    - i. the *Town Centre Zone* (except for the Ōtaki Main Street Town Centre Zone);
    - <u>ii.</u> the High Density Residential Zone located within a walkable catchment of the train stations at Paekākāriki, Paraparaumu and Waikanae;
    - iii. the High Density Residential Zone adjacent to the *Town Centre Zones* at Waikanae, Paraparaumu Beach, and Raumati Beach;
  - c. building heights up to 4-storeys in:
    - i. The Local Centre Zone:
    - ii. The General Residential Zone adjacent to the *Town Centre Zones* at <u>Ōtaki and Raumati Beach;</u>
    - ii. The General Residential Zone adjacent to the Local Centre Zone;
- 3. enabling a variety of *building* heights and densities in the General Residential Zone, including *buildings* up to 3-storeys;

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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 accommodating identified qualifying matters that constrain development.

S207.03

# 2.2 Amend policy UFD-P1 as follows:

UFD-P1

**Growth Management** 

New urban *development* for *residential activities* will only be located within *existing urban areas*. and *identified growth areas*, and areas that can be efficiently serviced and integrated with *existing* urban areas, and will be undertaken in a manner which:

S023.06 S197.14

- 1. supports the District's consolidated urban form;
- 2. maintains the integrity of the urban edge north of Waikanae and Ōtaki;

3. manages residential densities by:

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

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# 2.3 Amend policy UFD-P2 as follows:

# UFD-P2 Housing Choice

An increased mix of housing forms, and types, sizes and tenures will be encouraged within parts of the District where increased variety and densities of housing are able to cater for changing demographics, while maintaining encouraging high quality development amenity values. This will include provision for:

S122.60

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- 1. smaller household sizes, including 1 and 2 bedroom typologies and residential units;
- 2. housing for older persons the housing and care needs of the ageing population;
- 3. supported living accommodation;
- 4. papakāinga papakāinga;
- 5. shared and group accommodation, including community housing and multi-generational living;
- 6. transitional and emergency housing;
- 7. 6. minor residential units; and
- 8. 7. a range of allotment sizes and land tenure arrangements to facilitate these typologies.

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# 2.4 Amend policy UFD-P3 as follows:

# **UFD-P3** Managing Intensification

Residential intensification will be managed to ensure that adverse *effects* on local amenity and character are avoided, remedied or mitigated, including through achievement of the following principles:

- 1. development will complement the existing environment in terms of retaining landforms, yard setbacks and relationship to the street and open spaces; and
- 2. building bulk and scale will be managed.

S197.16

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.

# 2.5 Amend policy UFD-P4 as follows:

# **UFD-P4** Residential Density

The density of *subdivision* and *development* will be managed through an area-specific <u>provisions</u> approach to achieve an appropriate range of housing types, <u>density and built form</u> across the District., as set out below:

- 1. the highest densities, including apartments as part of mixed use developments, will be located within and in immediate proximity to *centres*;
- 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:
- 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:
- 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
- 5. traditional low density residential subdivision will be allowed within the general residential area:
- overall existing low densities will be maintained in special character areas identified in GRZ-P3:
- 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
- 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.

**Note:** 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 *general residential area*. 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 *natural character* or ecological values of the areas, or physical constraints that otherwise preclude higher densities being able to be sustained there.

Paekākāriki and Te Horo are examples where the amount of *development* that can be sustained there is limited due to existing constraints on necessary *infrastructure*. In these areas, development intensity which exceeds these constraints will be avoided.

# 2.6 Delete policy UFD-P5 as follows:

# **UFD-P5** Papakāinga

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 subject site, surrounding environment and tikanga Māori. Development will

S207.06

be undertaken in accordance with the following principles:

- 1. an appropriate level of residential privacy and amenity for each unit within the *papakainga* and adjoining properties will be provided for, including via:
  - a. sufficient service areas, access and car parking;
  - b. shared open space and private outdoor living spaces of a useable size and shape;
     and
  - c. screening where appropriate;
- the character, amenity, ecological function and productive capabilities of the surrounding environment will be maintained by:
  - a. not restricting *primary production* activities on the balance of the *subject site* or on surrounding *sites*, where located in a Rural Zone;
  - b. providing for the long term protection of the natural environment; and
  - c. having a scale and appearance which positively relates to the surrounding residential character where located in a Residential Zone;
- 3. servicing methods will be suitable for individual subject site conditions, and where possible, use communal infrastructure.

# 2.7 Amend policy UFD-P11 as follows:

# **UFD-P11** Amenity Values

- New subdivision, land use and development within reserves and areas identified in the <u>District Plan as having-of</u> significant scenic, ecological, cultural, scientific and national importance will provide for the amenity values of these areas, including (but not limited to) values associated with:
  - a. a sense of openness and visual relief from more intensive urban areas;
  - b. indigenous vegetation (excluding planted vegetation);
  - c. significant landforms; and
  - d. natural character.
- 2. New *subdivision*, use and *development* of land outside of the areas identified in (1.) above will be undertaken in a manner that <u>does not compromise considers effects on</u> the <u>amenity values</u> of those areas <u>while recognising that the District's urban environments</u>, <u>including their amenity values</u>, <u>develop and change over time in response to the diverse</u> and changing needs of people, communities and future generations.

# 2.8 Amend policy UFD-P13 as follows:

# **UFD-P13** Zoning Framework

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Subdivision, use and development in the Residential Zones will be managed through the following zoning framework:

- 1. General Residential Zone, including the following precincts:
  - Medium Density Housing (also located within various Centres Zones) Residential Intensification Precincts;
  - b. Focused Infill Coastal Qualifying Matter Precinct;
  - c. Waikanae Garden Precinct;
  - d. Low Density (at Ōtaki, County Road Ōtaki, Paraparaumu and Manu Grove Low Density Housing) County Road Ōtaki Precinct;

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e. Pekawy;

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- 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.

S122.65

# 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-Rangatiratanga*, 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:

S100.20

S161.16 S203.04 S203.23

- 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.

# **Strategic Context**

The Primary Objectives that this chapter implements are:

- DO-Ox4DO-O24 Papakāinga Papakāinga are a Taonga;
- DO-Ox5DO-O25 Papakāinga Kia ora te mauri o te Whānau (Māori living as Māori)
- <del>DO-0x6</del>DO-026 Papakāinga Provide for the sustained occupation of Ancestral Land;
- <del>DO-0x7</del>DO-027 Papakāinga Provide for the development of land owned by Tangata Whenua;
- <del>DO-Ox8</del>DO-O28 *Papakāinga* Working in partnership with *Tangata Whenua* to exercise their *Tino Rangatiratanga*;
- DO-0x9DO-029 Papakāinga Increasing the visibility of Tangata Whenua through the design of papakāinga;
- DO-Ox10DO-O30 Papakāinga Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development

DO-0x4 Papakāinga – Papakāinga are a Taonga **DO-024** 

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) DO-025

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;
- 4. access to the services needed by tangata whenua to sustain their housing.

DO-Ox6 DO-026

Papakāinga – Provide for the sustained occupation of Ancestral Land

<u>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.</u>

<u>DO-Ox7</u> Papakāinga – Provide for the development of land owned by Tangata Whenua DO-O27

To provide for the connection between tangata whenua and their ancestral land through providing for the development of papakāinga on land owned by tangata whenua.

<u>DO-Ox8</u> <u>Papakāinga – Working in partnership with Tangata Whenua to exercise their Tino</u>
<u>Rangatiratanga</u>

To work in partnership with tangata whenua to exercise their rangatiratanga through the development of papakāinga, by providing maximum flexibility for tangata whenua to develop and live on their ancestral land, within the limitations of the site.

<u>DO-Ox9</u> Papakāinga – Increasing the visibility of Tangata Whenua through the design of papakāinga

To increase the visibility of tangata whenua through papakāinga design that is led by tangata whenua and guided by tikanga Māori.

<u>DO-Ox10</u> Papakāinga – Implementing Te Ao Māori and demonstrating Kaitiakitanga in papakāinga development

To protect and enhance ecological, cultural and environmental and indigenous values through the design, development and use of papakāinga.

# **Policies**

PK-Px1 PK-P1	Providing for papakāinga on Māori owned land	
2. allowe	ed for on land held under Te Ture Whenua Māori Act 1993; and don general title land where it can be demonstrated that there is a tangata whenua upapa or ancestral connection to the land, and the land will remain in Māori	
PK-Px2 PK-P2	Papakāinga development to be led by Tangata Whenua	
The design and development of papakāinga will be led by tangata whenua.		
PK-Px3 PK-P3	Location, extent and design of papakāinga	
	location, extent and design of <i>papakāinga,</i> including extensions to existing <i>papakāinga</i> , wi juided by kaupapa Māori in accordance with <i>tikanga Māori.</i>	
PK-Px4 PK-P4	Maximum scale of papakāinga development	

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The maximum intensity and scale of *papakāinga development* will be determined by the limitations of the *site*, including:

- 1. adequate provision of:
  - a. on-site or off-site infrastructure, or integration with planned infrastructure; and
  - b. access
  - to serve the papakāinga; and
- 2. adverse effects on adjoining properties and the environment are avoided, remedied or mitigated;

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 PK-P5

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
- <u>2.</u> 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 PK-P6 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 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:
  - 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.
- 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.

# 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;

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- The Town Centre Zone;
  The Local Centre Zone;
- The Mixed Use Zone.

# 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.

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 <u>High Density Residential Zone</u>, Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area) are located within the <u>Development Area respective</u> 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 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*:

#### **Residential Intensification Precincts**

The Zone supports a higher density of development in areas that are close to rapid transit steps, the Motropolitan Contro Zone, the Town Contro Zone and the Local Contro 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 Presinct A**

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

# **Residential Intensification Precinct B**

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

S098.03 S162.03 S163.03 S211.03

# **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 offects of surrounding development. The precinct seeks to manage these offects 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 offects on the cultural values and tikanga Māori associated with the marae, and the use and function of the marae.

### **Ōtaki Takiwā Precinct**

S100 S203

S179

S219 S122

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:

- 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.

#### **Otaki 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 Ventner 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 Otaki 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, <u>SUB-DW-Rx1SUB-DW-R25</u>, 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:

GRZ-Px1 GRZ-P20	<u> Density Residential Standards – Policy 1</u>
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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.

[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.]

GRZ-Px2 GRZ-P21	Medium Density Residential Standards – Policy 2
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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).

[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.]

GRZ-Px3 GRZ-P22	Medium Density Residential Standards – Policy 3

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

[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.]

GRZ-Px4 GRZ-P23 Medium Density Residential Standards - Policy 4

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

[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.]

GRZ-Px5 GRZ-P24

Medium Density Residential Standards - Policy 5

<u>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</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.]

# 4.4 Add a new policy (after policy GRZ-Px5 GRZ-P24) as follows:

S122

GRZ-Px6 GRZ-P25

Residential Intensification Precincts Higher Density Housing

<u>Provide for higher-density housing (including buildings up to 4-storeys in height variation control areas adjacent to the *Town Centre Zone* and *Local Centre Zone*) within Residential Intensification Precincts, including:</u>

1. within Residential Intensification Precinct A, residential buildings up to 6-stereys; and 2. within Residential Intensification Precinct B, residential buildings up to 4-stereys; where development meets the requirements of is consistent with the relevant matters in fulfils the intent of the Residential Design Guide in Appendix x1-Appendix 24.

S122.20

# 4.5 Add a new policy (after policy GRZ-Px6 GRZ-P25) as follows:

GRZ-Px7 GRZ-P26 Coastal Qualifying Matter Precinct

Within the Coastal Qualifying Matter Precinct, 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 within the precinct is addressed through a future coastal environment plan change.

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.

# S122 4.6 Add a new policy (after policy GRZ-Px7) as follows:

# GRZ-Px8 Marae Takiwā Precinct

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:

- 1. Seeking to avoid buildings that overlook the marae;
- 2. Seeking to avoid buildings and structures that further obstruct views from the marae to the Tararua Range;
- Recognising that activities adjacent to a marae may be sensitive to the offects of activities
  that occur on a marae, by mitigating these offects through the design of the development;

while providing for residential buildings up to 2-storeys.

# S203 **[4.6A** Add a new policy (after policy GRZ-Px8-GRZ-P26 as) follows:

# GRZ-Px8 GRZ-P27 <u>Ötaki Takiwā Precinct</u>

<u>Subdivision</u>, use and <u>development</u> within the Ōtaki Takiwā Precinct will recognise the significance of the area to <u>tangata whenua</u> and avoid, remedy or mitigate adverse <u>effects</u> on the <u>cultural</u> <u>values</u>, <u>tikanga Māori</u>, use and function of places of significance to tangata whenua located within the area, including:

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

# 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 residential buildings up to 2-storeys.

# 4.7 Delete policy GRZ-P1 as follows:

# GRZ-P1 Medium Density Housing

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.

Medium density housing developments will be designed and developed in a manner which:

- 1. is of a suitable and compatible location, *height*, density, scale, and bulk relative to the context, adjacent *land* uses, streets and reserves;
- 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;
- is consistent with the principles in the Medium Density Housing Design Guide in Appendix
   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
- 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:

# GRZ-P2 Focused Infill Precincts

Focused infill development will be provided for in identified precincts which are close to centres, other local services, and public open spaces and which have sufficient infrastructure capacity. The resulting density will be higher than general residential areas but lower than medium density housing precinct areas.

# 4.9 Delete policy GRZ-P3 as follows:

# GRZ-P3 Special Character Areas

Development, use and subdivision 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.

The District's special character areas are the:

- 1. Beach Residential Precinct at:
  - a. Paekākāriki;
  - b. Raumati;
  - c. Waikanae Beach;
  - d. Ōtaki Beach; and
- 2. Waikanae Garden Precinct.

**Note:** Special Character Area Guidelines are included in Appendix 3 but only apply to the Beach Residential Precincts.

# 4.10 Amend policy GRZ-P4 as follows:

# **GRZ-P4** Beach Residential Precincts

Subdivision, use and development 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.

Where new subdivision or development is proposed in the Beach Residential Precincts, specific consideration will be given to the extent to which the proposal:

- 1. contributes to the collective identity of the local environment;
- 2. reinforces an attractive, defined and coherent streetscape character and is responsive to specific local conditions;
- 3. is sympathetic to and maintains the integrity of the existing landscape, landform and vegetation;
- 4. is compatible in scale with its built context;
- 5. is coherently designed and of good design quality; and
- 6. retains mature vegetation, reinforces existing planting patterns and integrates *buildings* into the existing landscape setting.

<u>Subdivision</u>, use and <u>development</u> 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:

# GRZ-P5 Waikanae Beach Residential Precinct

Subdivision, use and development 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:

- 1. limiting subdivision, use and development that affects the dune system in the area;
- 2. limiting the density of subdivision in the area; and
- 3. maintaining the natural character of vegetation in the area.

<u>Subdivision</u>, use and <u>development</u> in the Waikanae Beach Residential Precinct will give consideration to:

- 1. Maintaining, where practicable, the intactness of existing dune landforms;
- 2. Cohesiveness, where practicable, with the historic subdivision pattern of the Precinct; and
- 3. The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).

## 4.12 Amend policy GRZ-P6 as follows:

## **GRZ-P6** Waikanae Garden Precinct

Subdivision in the Waikanae Garden Precinct will be managed to retain the valued low density 'garden' character of the area. Use and development will ensure that mature trees and extensive areas of vegetation are retained and where possible enhanced.

Subdivision, use and development in the Waikanae Garden Precinct will give consideration to:

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

## 4.13 Amend policy GRZ-P9 as follows:

# GRZ-P9 Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)

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

- 1. adverse effects on natural systems will be avoided, remedied or mitigated;
- 2. new built development will relate to local built identity, character values and the density of the surrounding residential environment be compatible with responde to the planned built character of the Zone;
- transport choice, and efficiency and accessibility to active or public transport will be maximised;
- 4. housing types which meet the need of households will be provided for:
- 5. the number of *residential units* per *allotment* will be limited the functional and operational requirements of different types of housing are recognised; and
- 6. a limited number of accessory buildings and buildings which are ancillary to residential activities will be provided for.

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S207.12 S197.33

## 4.14 Amend policy GRZ-P10 as follows:

## **GRZ-P10** Residential Amenity

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

S207.13

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

S197.33

- 9. *non-residential buildings* will be of a form and scale which is compatible with the surrounding residential *environment*; and
- 10. service areas for *non-residential activities* will be screened, and planting and *landscaping* will be provided.

## 4.15 Amend policy as GRZ-P12 follows:

## GRZ-P12 Landscaping

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

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

## 4.16 Amend rule GRZ-R4 as follows:

GRZ-R4	Shared and group accommodation and supported living accommodation.  The following are excluded from this rule:  • Retirement villages.
Permitted Activity	Number of residents and residential units  1. No more than 6 residents shall be accommodated at any time. 2. No more than one residential unit shall be provided.  Buildings  3. Any building (excluding minor buildings) used for the purposes of shared and group accommodation or supported living accommodation must comply with the standards in GRZ-R6 excluding standard 2_1 a) i., GRZ-Rx1GRZ-R33, GRZ-Rx2 or GRZ-Rx3GRZ-R34.

S122

## 4.17 Amend rule GRZ-R6 as follows:

## **GRZ-R6**

New *buildings*, and any minor works, *additions* or *alterations* to any *building* <u>within</u> the Coastal Qualifying Matter Precinct.

The following are excluded from this rule:

- Any listed historic heritage building (see the Historic Heritage chapter).
- Papakāinga (refer rules GRZ-Rx4GRZ-R35 or GRZ-Rx9GRZ-R39)
- Minor Buildings

Residential unit measurement criteria, qualifying criteria, and measurement criteria apply to some activities under this rule.

[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.]

# Permitted activity

## Standards

Maximum number of residential units (as measured by the Residential Unit Measurement Criteria) or retirement units

- 1. For any *allotment* in a focused infill precinct, no more than one *residential* unit may be erected.
- 1. 2. For any allotment in the General Residential Zone which is not in a focused infill precinct Coastal Qualifying Matter Precinct, no more than one residential unit may be erected, except that:
  - a. up to four *residential units* or *retirement units* may be erected on-site provided it can be shown that:
    - i. each residential unit or retirement unit is capable of being contained within its own allotment which complies with the subdivision standards under Rules SUB-RES-R26 and SUB-RES-R27;
    - ii. each residential unit or retirement unit must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached residential units or retirement units;
    - iii. each residential unit or retirement unit must comply with the permitted activity standards under GRZ-R6; and
    - iv. each residential unit or retirement unit must comply with the payment of financial contributions under the Financial Contributions chapter.

**Note**: Residential Units associated with visitor accommodation other than temporary residential rental accommodation are not managed by this rule. Refer to Rule GRZ-R11 for visitor accommodation requirements.

## Minor residential units

- 2. 3. A maximum of one *minor residential unit* may be erected as *ancillary* to a *residential unit* on any *allotment* that meets the applicable minimum *allotment* size requirements in Rules SUB-RES-R26 and SUB-RES-R27.
- 3. 4. A minor residential unit must not be sold or otherwise separately disposed of except in conjunction with the residential unit.

**Note**: Notwithstanding this standard a *minor residential unit* may be removed from the *allotment*.

## Qualifying Criteria:

In order to be self-contained a *minor residential unit* must contain a *kitchen* and *bathroom*. A *minor residential unit* has a gross floor area which is no greater than 54m².

## Measurement Criteria:

When measuring gross floor area for the purposes of a *minor residential unit*, include:

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

## Exclude:

- a. decks and covered outdoor living spaces
- b. uncovered stairways;
- c. floor space in terraces (open or roofed), external balconies, breezeways or porches;
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.

## Coverage

4. 5. The maximum *building coverage* of any *allotment* shall be 40%, except in the Beach Residential Precinct where it shall be 35%.

## 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
- <u>5.</u> 6. The combined maximum area of all *accessory buildings* on any *allotment* shall be 60m<sup>2</sup>.

## Measurement Criteria:

The footprint of any *minor building* are excluded from the limits in this standard.

## Height

- <u>6.</u> 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;
  - <u>b.</u> 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:

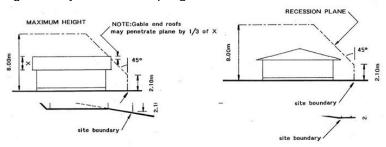
Height must be measured using the height measurement criteria.

**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).

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.



**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).

## Floor area ratio – Beach Residential Precinct

8. 9. Any *allotment* in the Beach Residential Precinct shall have a maximum *floor area ratio* of 0.6:1.0, excluding the Beach Residential Precinct at Waikanae Beach where it shall be 0.5:1.0.

## Outdoor living areas

d.

- <u>9.</u> 10. The primary residential building must have an outdoor living space. Outdoor living space must:
  - a. have a minimum area of 40m<sup>2</sup> except in any focused infill precinct where the minimum area shall be 30m<sup>2</sup>;
  - b. contain no dimension less than 4 metres, except in any focused infill precinct where:

i. the minimum dimension shall be 2.5 metres; and

- ii. the court shall be capable of accommodating a circle of not less than 4 metres in diameter:
- c. be located to the north, west or east of any primary residential building;
- d. be screened by a fence or vegetation to provide privacy from the ground floor windows and the *outdoor living space* of other *primary residential buildings*; and
- e. have direct access to an internal *habitable room* in the *primary residential building*.

## Qualifying Criteria

Outdoor Living Spaces 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

## Yards and building location

- 10. 11. Any allotment must meet the following minimum yard requirements:
  - a. for any front *yard* in the General Residential Zone, (excluding the Beach Residential Precinct):
    - i. any building, structure, or above ground water tank must be set back at least 4.5 metres from any legal road boundary, except that any primary residential building may be located within a distance no closer than 3 metres from any road boundary provided that any part of the primary residential building located within 4.5 metres of the road boundary is not used as a garage, carport or other covered vehicle storage area; and
    - ii. any eave which intrudes into the front *yard* by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;
  - b. for any front yard in the Beach Residential Precincts:
    - i. any *building*, *structure*, or above ground *water* tank must be set back at least 4.5 metres from any *road boundary*; and
    - ii. any eave which intrudes into the front yard by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;
  - c. Side and rear yards:
    - i. any *residential building* and any *habitable room* within any *accessory building*, must be setback from side or rear *boundaries* such that the following minimum dimensions are achieved:
      - a. if located on front *allotment* 3 metres rear *yard*, 3 metres one side *yard*, and 1.5 metres all other side *yards*; and
      - b. if located on rear allotment- 3 metres all yards;
    - ii. any accessory building, excluding habitable rooms within the accessory building or structure, must be setback from side or rear boundaries such that rear and side yards have a minimum width of 1 metre;

- iii. any building used for non-residential activities (excluding home businesses and home craft occupations) must be set back from side or rear boundaries by a minimum of 4 metres; and
- iv. any eave which intrudes into the side or rear *yard* by no greater than 0.6 metres shall be excluded, except where the eave would overhang any easement;

## d. Coastal yards:

- i. *Buildings* and *structures*, must not be located within the following coastal *yards*:
  - a. in the General Residential Zone Coastal Qualifying Matter Precinct at Te Horo Beach 7.5 metres from the seaward title boundary for allotments west of Rodney Avenue;
  - b. in the General Residential Zone Coastal Qualifying Matter
    Precinct at Peka Peka Beach 70 metres from the seaward
    edge of the esplanade reserve; and
  - c. in the General Residential Zone Coastal Qualifying Matter
    Precinct at Waikanae Beach 7.5 metres of the seaward title
    boundary for allotments west of Olliver Grove, Field Way
    and Tutere Street.
- e. Separation of buildings and structures from access legs/rights of way:
  - i. any *building* must be set back a minimum of 1 metre from any *boundary* adjoining an *access leg* or right of way.
- f. 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:
  - i. any *yard* adjoining *site* in the General Residential Zone must have a minimum width of 4 metres;
  - ii. all buildings and structures must be separated by a distance not less than 6 metres; and
  - iii. the maximum dimension of any building or structure shall be 15 metres.

## Buildings in the Pekawy Precinct

12. Any building in Pekawy Precinct (Lot 8 DP 25867) must comply with the permitted activity standards specified on the structure plan for the Pekawy Precinct (see Appendix 5) in addition to any other standards for buildings in the General Residential Zone under GRZ-R6.

## Buildings in the Ferndale Area Precinct

- 13. Any building in the Ferndale Area Precinct must:
  - a. comply with the relevant permitted activity standards above and the additional permitted activity 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
  - b. be in general accordance with the Ferndale Area Structure Plan (Appendix 4).

The Drive Extension Precinct - Finishes

14. Any building (excluding glazing) in The Drive Extension Precinct, as shown on the District Plan Maps, must be finished in recessive colours and materials.

## **Notes**

- For the avoidance of doubt, where two or more contiguous allotments are owned by the same person and there is only one residential unit or retirement unit, the relevant building coverage, height in relation to boundary envelope and yard standards in this Rule shall apply to the outside perimeter of the combined area of the commonly owned allotments.
- 2. Please refer to the Natural Hazards and Infrastructure Chapters for standards relating to setbacks from *waterbodies* and *water* demand management.

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

## GRZ-Rx1 GRZ-R33

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New buildings and structures, and any minor works, additions or alterations to any building or structure.

The following are excluded from this rule:

- <u>Buildings and structures</u> within the Coastal Qualifying Matter Precinct (refer rule GRZ-R6)
- <u>Buildings and structures within any Residential Intensification Precinct</u> (refer rule GRZ-Rx2)
- <u>Buildings and structures within the Marae-Ōtaki Takiwā Precinct (refer rule CRZ-Rx3</u>GRZ-R34)
- Papakāinga (refer rules GRZ-Rx4GRZ-R35 or GRZ-Rx9GRZ-R39)
- Minor Buildings

[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>[s86E note: this rule has immediate legal effect in accordance with section 86BA of the RMA, except that:</u>

- This rule does not have immediate legal effect in any *qualifying matter* area;
- This rule does not have immediate legal effect in any area of new General Residential Zone proposed as part of this Plan Change.]

## Permitted Activity

## **Standards**

Number of residential units or retirement units per site

1. There must be no more than 3 residential units or retirement 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 or retirement units.

S207.19

## Height

- <u>Buildings</u> and <u>structures</u> 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:

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12m 11m

10m

GRZ-Diagram \*1 - Building height

15° or more

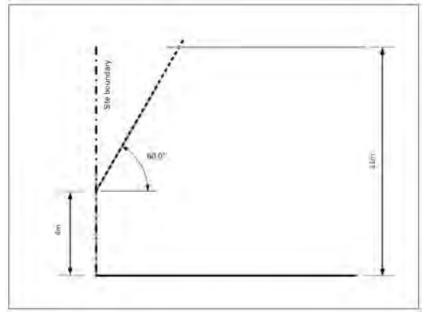
or:

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

<u>Measurement criteria:</u>
<u>Height must be measured using the height measurement criteria.</u>

## 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 \*2 - Height in relation to boundary

This standard does not apply to:

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

## Setbacks

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

GRZ-Table *1 - Yard setbacks	
<u>Yard</u>	Minimum depth
<u>Front</u>	1.5 metres
<u>Side</u>	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

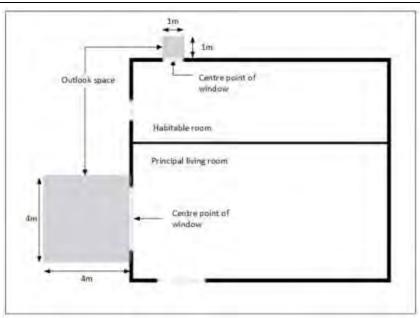
5. The maximum building coverage must not exceed 50% of the net site area.

## Outdoor living space (per unit)

- 6. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
  - <u>a.</u> <u>where located at *ground level*, has no dimension less than 3 metres; and</u>
  - 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 or retirement unit; and
  - d. may be:
    - grouped cumulatively by area in 1 communally accessible location; or
    - ii. located directly adjacent to the unit; and
  - <u>e.</u> is free of *buildings*, parking spaces, and servicing and manoeuvring areas.
- 7. A residential unit or retirement 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 or retirement units; 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 or retirement 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 ¥3 − Outlook space

- <u>b.</u> The minimum dimensions for a required outlook space are as follows:
  - <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width;</u>
  - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- <u>c.</u> The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies.
- 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.
- <u>Outlook spaces may be under or over a balcony.</u>
- 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
  - <u>ii.</u> not extend over an outlook space or outdoor living space required by another dwelling.

## Windows to street

9. Any residential unit or retirement 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 or retirement 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 or retirement unit.

## S122 **4.19** Add a new rule (after rule GRZ-Rx1) as follows:

## GRZ-Rx2 New buildings and structures, and any miner works, additions or alterations to any building or structure within a Residential Intensification Precinct. The following are excluded from this rule: Papakāinga (rofor rulos GRZ-Rx4 or GRZ-Rx9) Minor Buildings Measurement criteria apply to some activities under this rule. s86E note: this rule has immediate legal effect in accordance with s86BA of the RMA, except that: This rule does not have immediate legal effect in any qualifying matter This rule does not have immediate legal effect in any area of new General Residential Zone proposed as part of this Plan Change: 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 2.1 Permitted **Standards** Activity Compliance with the standards set out under rule GRZ-Rx1, except for standard 2 Height Buildings and structures must not exceed: 20 metres in height, where located in Residential Intensification Procinct A: 14 metres in height, where located in Residential Intensification Precinct B. Measurement criteria: Height must be measured using the height measurement criteria.

## S122 4.20 Add a new rule (after rule GRZ-Rx2GRZ-Rx1GRZ-R33) as follows:

| New buildings and structures, and any minor works, additions or alterations to any building or structure within the Marae-Ōtaki Takiwā Precinct.

| The following are excluded from this rule:
| Papakāinga (refer papakāinga are provided for within the Ōtaki Takiwā Precinct under rules GRZ-Rx4GRZ-R35 or GRZ-Rx9GRZ-R39)
| Minor Buildings | Measurement criteria apply to some activities under this rule.

## Permitted Activity

## **Standards**

- Compliance with the standards set out under rule GRZ-Rx1GRZ-R33 except for:
  - a. Standard 1;
  - b. Standard 2; and
  - c. For boundaries with Raukawa Marae at 19 Raukawa Street, 23 Raukawa Street, 88 Mill Road, 90 Mill Road and 94 Mill Road, standard 3.

## Number of residential units or retirement units per site

2. There must be no more than 1 residential unit or retirement unit per site.

## <u>Height</u>

3. Buildings and structures must not exceed 8 metres in height.

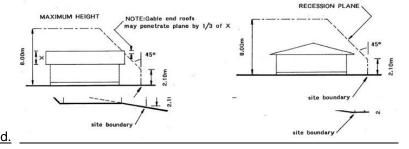
<u>Measurement criteria:</u>
<u>Height must be measured using the *height measurement criteria*.</u>

## Height in relation to boundary

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

## Measurement Criteria:

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



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

#### 4.21 Amend rule GRZ-R7 as follows:

GRZ-R7	Relocation of any building excluding minor buildings.
Permitted Activity	Standards
·	<ol> <li>Any relocated building must be able to comply with the permitted activity standards for buildings set out under Rule GRZ-R6-, GRZ-Rx1GRZ-R33- GRZ-Rx2 or GRZ-Rx3GRZ-R34.</li> </ol>

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#### 4.22 Amend rule GRZ-R8 as follows:

GRZ-R8	Arable <i>farming</i> (including horticulture and market gardening), and the keeping of animals.
Permitted Activity	<ol> <li>No roosters and no more than 12 poultry (excluding roosters) shall be permitted on any site.</li> <li>No intensive farming activity shall be permitted.</li> <li>Any bird aviary must:         <ol> <li>have a maximum floor area of 15m²;</li> <li>be sited at least 5 metres from any neighbouring primary residential building; 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 permitted activity standards for buildings and small-scale detached structures in Rule GRZ-R6-, GRZ-Rx4GRZ-R33, GRZ-Rx2 or GRZ-Rx3GRZ-R34.</li> </ol>

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#### Amend rule GRZ-R9 as follows: 4.23

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GRZ-R9	Development of Lot 2 DP 441854 (Milne Drive, Paraparaumu).
Permitted Activity	- 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 fleed event will be achieved on site.  2. No sealed carpark shall be formed and no building or structure shall be created 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.  3. Prior to the occupation of any residential building, the 'No Build Area B' shall be developed to include:
	<ul> <li>a. an earth bund of not less than 1.5 metres in height,</li> <li>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;</li> <li>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</li> </ul>

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- d. establishment of vegetation to visually screen the fence, including tree species capable of growing to at least 4.0 metres in height.
- The entire width of 'No-Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond.
- Only eco-sourced indigenous plant species from the Fexton Ecological District must be used for planting to create the vegetated buffer in 'Ne-Build Area C'
- 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.

#### Amend rule GRZ-R10 as follows: 4.24

	GRZ-R10	RZ-R10 Home businesses and home craft occupations		
		Qualifying criteria apply to activities under this rule.		
	Permitted Activity	Standards		
		Home businesses and home craft occupations must:		
S122		<ul> <li>a. be carried out within a lawfully established residential building (excluding minor buildings) or an associated accessory building that meets the permitted activity standards in Rule GRZ-R6; GRZ-Rx4-GRZ-R33, GRZ-Rx2 or GRZ-Rx3-GRZ-R34.</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 home business or home craft occupation per site residential unit, excluding home offices;</li> <li>d. not have more than one non-resident person working en-in the site home business or home craft occupation at any one time; and</li> <li>e. not have any deliveries related to the activity made to or from the site between the hours of 7pm and 7am.</li> <li>2. The total floor area used for home businesses or home craft occupations must not exceed 40m² per residential unit.</li> <li>3. In addition to Standards (1) and (2) above, for any home businesses:</li> </ul>		
		<ul> <li>a. any retailing must be an ancillary activity to the home business;</li> <li>b. no goods on display shall be visible from outside the building in which the home business is undertaken; and</li> <li>c. the maximum retail floor space or sales area must not exceed 10m² per residential unit.</li> </ul>		
		Qualifying Criteria:		
		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		

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boundary of the property on which the activity is occurring, and does not include temporary residential rental accommodation.

## 4.25 Add a new rule (after rule GRZ-R10) as follows:

	GRZ-Rx4 GRZ-R35	Papakāinga on land held under Te Ture Whenua Māori Act 1993.		
\$122 \$203	Permitted Activity	1. Buildings and structures (excluding minor buildings) must comply with the following Standards:  a. Standards 2, 3, 4 and 5 set out under rule GRZ-Rx1GRZ-R33; or  b. where the papakāinga is in a Residential Intensification Precinct, Standards 3, 4 and 5 set out under rule GRZ-Rx1 and Standard 2 set out under rule GRZ-Rx2; or  b. where the papakāinga is in the Coastal Qualifying Matter Precinct, Standards 4, 6, 7 and 10 set out under rule GRZ-R6€;  c. where the papakāinga is in the Ōtaki Takiwā Precinct, Standards 3, 4 and 5 set out under rule GRZ-Rx1GRZ-R33 and Standards 3 and 4 set out under rule GRZ-Rx3GRZ-R34.  2. The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m².		
	Note: refer to	chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .		

## 4.26 Amend rule GRZ-R11 as follows:

GRZ-R11	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.		
Controlled Activity	1. Any building (excluding minor buildings) associated with the activity must comply with the permitted activity standards under GRZ-R6, GRZ-Rx4GRZ-R33, GRZ-Rx2 or GRZ-Rx3GRZ-R34.  2. The activity must not receive any delivery between the hours of 7pm and 7am.	<ol> <li>Transport effects.</li> <li>Landscaping.</li> <li>Noise effects.</li> <li>Layout, size, design and location of any proposed buildings (excluding minor buildings) associated with the activity.</li> <li>The imposition of conditions to manage visual, character and amenity effects.</li> <li>Any positive effects to be derived from the activity.</li> <li>Cumulative effects.</li> <li>The imposition of conditions in accordance with section 108 of the Resource Management Act 1991.</li> <li>The imposition of financial contributions in accordance with the Financial Contributions Chapter of this Plan.</li> </ol>	

	Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.
	Government Act 2002.

## 4.27 Delete rule GRZ-R13 as follows:

GRZ-R13	Medium density housing.		
	Measurement criteria, and residential unit measurement criteria apply to activities under this rule.		
Restricted	-Standards	Matters of Discretion	
Discretionary Activity	General requirements  1. Medium density housing must:  a. be located in areas identified on the District Plan Maps as a Medium Density Housing Precinct;  b. have a minimum proposed development subject site area of 1,500m²;  c. comprise at least four residential units, as measured by the Residential Unit Measurement Criteria.  d. have a minimum development area of 200m² per residential unit and a minimum average area of 250m² per residential unit across the development; and  e. include an assessment of the development against the Crime Prevention Through Environmental Design Guidelines (Appendix 6) and the Medium Density Housing Design Guide (Appendix 2).  Site development  2. A detailed subject site analysis plan must be provided with any application. The subject site analysis plan must:  a. include consideration of the local environment within a 200 metre radius of the proposed development subject site; and b. include details of all amenities, public transport stops with details of services	1. The imposition of conditions in accordance with Council's Best Practice Medium Density Housing Design Guide, Crime Prevention through Environmental Design Guidelines and Subdivision and Development Principles and Requirements 2012. 2. Design and layout. 3. The design, size, shape and location of reserves and esplanade reserves. 4. Compatibility with adjacent development. 5. Landscaping. 6. The imposition of conditions to manage visual, character and amenity effects. 7. Materials and finishing of any buildings (excluding minor buildings). 8. Adequacy of proposed subject site analysis plan and subject site development plan. 9. Energy efficiency and water conservation. 10. Screening of rubbish storage areas. 11. Solid waste management and collection. 12. The imposition of financial contributions in accordance with the Financial Contributions may be applicable under the provisions of the Local Government Act 2002. 13. Transport effects. 14. Any positive effects to be derived from the activity. 15. Cumulative effects.	

(existing and proposed if possible) for the purposes of understanding the connections and networks around a proposed development subject site for medium density housing.

Note. 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.

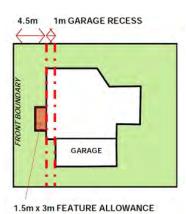
- 3. A subject site development plan must be provided with any application including details of proposed:
  - a. access:
  - b. detailed landscaping (including a maintenance schedule); and
  - waste collection and service points as well as details of screening of waste collection areas.
- 4. Each residential unit's development area must be capable of containing an 8 metre diameter circle.
- 5. Where existing allotments are to be amalgamated to achieve the requisite 1,500m² minimum proposed development subject site area, amalgamation of full existing allotments only shall be permitted. No land use consent shall be issued for a medium density housing development until any 'base' allotments required to form the 1,500m² minimum 'parent' allotments have been formally amalgamated.
- 6. Each residential unit must have a building area above the estimated 1% Annual Exceedence Probability flood event.

Note: Refer to Natural Hazard 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.



- 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 respected a minimum 1.6
- 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.

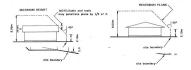
Measurement Criteria:

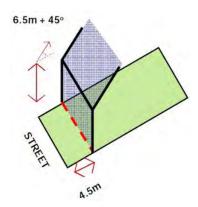
The height in relation to boundary envelope must be measured from a point above the original ground level at the boundary (including restrictive covenant areas of cross lease properties).

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 30m², 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 provide minimum *sunlight* access to residents.

16. Where sunlight access cannot be achieved at ground level in accordance with standard 15 above, a balcony with a minimum area of 6m² and a minimum dimension of 1.5 metres shall be provided elsewhere around the unit directly accessible from a habitable room. The area of the balcony may be subtracted from the total area of outdoor living

space, the balance of which must comprise at least a complying 4.0 metre diameter circle accessible from a living area.

17. Building coverage shall not exceed 50%.

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:

- b. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground
- c. The footprint of any *minor* building
- 18. 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.
- 19. Habitable rooms within residential buildings on allotments adjacent to any Strategic Arterial Route (including any State Highway) must be acoustically designed to achieve an internal L<sub>10</sub> (18 hr) level of 45dBA with all opening windows closed and provide an acoustic design certificate from a suitably qualified person confirming this has been achieved.

## Esplanades

20. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

Financial Contributions
21. Compliance with FC-Table 1.

## 4.28 Add a new rule (after rule GRZ-R12) as follows:

**GRZ-Rx5** New buildings and structures, and any minor works, additions or alterations to any GRZ-R36 building or structure, that do not comply with one or more of the standards under S122 rules GRZ-Rx1GRZ-R33-or GRZ-Rx2, except for standard 1 under rule GRZ-Cl16(2) <del>Rx1</del>GRZ-R33.4. CI16(2) The following are excluded from this rule: Papakāinga Retirement villages **Notification** Public notification of an application for resource consent under this Rule is precluded. Limited notification of an application for resource consent under this rule is S122 precluded for non-compliance with the following standards: Standards 6 to 11 under rule GRZ-Rx1GRZ-R33. Restricted **Matters of Discretion** Discretionary **Activity** S202.07 in the Residential Design Guide <del>in Appendix x1.</del> 1. The matters contained in the Land Development Minimum Requirements. 3. Consideration of the effects of the standard not met. Cumulative effects. S153.02 5. 3. The imposition of financial contributions in accordance with the Financial Contributions Chapter.

## 4.29 Add a new rule (after rule GRZ-Rx5GRZ-R36) as follows:

	GRZ-Rx6 GRZ-R37	New buildings and structures, and any minor works, additions or alterations to any building or structure, that comply with all of the standards under rules GRZ-Rx1 or GRZ-Rx2, except for standard GRZ-Rx1.1 do not comply with standard 1 under rule GRZ-Rx1GRZ-R33.		
		The following are excluded from this rule:  • Papakāinga • Retirement villages  Notification Public and limited notification of an application for resource consent under this Rule is precluded.	Cl16(2)	
S122	Restricted Discretionary Activity	Matters of Discretion  1. The relevant matters contained in the Residential Design Guide in Appendix x1 Appendix 24. 2. The matters contained in the Land Development Minimum Requirements. 3. Site layout.		

	4. Building density, form and	
	appearance.	
	5. Streetscape.	
	6. Landscaping.	
	7. Reverse sensitivity.	
	8. Transport effects.	
	9. Where the <i>site</i> is located	
	adjacent to a Place and Area of	
	Significance to Māori identified	
	in Schedule 9, effects on cultural	
	values.	
	10. Where the site is located	
	adjacent to a site containing a	
	historic heritage feature, effects	
	on historic heritage values.	
	11. Cumulative offects.	S153.03
	11. The imposition of <i>financial</i>	•
	contributions in accordance with	
	the Financial Contributions	
	Chapter.	

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

S028.12 S043.08

GRZ-Rx7	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.		
	Netification Public netification of an application for resource consent under this Rule is precluded.		
Restricted Discretionary Activity	=	Matters of Discretion  1. The matters of discretion listed under Rule GRZ Rx6.	

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

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GRZ-Rx8 GRZ-R38	New buildings and structures, and any minor works, additions or alterations to any building or structure, within the Marae Otaki Takiwā Precinct that do not comply with one or more of the standards under rule GRZ-Rx3GRZ-R34.  The following are excluded from this rule:  Papakāinga (papakāinga are provided for within the Otaki Takiwā Precinct under rules GRZ-Rx9GRZ-R39 or GRZ-Rx10GRZ-R40)  Notification Public notification of an application for resource consent under this Rule is precluded.	Cl16(2)
Restricted Discretionary Activity	1. The matters of discretion listed under rule GRZ-Rx6GRZ-R37. 2. Effects on cultural values and tikanga Māori.	

S203

3. Effects on the use and function of the marae and other places of significance to tangata whenua located within the Precinct.

## Notes:

- For resource consent applications under this rule, the owners and occupiers of the relevant marae 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.
- 2. 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.

## 4.32 Amend rule GRZ-R14 as follows:

i.32 Amen	d fule GRZ-R 14 as follows:	
GRZ-R14	Any local convenience retail outlet.	
	Standards  1. The maximum retail floor space (whether temporary or permanent) shall be 40m².  2. Hours of operation shall not exceed the period from 7:00am to 11:00pm for any given day.  3. Any building in which the activity is undertaken must comply with Rules GRZ-R5 and GRZ-R6, except that permitted activity standards 12(a) and 12(b) of GRZ-R6 shall not apply the following rules:  a. GRZ-R5; and b. GRZ-R6 (except that standards GRZ-R6.11(a) and (b) shall not apply; or  c. GRZ-R4GRZ-R33 (except that the front yard requirement of standard GRZ-R4GRZ-R33.4 shall not apply); or  d. GRZ-Rx2 (except that the front yard requirement of standard GRZ-Rx4GRZ-R33.4 shall not apply); or  d. GRZ-Rx2 (except that the front yard requirement of standard GRZ-Rx4GRZ-R33.4 shall not apply); or  e. GRZ-Rx3GRZ-R34 (except that the front	<ol> <li>Matters of Discretion</li> <li>Layout, size design and location of any building associated with the activity.</li> <li>Suitability of the subject site for the proposed activity.</li> <li>Proximity to and potential adverse effects on the vibrancy and vitality of any Centre or lawfully established local convenience retail outlet.</li> <li>The imposition of conditions to manage character and amenity effects.</li> <li>Context and surroundings.</li> <li>Transport effects.</li> <li>Any positive effects to be derived from the activity.</li> <li>Cumulative effects.</li> <li>The imposition of financial contributions in accordance with the Financial Contributions chapter of this Plan.</li> <li>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</li> <li>The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</li> </ol>
	e. GRZ-Rx3GRZ-R34	Special Character Areas Design

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. 5. 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). 6. The activity must not be located within 500 metres of (or within): a. any Metropolitan Centre, Local Centre, Mixed Use Centre or Town Centre Zone; or b. any lawfully established local convenience retail outlet in the **General Residential** Zone any residential zone.

## 4.33 Delete rule GRZ-R16 as follows:

GRZ-R16	Any building (excluding minor buildings), and any additions or alterations to any building (excluding minor buildings and any listed historic heritage building) in the Beach Residential Precincts that does not comply with the permitted activity standards for yard setbacks.		
Restricted Discretionary Activity	- Matters of Discretion - 1. The consideration of effects with regard to Council's Subdivision and Development Principles and Requirements 2012 and Streetscape Strategy and Guideline. 2. Compatibility with adjacent development. 3. The imposition of conditions to manage visual, character, amenity and cumulative effects. 4. Landscaping. 5. The imposition of financial contributions in accordance with the Financial Contributions Chapter.  Note: other contributions may be applicable under the		

S122

	provisions of the Local Government Act 2002.
	6. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.

## 4.34 Add a new rule (after rule GRZ-R15) as follows:

GRZ-Rx9 GRZ-R39	Papakāinga on general title land.  Notification Public notification of an application for resource consent under this Rule is precluded.	
Restricted Discretionary Activity	1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai. 2. Compliance with the Standards set out under rule GRZ-RX4GRZ-R35.	1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land:  2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.  3. The matters contained in the Land Development Minimum Requirements.

## 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:
  - <u>a.</u> 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.

## 4.35 Add a new rule (after rule GRZ-Rx9GRZ-R39) as follows:

GRZ-Rx10 GRZ-R40	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 GRZ-Rx4GRZ-R35 or GRZ-Rx9GRZ-R39.  Notification Public notification of an application for resource consent under this Rule is precluded.	
Restricted Discretionary Activity	Standards  1. For papakāinga on general title land, the applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa	Consideration of the effects of the standard not met.     Measures to avoid, remedy or mitigate adverse effects.     Cumulative effects.

S100.32

S203.25

## ki te Tonga), or Te Āti Awa ki Whakarongotai.

- 4. 3. The matters contained in the Land Development Minimum Requirements.
- <u>4. For papakāinga on general title</u> <u>land:</u>
  - a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;
  - b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.

## 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:
  - <u>a.</u> 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.

## 4.35A Add a new rule (after GRZ-R40) as follows:

GRZ-R41	Construction or alteration of or addition to any building or structure for a retirement village involving 4 or more retirement units per site.		
Restricted Discretionary Activity	Standards  Standards	1. 2. 3. 4.	Where any of the standards under rule GRZ-R33 are breached, consideration of the effects of the standard not met. The effects of the retirement village on the safety of adjacent streets or public open spaces. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.

	<u>6.</u>	The positive effects of the construction, development and use of the retirement village
	<u>7.</u>	use of the retirement village. The matters in policy GRZ-P28.

## 4.36 Delete rule GRZ-R22 as follows:

GRZ-R22	Medium Density Housing 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 restricted discretionary activity standards under GRZ-R13.
Non- complying Activity	-

## 4.37 Amend policy GRZ-P16 as follows:

**GRZ-P16** Supported Living and Older Persons Accommodation

S196 S197

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

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

- 1. recegnise 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;
- 1. on-site pedestrian movement and use of *open space* by residents will not be unduly restricted by the slope of the *land*;
- 2. design and development to promote interaction with surrounding communities, without compromising privacy and safety;
- 3. the scale and design of *development* will <u>reflect be consistent with</u> the <u>planned</u> residential nature and character of the location, and ensure access through the *subject site* by the public and residents, including the provision of public *legal roads* and pedestrian accessways consistent with residential scale blocks; and
- 4. where practicable, the *development* will be located within walking distance of essential facilities such as local *shops*, health and community services and public transport networks.

## 4.37A Add a new policy (after GRZ-P16) as follows:

GRZ-P28 Retirement villages

Retirement villages will be enabled in the General Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

<u>Providing for greater density than other forms of residential development to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;</u>

S197.39

S197.39

- 2. Providing for good quality on *site* amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
- 3. Encouraging the scale and design of the retirement village to:
  - a. be of a high-quality and aligned with the planned urban character;
  - <u>b.</u> achieve attractive and safe streets and public *open spaces*, including by providing for passive surveillance;
- 4. Provide an adequate and appropriately located area on *site* for the management, storage and collection of all waste, recycling and organic waste potentially generated by the <u>development.</u>

## 4.38 Amend policy GRZ-P14 as follows:

S202.03

GRZ-P14 Minor Residential Units in the Coastal Qualifying Matter Precinct

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

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

**Note:** this policy only applies in the Coastal Qualifying Matter Precinct.

S202.03

## 4.39 Amend rule GRZ-R19 as follows:

GRZ-R19	Shared or group accommodation or supported living accommodation which does not comply with one or more permitted activity standards under GRZ-R4.  The following are excluded from this rule:  Retirement villages
Discretionary Activity	

## 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-Ox1DO-O20 Well-functioning Urban Environments;
- DO-Ox3DO-O22 Higher Density Housing in Relevant Residential Zones;
- DO-O23 Provision of housing for an ageing population
- DO-O4 Coastal Environment,
- DO-O8 Strong Communities;
- DO-O11 Character and Amenity Values;

S100

- DO-O12 Housing Choice and Affordability;
- 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. <u>urban areas which maximise the efficient end use of energy and integration with infrastructure;</u>
- 2. <u>a variety of living and working areas in a manner which reinforces the function and vitality</u> of centres;
- <u>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:
  - 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;
- <u>5.</u> <u>higher residential densities in locations that are close to centres and public open spaces, with good access to public transport;</u>
- <u>6.</u> 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
- <u>10.</u> <u>urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.</u>

# DO-O20 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-O22 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. <u>buildings</u> up to 6-storeys within the High Density Residential Zone (with <u>buildings</u> up to 10-storeys being enabled in areas adjacent to the <u>Metropolitan Centre</u> Zone); and
  - <u>b.</u> <u>buildings</u> up to 4-storeys in parts of the General Residential Zone adjacent to the Town Centre Zone and Local Centre Zone.

## **DO-O23** Provision of housing for an ageing population

Provide for a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons in the General Residential Zone and High Density Residential Zone, such as *retirement villages*.

## DO-04 Coastal Environment

## To have a *coastal environment* where:

- 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;
- <u>2.</u> <u>areas of outstanding *natural character* and high *natural character* are restored where degraded;</u>
- 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. <u>Inappropriate development does not result in further loss of coastal dunes in the area</u> 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;
- have increased access to locally produced food, energy and other products and resources;
- 3. <u>have improved health outcomes through opportunities for active living or access to health</u> 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:

- 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. <u>vibrant, lively *metropolitan* and *town centres* supported by higher density residential and mixed use areas;</u>

- 3. <u>local centres</u>, 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
- <u>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.</u>

## 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
- <u>2.</u> <u>builds stronger community resilience, while avoiding, remedying or mitigating adverse</u> *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;
- <u>6.</u> <u>is safe, fit for purpose, cost effective and provides good connectivity for all communities;</u> and
- 7. provides for the integrated movement of people, goods and services.

## <u>DO-O15</u> <u>Economic Vitality</u>

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:

<u>1.</u>

a. <u>encouraging business activities in appropriate locations within the District,</u> <u>principally through differentiating and managing various types of business</u>

- activities both on the basis of the activity, and the potential local and strategic effects of their operation;
- b. <u>reinforcing a compact, well designed and sustainable regional form supported by</u> 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. <u>minimising reverse sensitivity effects on business activities, including primary</u> production activities; and
- f. enhancing the amenity of Working Zones;

## while:

2.

- a. <u>ensuring that economic growth and development is able to be efficiently serviced</u> 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. <u>managing contamination, pollution, odour, noise and glare, associated with business activities, including primary production activities.</u>

## **DO-017** Open Spaces / Active Communities

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

- 1. is developed, used and maintained in a manner that does not give rise to significant adverse effects on the natural and physical *environment*;
- 2. protects the District's cultural, ecological and amenity values, while allowing for the enhancement of the quality of open space areas;
- 3. supports the identity, health, cohesion and resilience of the District's communities; and
- <u>4.</u> 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 HRZ-P1	Medium Density Residential Standards – Policy 1
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.	

HRZ-Px2 HRZ-P2 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 HRZ-P3 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 HRZ-P4

Medium Density Residential Standards - Policy 4

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

HRZ-Px5 HRZ-P5

Medium Density Residential Standards - Policy 5

<u>Provide for developments not meeting permitted activity status, while encouraging high-quality developments.</u>

HRZ-Px6 HRZ-P6

Higher Density Housing and Urban Form

<u>Enable the development of high density residential environments with a built form outcome that:</u>

- 1. Is responsive to the degree of accessibility to commercial activities, community services, public *open space*, and public or active modes of transport;
- 2. Is responsive to housing demand;
- 3. Provides for a scale, form and type of housing that is of a greater intensity than provided for in the General Residential *Zone*, including:
  - a. Buildings up to 6-storeys; and
  - b. <u>Buildings up to 10-storeys within height variation control areas adjacent to the Metropolitan Centre Zone</u>;

where development fulfils the intent of the Residential Design Guide in Appendix x1Appendix 24.

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HRZ-Px7 HRZ-P7

Whakarongotai Takiwā Precinct

<u>Subdivision</u>, use and <u>development</u> within the Whakarongotai Takiwā Precinct will recognise the <u>significance of the area to tangata whenua</u> and avoid, remedy or mitigate adverse <u>effects</u> on the <u>cultural values</u> and <u>tikanga Māori</u> associated with Whakarongotai marae and Ruahōhatu urupā, and their use and function, including 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 the marae and urupā;
- 2. Seeking to avoid buildings that overlook the marae and urupā;
- 3. Seeking to avoid *buildings* and *structures* that further obstruct views from the marae and urupā to the Tararua Range;
- 4. Recognising that activities adjacent to the marae and urupā 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 residential buildings up to 2-storeys.

HRZ-Px8 HRZ-P8

Residential Activities (excluding visitor accommodation other than temporary residential rental accommodation)

Residential activities will be recognised and provided for as the principal use in the High Density Residential Zone, while ensuring that the effects of subdivision, use and development is in accordance with the following principles:

- 1. adverse effects on natural systems will be avoided, remedied or mitigated;
- 2. new built development will respond to the planned urban form of the Zone;
- transport choice, efficiency and accessibility to active or public transport will be maximised:
- 4. housing types which meet the need of multiple households on a site will be provided for;
- 5. the functional and operational requirements of different types of housing are recognised.

HRZ-Px9 HRZ-P9

Residential Amenity

<u>Subdivision</u>, use and <u>development</u> will be required to achieve on-site <u>amenity</u> for residents in accordance with the following principles:

- 1. the bulk, scale and site layout of buildings will:
  - a. provide for adequate daylight access;
  - b. provide outlook with privacy separation;
- 2. usable and easily accessible private outdoor living spaces will be provided;
- 3. <u>buildings</u> and <u>structures</u> will be designed and located to respond to the planned urban form of the *Zone*:
- 4. yards will be provided to achieve appropriate building setbacks from neighbouring areas and the street;
- <u>5.</u> <u>hard and impermeable surfaces will be offset by permeable areas on individual allotments;</u>
- 6. unreasonable and excessive noise, odour, smoke, dust, light, glare and vibration will be avoided:
- 7. <u>non-residential buildings</u> will be of a form and scale which is compatible with the surrounding residential *environment*; and
- 8. service areas for *non-residential activities* will be screened, and planting and *landscaping* will be provided.

HRZ-Px10 HRZ-P10 Residential Streetscape

<u>Development</u>, use and <u>subdivision</u> will enhance the amenity, functionality and safety of the <u>streetscape</u>. To achieve a positive relationship between <u>development</u> and the <u>street</u>, <u>development</u> will be undertaken in accordance with the following principles:

- 1. <u>direct pedestrian access will be provided from the street to the front entrance of the primary residential building, where practicable;</u>
- 2. the safety of road users, including pedestrians and cyclists, will not be adversely affected;
- 3. where vehicle access is provided for rear allotments, allotments with significantly sloping driveways and on strategic arterial routes, on-site vehicle manoeuvring will be also be provided;
- 4. adverse effects on the amenity and safety of people using public spaces will be minimized.

HRZ-Px11 HRZ-P11 <u>Landscaping</u>

Landscaping will be located and designed in accordance with the following principles:

- 1. <u>landscaping will enhance residential amenity;</u>
- 2. service areas, loading areas and outdoor storage areas will be screened;
- 3. on-site outdoor living spaces will be defined and enhanced by landscaping;
- 4. <u>sunlight access and passive surveillance to adjoining areas will not be unreasonably restricted;</u>
- 5. planting of locally indigenous vegetation will be encouraged; and
- 6. permeable surfaces will be provided for the natural infiltration of surface waters.

HRZ-Px12 HRZ-P12 **Energy Efficiency** 

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

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

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### HRZ-Px13 HRZ-P13

Supported Living and Older Persons Accommodation

The development of supported living accommodation and older persons accommodation will be provided for in a range of forms, including units, minor residential units, complexes, shared accommodation, rest homes, retirement accommodation and retirement villages, where it is located within the Residential Zones to meet the particular needs and characteristics of older persons. Supported living accommodation and older persons accommodation includes accommodation that is suitable for the particular needs and characteristics of older persons.

S196 S197 <u>Supported living accommodation and older persons accommodation</u> will be undertaken in accordance with the following principles:

- 1. 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;
- 1. on-site pedestrian movement and use of *open space* by residents will not be unduly restricted by the slope of the *land*;
- 2. <u>design and development to promote interaction with surrounding communities, without</u> compromising privacy and safety;
- 3. the scale and design of *development* will be consistent with the planned residential nature and character of the location, and ensure access through the *subject site* by the public and residents, including the provision of public *legal roads* and pedestrian accessways consistent with residential scale blocks; and
- 4. where practicable, the *development* will be located within walking distance of essential facilities such as local *shops*, health and community services and public transport networks.

#### HRZ-P14

### Retirement villages

Retirement villages will be enabled in the High Density Residential Zone, through a range of housing and living care options that are suitable for the needs and characteristics of older persons by:

- Providing for greater density than other forms of residential development to enable shared spaces, services, amenities and facilities, and affordability and the efficient provision of assisted living and care services;
- 2. Providing for good quality on *site* amenity, recognising the unique layout, internal amenity and other day-to-day needs of residents as they age;
- 3. Encouraging the scale and design of the *retirement village* to:
  - a. be of a high-quality and aligned with the planned urban character;
  - <u>b.</u> <u>achieve attractive and safe streets and public open spaces, including by</u> providing for passive surveillance;
- 4. Provide an adequate and appropriately located area on *site* for the management, storage and collection of all waste, recycling and organic waste potentially generated by the *development*.

HRZ-Px14

Shared and Group Accommodation

### HRZ-P15

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

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

### HRZ-Px15 HRZ-P16

**Home Business** 

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

### HRZ-Px16 HRZ-P17

Non-residential Activities

Non-residential activities will only be allowed where activities are compatible with residential activities. In determining whether or not the scale of effects of non-residential activities is appropriate, particular regard shall be given to:

- 1. the appropriateness of the scale, size and intensity of the proposed *buildings* and activities and visual or landscape mitigation proposed;
- 2. the effects generated by the *buildings* and activities on the safety and efficiency of the local transport network, including the extent to which the activities make efficient use of the transport network by minimising the need to travel;
- 3. the appropriateness in the design and amount of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;
- 4. the hours of operation, including the timing and frequency of delivery/service vehicles;
- the effects on residential character and the planned urban form of the surrounding environment;
- 6. nuisance effects (including noise, odour, light, glare, smoke and dust) produced on-site;
- whether or not any proposed signage on the subject site is associated with the activity, visually distracting to motorists or dominating or detracting from the planned character of the surrounding environment;
- 8. whether the activities adversely affect the vitality of centres;
- 9. whether the activity provides goods and services to meet the daily needs of the local neighbourhood; and
- 10. any cumulative effects.

### HRZ-Px17 HRZ-P18

**Beach Residential Precincts** 

<u>Subdivision</u>, use and <u>development</u> in the Beach Residential Precincts 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).

### HRZ-Px18 HRZ-P19

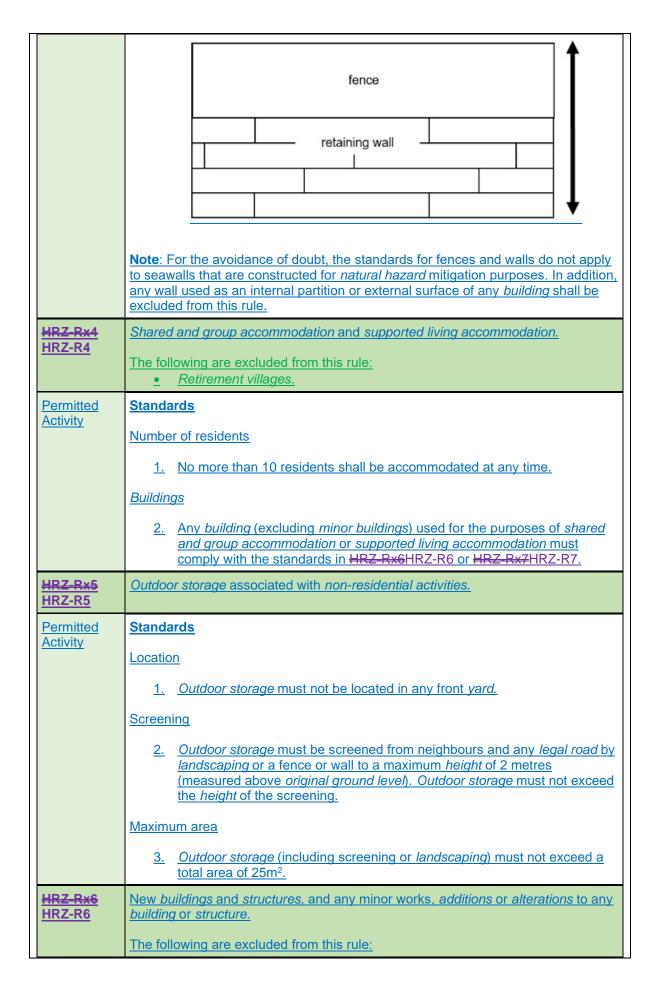
Waikanae Garden Precinct

Subdivision, use and development in the Waikanae Garden Precinct will give consideration to:

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

# **Rules**

HRZ-Rx1 HRZ-R1	Any activity that is a <i>permitted activity</i> under the rules in this chapter.
Permitted Activity	1. 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.  2. 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.  3. 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.
HRZ-Rx2 HRZ-R2	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.
Permitted Activity	Standards  1. The activity complies with all <i>permitted activity</i> standards in this chapter.
HRZ-Rx3 HRZ-R3	Fences and Walls
Permitted Activity	Height (measured above original ground level)  1. 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:  a. 1.2 metres; or  b. 1.8 metres for no more than 50 percent of the site frontage and 1.2 metres for the remainder; or  c. 1.8 metres if the fence is at least 50 percent visually permeable as viewed perpendicular to the boundary.  2. Any fence or standalone wall, retaining wall or combination of these structures, must not exceed a maximum height of 2 metres above ground level where within 1 metre of any side or rear boundary.  3. For the purposes of calculating maximum height where a fence is erected atop a retaining wall, the height shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence.



- <u>Buildings</u> and <u>structures</u> within the Whakarongotai Takiwā Precinct (refer to rule <del>HRZ-Rx7</del>HRZ-R7)
- Papakāinga (refer to rules HRZ-Rx11HRZ-R11 or HRZ-Rx17HRZ-R17)
- Minor Buildings

### Permitted Activity

#### **Standards**

### Number of residential units per site

1. There must be no more than 3 residential units or retirement 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 or retirement units.

#### Height

- 2. Buildings and structures must not exceed a height of:
  - a. 21 metres; or
  - <u>b.</u> 36 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.

- <u>a.</u> Where no more than 3 residential units or retirement units occupy the site:
  - i. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries;
- <u>b.</u> Where 4 or more residential units or retirement units occupy the site:
  - i. <u>Buildings</u> and <u>structures</u> must not project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries;
  - <u>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:
    - 1. A site in the General Residential Zone;
    - 2. A site in the Whakarongotai Takiwā Precinct;
    - 3. A site containing a historic heritage feature;
    - 4. A boundary of a designation for rail corridor purposes.

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

### This standard does not apply to:

- c. a boundary with a road;
- d. existing or proposed internal *boundaries* within a *site*;
- e. <u>site boundaries</u> where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

### <u>Setbacks</u>

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

HRZ-Table *1 - Yard setb	<u>packs</u>
<u>Yard</u>	Minimum depth
<u>Front</u>	1.5 metres
<u>Side</u>	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

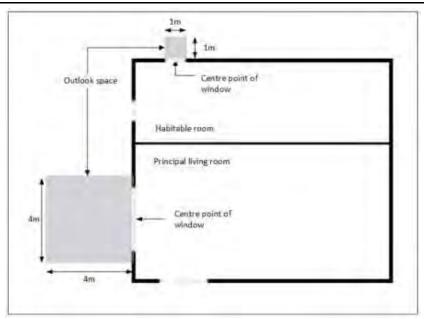
5. The maximum *building coverage* must not exceed 50% of the *net site* area.

### Outdoor living space (per unit)

- 6. A residential unit or retirement unit at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
  - <u>a.</u> 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 or retirement 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 or retirement 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 or retirement 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* or *retirement 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 ¥1 - Outlook space

- <u>b.</u> The minimum dimensions for a required outlook space are as follows:
  - <u>a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width;</u>
  - ii. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- <u>c.</u> The width of the outlook space is measured from the centre point of the largest window on the *building* face to which it applies.
- 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*.
- <u>Outlook spaces may be under or over a balcony.</u>
- 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 or retirement 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 or retirement 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* or *retirement unit*.

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### HRZ-Rx7 HRZ-R7

New buildings and structures, and any minor works, additions or alterations to any building or structure within the Whakarongotai Takiwā Precinct.

The following are excluded from this rule:

- <u>Papakāinga (papakāinga are provided for within the Whakarongotai</u> Takiwā Precinct under rules <u>HRZ-Rx11</u>HRZ-R11 or <u>HRZ-Rx17</u>HRZ-R17)
- Minor Buildings

Measurement criteria apply to some activities under this rule.

### Permitted Activity

#### **Standards**

- 1. Compliance with the standards set out under rule HRZ-Rx6HRZ-R6 except for:
  - a. HRZ-Rx6HRZ-R6 Standard 1;
  - b. HRZ-Rx6HRZ-R6 Standard 2; and
  - c. For boundaries with Whakarongotai Marae, HRZ-Rx6HRZ-R6 Standard 3.

### Number of residential units or retirement units per site

2. There must be no more than 1 residential unit or retirement unit per site.

### **Height**

3. Buildings and structures must not exceed 8 metres in height.

### Measurement criteria:

Height must be measured using the height measurement criteria.

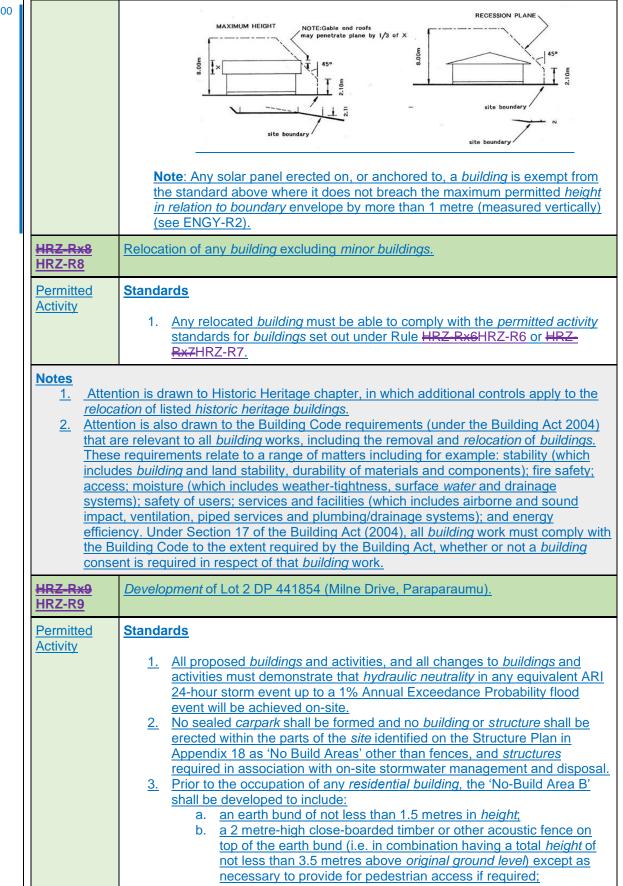
### Height in relation to boundary

4. 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.

### 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.

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- 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
- d. <u>establishment of vegetation to visually screen the fence, including</u> tree species capable of growing to at least 4.0 metres in *height*.
- 4. The entire width of 'No-Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond.
- 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'.
- All buildings (excluding minor buildings) must comply with the permitted activity standards for buildings (excluding minor buildings) set out under Rule HRZ-Rx6HRZ-R6.

### HRZ-Rx10 HRZ-R10

Home businesses and home craft occupations

Qualifying criteria apply to activities under this rule.

### Permitted Activity

#### **Standards**

- 1. Home businesses and home craft occupations must:
  - <u>a.</u> be carried out within a lawfully established <u>residential</u> <u>building</u> (excluding <u>minor buildings</u>) or an associated accessory <u>building</u> that meets the <u>permitted activity</u> standards in Rules <u>HRZ-Rx6</u>HRZ-R6 or <u>HRZ-Rx7</u>HRZ-R7;
  - b. not involve the use of any source of motive power other than electric motors of not more than 0.56kw;
  - <u>c.</u> <u>be limited to one home business or home craft occupation per residential unit</u>, excluding home offices;
  - d. not have more than one non-resident person working in the *home* business or *home craft occupation* at any one time; and
  - e. 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.
- 2. The total floor area used for *home businesses* or *home craft* occupations must not exceed 40m² per residential unit.
- 3. In addition to Standards (1) and (2) above, for any home businesses:
  - a. any retailing must be an ancillary activity to the home business;
  - b. no goods on display shall be visible from outside the *building* in which the *home business* is undertaken; and
  - <u>c.</u> the maximum *retail floor space* or sales area must not exceed 10m² per *residential unit*.

### **Qualifying Criteria:**

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. **Notes:** 1. For on-site vehicle parking, requirements for non-resident employees, deliveries and customers refer to the rules and standards in the Transport Chapter. 2. For requirements in respect of signs and noise, refer to the rules and standards in the Noise and Signs Chapters HRZ-Rx11 Papakāinga on land held under Te Ture Whenua Māori Act 1993. HRZ-R11 **Standards** Permitted Activity 1. Buildings and structures (excluding minor buildings) must comply with the following Standards: a. Standards 2, 3, 4 and 5 set out under rule HRZ-Rx6HRZ-R6; or b. where the *papakāinga* is in the Ōtaki Takiwā Precinct, Standards 3, 4 and 5 set out under rule HRZ-Rx6HRZ-R6 and Standards 3 and 4 set out under rule HRZ-Rx7HRZ-R7. 2. The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the *subject site*, or 500m<sup>2</sup>. Note: refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga. HRZ-Rx12 Visitor accommodation, excluding temporary residential rental accommodation and HRZ-R12 excluding the use of land for accommodating five or less visitors, subject to a tariff being paid. **Matters of Control** Controlled **Standards** Activity 1. Transport effects. 1. Any *building* (excluding *minor* buildings) associated with the 2. Landscaping. activity must comply with the 3. Noise effects. permitted activity standards 4. Layout, size, design and location under HRZ-Rx6HRZ-R6 or of any proposed buildings HRZ-Rx7HRZ-R7. (excluding *minor buildings*) 2. The activity must not receive associated with the activity. any delivery between the hours 5. The imposition of conditions to of 7pm and 7am. manage visual, character and amenity effects. 6. Any positive effects to be derived from the activity. 7. Cumulative effects.8. The imposition of financial contributions in accordance with the Financial Contributions Chapter of this Plan. **Note**: Other contributions may be applicable under the provisions of the Local Government Act 2002. Note Where consent is required under other Rules in the Plan which are associated with an activity considered under this Rule, additional matters of control may also apply. HRZ-Rx13 Any activity which is listed as a permitted activity or a controlled activity and does HRZ-R13 not comply with one of more of the associated standards, unless otherwise specifically stated.

Restricted	Matters of Discretion
Discretionary Activity	<ul> <li>1. Consideration of the effects of the standard not met.</li> <li>2. Measures to avoid, remedy or mitigate adverse effects.</li> <li>3. Cumulative effects.</li> </ul>
HRZ-Rx14 HRZ-R14	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 HRZ-Rx6HRZ-R6 except for standard 1 under rule HRZ-Rx6HRZ-R6.  The following are excluded from this rule:  Papakāinga Retirement villages  Notification Public notification of an application for resource consent under this Rule is precluded.  Limited notification of an application for resource consent under this rule is precluded for non-compliance with the following standards: Standards 6 to 11 under rule HRZ-Rx6HRZ-R6.
Restricted Discretionary Activity	Matters of Discretion  1. The matters contained in the Land Development Minimum Requirements.  2. Consideration of the effects of the standard not met.  3. Where the site is located adjacent to a Place and Area of Significance to Māori identified in Schedule 9, effects on cultural values.  4. Where the site is located adjacent to a site containing a historic heritage feature, effects on historic heritage values.  5. The imposition of financial contributions in accordance with the Financial Contributions
HRZ-Rx15 HRZ-R15	New buildings and structures, and any minor works, additions or alterations to any building or structure, that do not comply with standard 1 under rule HRZ-Rx6HRZ-R6.  The following are excluded from this rule:  Papakäinga Retirement villages  Notification Public and limited notification of an application for resource consent under this Rule is precluded.
Restricted Discretionary Activity	Matters of Discretion

			4	The relevant method contained
			<u>1.</u>	The relevant matters contained in the Residential Design Guide
			2	in Appendix x1Appendix 24. The matters contained in the
			<u> </u>	Land Development Minimum
				Requirements.
				Site layout.
			<u>4.</u>	Building density, form and
			5	appearance. Streetscape.
				Landscaping.
				Reverse sensitivity.
				Transport effects.
			9.	Where the <i>site</i> is located adjacent to a <i>Place and Area of</i>
				Significance to Māori identified
				in Schedule 9, effects on cultural
			10	<u>values.</u> Where the <i>site</i> is located
			10.	adjacent to a <i>site</i> containing a
				historic heritage feature, effects
			4.4	on historic heritage values. The imposition of financial
			11.	contributions in accordance with
				the Financial Contributions
				Chapter.
S100	HRZ-Rx16	New buildings and structures, and any m		
	HRZ-R16	building or structure, within the Whakaron		
		with one or more of the standards under	ruie <del>m.</del>	<del>∠-RX/</del> HRZ-R7.
		The following are excluded from this rule	<u>:</u>	
		Papakāinga (papakāinga are pro		
		Takiwā Precinct under rules HRZ	<del>-Rx1/</del> H	IRZ-R17 or <del>HRZ-Rx18</del> HRZ-R18)
		Notification		
		Public notification of an application for re-	source d	consent under this Rule is
		precluded.	ı	
	Restricted Discretionary		Matter	s of Discretion
	Activity		<u>1.</u>	The matters of discretion listed
			0	under rule HRZ-Rx15HRZ-R15.
			<u> </u>	Effects on cultural values and tikanga Māori.
			<u>3.</u>	Effects on the use and function
				of marae and other places of
				significance to tangata whenua located within the Precinct.
	Notes:			
	Notes:  1. For re	source consent applications under this rul	e, the o	wners and occupiers of the
	releva	nt places of significance to tangata whenu	ua will be	e considered an affected person
		ordance with section 95E of the Act and n	otified o	f the application, where written

2. 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

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approval is not provided.

with the marae.

HRZ-Rx17	Papakāinga on general title land.	
HRZ-R17	Notification Public notification of an application for reso precluded.	ource consent under this Rule is
Restricted Discretionary Activity	1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai. 2. Compliance with the Standards set out under rule HRZ Rx11HRZ-R11.	1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; 2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. 3. The matters contained in the Land Development Minimum Requirements.
2. For re releva Tonga Counc a.	to chapter PK – Papakāinga for Objectives a source consent applications under this rule, int iwi authority (Ngāti Toa Rangatira, Ngā Ha), or Te Āti Awa ki Whakarongotai) and will will seek advice from iwi authorities on incomplete where the papakāinga is on general title lademonstrated a whakapapa or ancestrated any other matter related to tikanga Māori.  Papakāinga on land held under Te Ture Whaland that do not comply with one or more of HRZ-Rx11HRZ-R11 or HRZ-Rx12HRZ-R17  Notification Public notification of an application for resoprecluded.	the Council will seek advice from the lapū o Ōtaki (Ngāti Raukawa ki te rely on this advice. The matters that clude: and, whether the applicant has connection to the land; henua Māori Act 1993 or on general title f the Standards set out under Rules 7.
Restricted Discretionary Activity		1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. The matters contained in the Land Development Minimum Requirements. 4. For papakāinga on general title land:  a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.
Notes: 1. Refer	to chapter PK – Papakāinga for Objectives a	and Policies specific to <i>papakāinga</i> .

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. HRZ-Rx18 Commercial activities. **HRZ-R19** Restricted **Standards Matters of Discretion** Discretionary Activity 1. The commercial activity is 1. The extent to which the intensity limited to the ground floor of an and scale of the activity may apartment building that adversely impact on the amenity contains 4 or more residential of the surrounding units. neighbourhood. 2. The gross floor area of 2. Whether the business is commercial activities on the compatible with the character of subject site shall not exceed the surrounding neighbourhood, 200m<sup>2</sup>. or whether it would be better 3. Hours of operation shall be located in a Centre. limited to: 3. Effect on amenity values of a. 7:00am to 9:00pm on nearby residential properties, Monday to Friday; especially hours and days of b. 8:00am to 7:00pm on operation, noise, and privacy Saturday, Sunday and impacts. public holidays. 4. The extent to which the activity 4. Where any building in which the may adversely impact on traffic activity is undertaken adjoins or generation, road safety, onsite is within 2 metres of any road and street parking, and access. 5. Any positive effects to be boundary, at least 75% of the derived from the activity. ground floor elevation(s) of the building that front onto the road 6. Cumulative effects. 7. The imposition of *financial* boundary must be active retail frontage including pedestrian contributions in accordance with entrances and clear glass for the Financial Contributions the display of goods. chapter of this Plan. 5. The activity must have road frontage to a Strategic Arterial **Note**: Other contributions may Route (excluding any State be applicable under the Highway), a Major Community provisions of the Local Connector Route, or Local Government Act 2002. Community Connector Route (as identified in District Plan Maps and TR-Table 7 -Transport Network Hierarchy). **HRZ-R20** Construction or alteration of or addition to any building or structure for a retirement village involving 4 or more retirement units per site. **Standards Matters of Discretion** Restricted Discretionary 1. Where any of the standards **Activity** under rule HRZ-R6 are breached, consideration of the

effects of the standard not met.

	,
HRZ-Rx19	2. The effects of the retirement village on the safety of adjacent streets or public open spaces.  3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.  4. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length.  5. When assessing the matters in 1 – 4, consider:  a. The need to provide for efficient use of larger sites; and b. The functional and operational needs of the retirement village.  6. The positive effects of the construction, development and use of the retirement village.  7. The matters in policy HRZ-P14.
HRZ-R21	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.
Discretionary Activity	
HRZ-Rx20 HRZ-R22	Shared or group accommodation or supported living accommodation which does not comply with one or more permitted activity standards under HRZ-Rx4HRZ-R4.  The following are excluded from this rule:  • Retirement villages.
Discretionary Activity	
HRZ-Rx21 HRZ-R23	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-Rx12HRZ-R12.
Discretionary Activity	
HRZ-Rx22 HRZ-R24	Any home business or home craft occupation that complies with Standard 3 of HRZ-Rx10HRZ-R10 but does not comply with one or more of the other permitted activity standards under HRZ-Rx10HRZ-R10.
<u>Discretionary</u> <u>Activity</u>	
HRZ-Rx23 HRZ-R25	Any commercial activity that does not comply with one or more of the restricted discretionary activity standards under HRZ-R18.
<u>Discretionary</u> <u>Activity</u>	

HRZ-Rx24 HRZ-R26	Any home business or home craft occupation which is not a permitted activity under HRZ-Rx10HRZ-R10 or a discretionary activity under HRZ-Rx22HRZ-R24.
Non- complying Activity	
HRZ-Rx25 HRZ-R27	Any commercial, industrial or retail activity that is not listed as a permitted, controlled, restricted discretionary or discretionary activity.
Non- complying Activity	
HRZ-R×26 HRZ-R28	Offensive trades.
Non- complying Activity	
HRZ-Rx27 HRZ-R29	Boarding or housing of animals for commercial gain.
Non- complying Activity	
HRZ-Rx28 HRZ-R30	The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.
Non- complying Activity	
HRZ-Rx29 HRZ-R31	Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed building (excluding minor buildings).
Non- complying Activity	
HRZ-Rx30 HRZ-R32	The parking or placing of any motor vehicle, boat, caravan or material for the purposes of sale or lease within <i>road</i> or <i>Council</i> reserve other than specified areas by resolution of <i>Council</i> .
Non- complying Activity	
HRZ-Rx31 HRZ-R33	Commercial panelbeating and spraypainting.
Prohibited Activity	

### 5.0 Proposed amendments to the Metropolitan Centre Zone Chapter

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

### MCZ-P2 Metropolitan Centre Zone Precincts

Subdivision, use and development in the Metropolitan Centre Zone will be undertaken in accordance with the Metropolitan Centre Zone Structure Plan in Appendix 19 and the principles in the Centres Design Principles in Appendix 20-consistent with the relevant matters in the Centres Design Guide in Appendix x2Appendix 25, in a manner that reinforces the following specific management principles for each precinct:

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#### 1. Precinct A

Manage *Precinct A* to maintain and reinforce its purpose as the primary retail and commercial core within the District and to improve *amenity values* and functional diversity. Manage Precinct A1 to enhance existing retail and commercial development, while managing Precinct A2 to enable *development* for *retail*, *commercial* and *residential activities* (excluding *industrial activities*) and to reinforce the amenity and function of the existing retail and commercial core.

Precinct A will be developed in the following manner:

- 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;
- b. diversity and choice in terms of the shopping and social experience for the wider Kāpiti Coast community is created, and a variety of *commercial* and *entertainment activities* is enabled (excluding *industrial activities*);
- c. the extent and diversity of employment is retained and increased;
- d. retail and commercial activities (excluding industrial activities) 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;
- 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;
- f. amenity values for pedestrians that utilise the adjoining public realm are improved;
   and
- g. building development adjoining Rimu Road will have active frontages and avoid blank facades.

### 2. Precinct B

Manage *Precinct B* to consolidate its role as the community and civic focal point for the District.

Precinct B will be developed in the following manner:

- 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 *development* of Rimu Road as the Metropolitan Centre's Main Street:
- community uses and civic facilities will be consolidated in the Iver Trask Place and Ngahina Street areas; and
- c. substantial *stormwater* management facilities will be provided where these also provide ecological and recreational values.

### 3. Precinct C

Manage *Precinct C* to provide development areas, some being subject to the resolution of *stormwater* 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

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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. <u>accessibility to active or public transport,</u> 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.

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

### MCZ-P5 Activities in the Working Zones

Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:

- 1. local and on-site *amenity values* are maintained and enhanced <u>where practicable</u>, <u>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>
- 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*.

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

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MCZ-P7

Mixed Use Activities Housing in Centres

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.

Medium and high-density residential development will be enabled in centres where it:

1. Contributes to the viability and vitality of the centre;

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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.

Medium and high-density residential development will be enabled in centres where this:

- 1. Contributes towards accommodating anticipated growth in the District;
- 2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.

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

### MCZ-P8 Urban form and design of centres

Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary *infrastructure*, 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 principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.

A higher density of urban built form will be enabled in the *Metropolitan Centre Zone*, including buildings up to 12-storeys, where development fulfils the intent of the Centres Design Guide in Appendix x2 Appendix 25.

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

### MCZ-R5 Commercial and residential activities in Precinct C. Excludes: 1. retail activities 2. industrial activities 3. non-commercial ancillary activities to the commercial activity. Residential unit measurement criteria, qualifying criteria, and measurement criteria apply to activities under this rule. Permitted **Standards** Activity 1. Where residential activities (excluding visitor accommodation that is not temporary residential rental accommodation) are incorporated into a development that includes commercial activities they must be located above ground floor level or separated from all street frontages by commercial activities. Residential activities (other than those incorporated into a development) that includes retail or commercial activities) must meet the following standards (excluding visitor accommodation that is not temporary residential rental accommodation): a. comprise at least one residential unit (as measured by the residential unit measurement criteria); b. have a minimum development area of 200m<sup>2</sup> per residential unit and a minimum average area of 250m² per residential unit across the development: each residential unit's development area must be capable of containing an 8 metre diameter circle;

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- d-a ground floor habitable room must face the street in any residential building that fronts the street;
- c. e. residential buildings that front a street must have a main pedestrian 'front door' accessed from the street;
- 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.);
- 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
- 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:
- 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
- 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 chimnevs, 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.



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.
- <u>b.</u> f. When measuring *building coverage*, exclude:
  - i. any section of any buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
  - ii. The footprint of any minor Building
- 3. Compliance with FC-Table 1.

#### 5.6 Amend rule MCZ-R7 as follows:

### MCZ-R7

Except within the Dune Protection Area identified on the Structure Plan in Appendix 19, new *buildings* and *structures* and *additions* and *alterations* to existing buildings and *structures*.

### Excludes:

- Papakāinga (refer to rules MCZ-Rx1MCZ-R22 and MCZ-Rx2MCZ-R23)
- New minor buildings and additions and alterations to existing minor buildings.

Residential unit measurement criteria and measurement criteria apply to activities under this rule.

Permitted Activity

#### **Standards**

#### Height

1. Buildings and structures must not exceed 21 metres in height.

### Measurement criteria:

Height must be measured using the height measurement criteria.

### Height in relation to boundary

<u>2.</u>

- a. <u>Buildings</u> and <u>structures</u> must not project beyond a 60° recession plane measured from a point <u>4-8</u> metres vertically above <u>ground</u> <u>level</u> along all <u>boundaries</u>, as shown on the following diagram.
- b. 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.

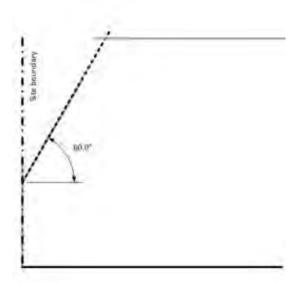
Where the *boundary* forms part of a legal right of way, *entrance strip*, *access* <u>site</u>, or pedestrian access way, the *height in relation to boundary* applies from the farthest *boundary* of that legal right of way, *entrance strip*, *access* <u>site</u>, or pedestrian access way.

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S161.16

S203.04

S203.23



### MCZ-Diagram **x1** − Height in relation to boundary

This standard does not apply to any of the following:

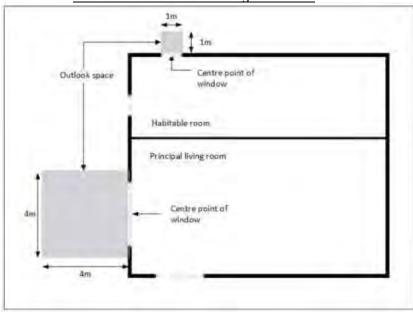
- a. a boundary with a road;
- <u>b.</u> <u>a boundary between a site in the Metropolitan Centre Zone, and a site in any of the following zones:</u>
  - i. Any centres zone;
  - ii. The Mixed Use Zone;
  - iii. The General Industrial Zone;
- Residential chimneys, electricity transmission towers, masts,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

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

- 3. 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:
  - <u>a.</u> 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
  - c. is accessible from the residential unit, and
  - d. may be:
    - <u>i.</u> 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:
  - <u>a.</u> 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:



MCZ-Diagram \*2 - Outlook space

- <u>b.</u> The minimum dimensions for a required outlook space are as <u>follows:</u>
  - <u>a principal living room must have an outlook space</u>
     <u>with a minimum dimension of 4 metres in depth and 4</u>
     <u>metres in width; and</u>
  - 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.
- <u>d.</u> <u>Outlook spaces may be over *driveways* and footpaths within the *site* or over a public street or other public *open space*.</u>
- 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
  - <u>ii.</u> not extend over an outlook space or *outdoor living* space required by another dwelling.

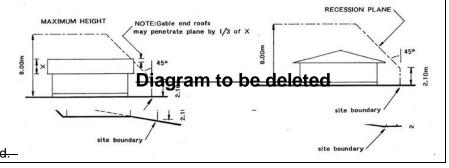
### Other Standards

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.



- 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.
- <u>14.</u> Verandahs must extend along the entire frontage of the *building* and shall adjoin existing verandahs on adjacent *buildings*.
- 15. 12. Verandahs must have exterior lighting at pedestrian entrance areas at a minimum of 10 lux.
- <u>16.</u> <u>13.</u> *Buildings* and *structures* shall be sited a minimum of 4 metres from the *boundary* of the *Residential Zones*.
- 17. 14. 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. 16. 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. 17. 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:

MCZ-R11	New buildings and structures and additions and alterations to existing buildings and structures in Precinct A that do not comply with Permitted Activity Standards 3, 4, 17 and 18 7, 8 and 20 in MCZ-R7.  Excludes:  • New minor buildings and additions and alterations to existing minor buildings.	
Controlled Activity	1. Buildings must be located within 30 metres of any existing retail activities on the site.  2. For active retail frontages, the distance between pedestrian entrances must not exceed 20 metres.	<ol> <li>Matters of Control</li> <li>Consideration of the standard not met.</li> <li>Measures to avoid, remedy or mitigate adverse effects.</li> <li>Cumulative effects.</li> </ol>

### 5.8 Amend rule MCZ-R13 as follows:

.o Amer	id fulle MCZ-R 13 as follows:		•
MCZ-R13	New buildings and structures and additionand structures where one or more of the one or more of the controlled activity star	permitted activity standards in MCZ-R7 or	
	<ul> <li>Excludes:</li> <li>Papakāinga (refer to rule MCZ-R</li> <li>New minor buildings and addition buildings.</li> </ul>	ex3MCZ-R24) ns and alterations to existing minor	\$100.20 \$161.16 \$203.04 \$203.23
	Measurement criteria apply to activities u	under this rule.	
	Notification Public notification of an application for reprecluded for non-compliance with the form Standards 2, 3, 4, 5 or 16 under	llowing standards:	\$122.150 \$028.17
	• Standards 2, 3, 4, 5 or 16 under	Tule MOZ-IVI.	
Restricted Discretionary	Standards	Matters of Discretion	
Activity	For active retail frontages in Precinct A, the distance between pedestrian entrances must not exceed 18 metres.  Height	<ol> <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, historic heritage and streetscape effects.</li> </ol>	
	2. Buildings and structures must not exceed 40 53 metres in height.	4. The extent of consistency with relevant matters in the Crime Prevention Through	
	Measurement criteria: Height must be measured using the height measurement criteria.	Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2Appendix 25 and the Land Development Minimum	

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Requirements Subdivision and

S202		Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20.  5. Effects on landform and landscape. 6. Traffic and transport effects. 7. Design and appearance of buildings. 8. Location and design of parking, traffic circulation areas, leading and access. 9. Public safety. 10. Centext and surroundings. 11. Cumulative effects. 12. Whether any nuisance effects are created. 13. The consistency with the
		rolovant objectives and policies.

### 5.9 Amend rule MCZ-R14 as follows:

Restricted Discretionary Activity  1. The building for the retail activity must meet the permitted activity standards for buildings in Precinct C in MCZ-R7.  2. The activity must be consistent with the Structure Plan in Appendix 19.  3. Department Stores shall be limited to one department store, which  Matters of Discretion  1. Location, layout, size of the proposed devel 2. The extent of consister relevant matters in the Prevention Through Environmental Desig Guidelines in Appendix x2Appendix x2Appen	MCZ-R10.
may include grocery and other retailing, within a single premise which must have a minimum gross floor area of 3,000m² and the store or brand must not be in the District.  S202  S202  S202  S204  S206  S207  S208  S208  S209  S2	evelopment.  sistency with  the Crime gh sign endix 6, Design Guide pendix 25 and ment Minimum edivision and nciples and the rinciples in amenity,

- c. roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.

40. <u>5.</u> Effects on the vitality and viability of the Metropolitan Centre Zone

#### 5.10 Amend rule MCZ-R15 as follows:

#### MCZ-R15

Earthworks, new buildings and structures and additions and alterations to existing buildings and structure in the Dune Protection Area identified in the Structure Plan in Appendix 19.

#### Excludes:

New minor buildings and additions and alterations to existing minor buildings.

**Note:** 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 *extractive industries* see EW-EXT.

### Restricted Discretionary Activity

#### **Standards**

The activity must comply with the following standards listed in the following permitted activity rules: MCZ-R1 (Standards 1 to 5 inclusive)
 MCZ-R5 (Standards 1 to 4 inclusive)
 MCZ-R6 (Standard 1)
 MCZ-R7 (Standards 1, 6 to 13 inclusive and 15 to 17 inclusive 1 to 5 inclusive, 10 to 16 inclusive and 18 to 20 inclusive)
 MCZ-R9 (Standard 1)

**Note:** All *roads* and associated *infrastructure* must be constructed to the standards specified in in the Transport and Infrastructure chapters. See NH-FLOOD-R2 for the separation of *buildings* and *structures* from *waterbodies* standards. See FC-Table 1 for the rules and standards for *financial contributions* for all *development*.

#### **Matters of Discretion**

- 1. Effects on ecological values.
- Effects on amenity and landscape values and the extent to which the dune landform and natural character are protected or retained.
- The extent to which earthworks are necessary to facilitate the efficient development of land within Precinct C.
- Effects on the pattern of development within Precinct C, including benefits associated with efficient development of the land.
- 5. Measures to mitigate or offset adverse *effects* on landscape and *amenity values* or to address potential soil erosion.
- The profile and surface treatment of any excavated or filled area and the integration of excavated or filled areas with the natural landform.
- 7. The layout of *roads*, walking and cycling routes and the location of *infrastructure* services and *stormwater* management areas.
- 8. The location and finished appearance of any building.
- 9. The matters referred to in Policies MCZ-P1 and MCZ-P2.

Land Development Minimum

Requirements.

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

MCZ-Rx1 MCZ-R22	Papakāinga on land held under Te Ture Whenua Māori Act 1993.
Permitted Activity	Standards         1. Buildings and structures (excluding minor buildings) must comply with Standards 1₁ and 2 and 16 set out under Rule MCZ-R7.
Note: refer to	chapter PK – Papakāinga for Objectives and Policies specific to papakāinga

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MCZ-Rx2 Papakāinga on general title land. MCZ-R23 **Notification** Public notification of an application for resource consent under this Rule is precluded. **Matters of Discretion** Restricted **Standards** Discretionary 1. The applicant is a member of 1. Whether the applicant has Activity Ngāti Toa Rangatira, Ngā Hapū demonstrated their whakapapa o Ōtaki (Ngāti Raukawa ki te or ancestral connection to the <u>land;</u> Tonga), or Te Āti Awa ki 2. Evidence of appropriate legal Whakarongotai. mechanism(s) to ensure that 2. Compliance with the Standards land is maintained in Māori set out under rule MCZownership. Rx1MCZ-R22. 3. The matters contained in the

### Notes:

- Refer to chapter PK Papakāinga for Objectives and Policies specific to papakāinga.
   For resource consent applications under this rule, the Council will seek advice from the
- 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>a.</u> 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.

MCZ-Rx3 MCZ-R24	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  MCZ-Rx1MCZ-R22 or MCZ-Rx2MCZ-R23.  Notification Public notification of an application for resource consent under this Rule is precluded.			
Restricted Discretionary Activity	Standards  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.	<ol> <li>Consideration of the effects of the standard not met.</li> <li>Measures to avoid, remedy or mitigate adverse effects.</li> <li>The matters contained in the Land Development Minimum Requirements.</li> </ol>		

	4.	For pay land: a. b.	Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.
Notes:			

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- Refer to chapter PK Papakāinga for Objectives and Policies specific to papakāinga.
- 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;
  - any other matter related to tikanga Māori.

### 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.

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.

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.

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### 6.2 Amend policy TCZ-P3 as follows:

### TCZ-P3 Activities in the Working Zones

Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:

- 1. local and on-site *amenity values* are maintained and enhanced <u>where practicable</u>, <u>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>
- 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.

### 6.3 Amend policy TCZ-P5 as follows:

### TCZ-P5

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Mixed Use Activities Housing in Centres

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.

Medium and high-density residential development will be enabled in centres where it:

- 1. Contributes to the viability and vitality of the contro;
- 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.

Medium and high-density residential development will be enabled in centres where this:

- 1. Contributes towards accommodating anticipated growth in the District;
- 2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.

### 6.4 Amend policy TCZ-P6 as follows:

#### TCZ-P6

Urban form and design of centres

Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary infrastructure, 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 principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.

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A higher density of urban built form will be enabled in the *Town Centre Zone*, including *buildings* up to 6-storeys, where *development* fulfils the intent of the Centres Design Guide in Appendix #2Appendix 25.

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

TCZ-Px1
TCZ-P8

Coastal Qualifying Matter Precinct at Raumati Beach

Within the Coastal Qualifying Matter Precinct at Raumati Beach:

- 1. an urban built form not exceeding 3-storeys is anticipated; and
- 2. 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.

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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.

### 6.6 Add a new policy (after policy <del>TCZ-Px1</del>TCZ-P8) as follows:

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TCZ-Px2
TCZ-P9

Whakarongotai Marae Takiwā Precinct

Subdivision, use and development \(\pmu\) within the \(\pmu\) Makarongotai \(\pmu\) Arao-Takiwā \(\pmu\) Precinct, subdivision, use and development will recognise the significance of the area to tangata whenua and avoid, remedy or mitigate adverse \(\text{effects}\) on the cultural values and \(\text{tikanga M\(\text{a}\) oriansociated with \(\pmu\) whakarongotai marae and \(\pmu\) Ruak\(\text{o}\)hatu urup\(\text{a}\), and their use and function-\(\text{off}\) the marae, including \(\text{by:}\)

- 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 the marae and urupā;
- 2. Seeking to avoid buildings that overlook the marae and urupā;
- 3. Seeking to avoid *buildings* and *structures* that further obstruct views from the marae and urupā to the Tararua Range;
- 4. Recognising that activities adjacent to a-the marae and urupā may be sensitive to the effects of activities that occur in these places-on-a-marae, 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.

#### S203 **[6.6A** Add a new policy (after policy TCZ-Px2TCZ-P9) as follows:

TCZ-Px9 TCZ-P10 <u>Ōtaki Takiwā Precinct</u>

<u>Subdivision</u>, use and <u>development</u> within the <u>Ōtaki Takiwā Precinct will recognise the significance of the area to <u>tangata whenua</u> and avoid, remedy or mitigate adverse <u>effects</u> on the <u>cultural values</u>, <u>tikanga Māori</u>, use and function of places of significance to tangata whenua located within the area, including:</u>

- Raukawa marae;
- Te Wānanga o Raukawa campus;
- Rangiatea church;
- Urupā located within the Precinct;

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- Kohanga reo and kura kaupapa Māori located within the Precinct;
- The traditional papakāinga area located within the blocks bounded by Rangatira Street and Iti Street;

### 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.

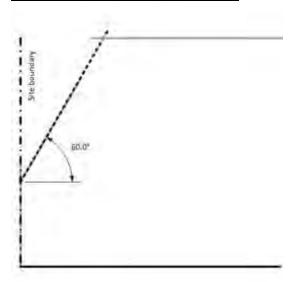
### 6.7 Amend rule TCZ-R6 as follows:

	,/ Amena rule 102-10 as follows.				
TCZ-R6	<ul> <li>New buildings and structures and additions and alterations to existing buildings and structures.</li> <li>Excludes: <ul> <li>Papakāinga (refer rules TCZ-Rx4TCZ-R17 or TCZ-Rx2TCZ-R18)</li> </ul> </li> <li>New minor buildings and additions and alterations to existing minor buildings.</li> <li>New buildings and structures and additions and alterations to existing buildings and structures, in the Raumati Beach Town Centre Zone (see TCZ-R7).</li> </ul> <li>Height measurement criteria, and measurement criteria apply to activities under this rule.</li>				
Permitted Activity	Standards  Height  1. Buildings and structures must not exceed 12 metres in height, and within the Coastal Qualifying Matter Precinct and the Marae Takiwā Precinct no building shall be more than 3 storeys above the original ground level.  Measurement criteria: Height must be measured using the height measurement criteria.  Height in relation to boundary  2.  a. In the Town Centre Zone at Ōtaki: i. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram;				
	<ul> <li>b. In all other Town Centre Zones:         <ol> <li>Buildings and structures must not project beyond a 60° recession plane measured from a point 8 metres vertically</li> </ol> </li> </ul>				

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- <u>above ground level along all boundaries</u>, as shown on the following diagram;
- ii. Except that buildings and structures must not 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.

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 ∗1** − Height in relation to boundary

This standard does not apply to any of the following:

- <u>buildings</u> and <u>structures</u> within the Coastal Qualifying Matter <u>Precinct</u> and the <u>Marae-Whakarongotai</u> and <u>Ōtaki Takiwā</u> Precinct;
- b. a boundary with a road;
- <u>c.</u> <u>a boundary between a site in the Town Centre Zone, and a site in any of the following zones:</u>
  - i. Any centres zone;
  - ii. The Mixed Use Zone;
  - ii. The General Industrial Zone;
- <u>d.</u> residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials*.
- 3. Within the Coastal Qualifying Matter Precinct and the Whakarongotal

  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.

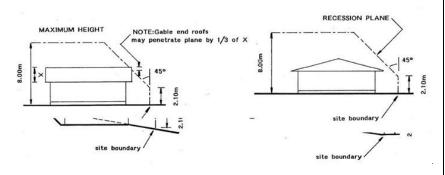
This standard only applies to:

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

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## Measurement criteria

- <u>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).
- 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

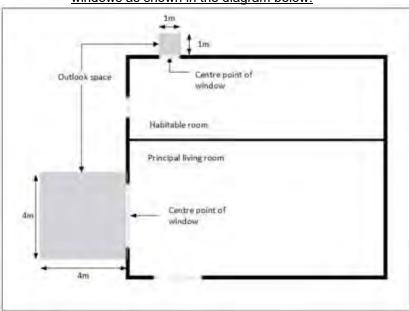
<u>Outdoor living space (per residential unit, as measured by the Residential Unit Measurement Criteria)</u>

- 4. 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:
  - <u>a.</u> 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
  - <u>e.</u> <u>is free of *buildings*, parking spaces, and servicing and manoeuvring areas.</u>
- 5. 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:
  - <u>a.</u> 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.

S100

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

- <u>6.</u> 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:



TCZ-Diagram \*3 - Outlook space

- <u>b.</u> The minimum dimensions for a required outlook space are as follows:
  - <u>a principal living room must have an outlook space</u>
     <u>with a minimum dimension of 4 metres in depth and 4</u>
     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.
- <u>d.</u> 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.

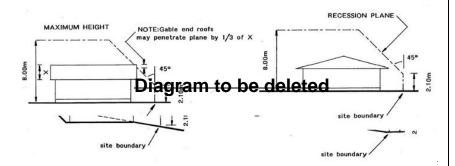
## Other Standards

- 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 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.
- 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*.
- <u>12.</u> 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 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 which is secondary to the main use of the site and which are located to the rear of the main building on the site.
- 15. 11. 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 *building* entrances and between *building* entrances.

## 6.8 Amend rule TCZ-R7 as follows:

## TCZ-R7

New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* and activities in the Raumati Beach Town Centre Zone.

#### Excludes:

- Papakāinga (refer rules <del>TCZ-Rx1</del>TCZ-R17 or <del>TCZ-Rx2</del>TCZ-R18)
- New minor buildings and additions and alterations to existing minor buildings.

Qualifying criteria apply to activities under this rule.

## Permitted Activity

## **Standards**

- 1. The activity must comply with the *permitted activity* standards for new *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* under TCZ-R6.
- 2. No building or structure shall be set back from the road boundary except where the setback provides open space/courts for non-vehicle use. 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 site and which are located to the rear of the main building on the site.
- 3. Any buildings used for residential activities (excluding visitor accommodation that is not temporary residential rental accommodation) must comply with the following standards:
  - a. A ground floor retail or *commercial* (excluding *industrial*) use must face the street with a main residential front door accessed from the street.
  - b. A building recess must be provided for each 12 metres of building 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 building (this reduced section shall extend from one side of the building to the other). In relation to this standard, building length is the external measurement of the building from front to back, or from one side to the other. The recess shall not apply to the ground floor street frontage.
  - c. Each residential unit must provide a private outdoor living space of at least 20m², with a minimum dimension of 1.5 metres. The outdoor living space must be directly accessible from a living room (lounge / dining / family etc.)
- 4. Residential buildings must be acoustically designed to achieve the *permitted* activity standards in the Noise chapter.

**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
<del>open space.</del>

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

	TCZ-Rx1 TCZ-R17	Papakāinga on:  1. land held under Te Ture Whenua Māori Act 1993; or 2. at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).
S100	Permitted Activity	<ul> <li>Standards</li> <li>1. Buildings and structures (excluding minor buildings) must comply with Standards 1, 2₁ and 3 and 13 set out under Rule TCZ-R6.</li> </ul>
	Note: refer to	chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.

6.10 Amend rule TCZ-R10 as follows:

	TCZ-R10	Retail activities that do not comply with o standards.	ne or more of the permitted activity
	Restricted Discretionary Activity	1. Retail activities in the following zones shall have a ground level retail floor space less than:  1. Retail activities in the following zones shall have a ground level retail floor space less than:	<ol> <li>Matters of Discretion</li> <li>Location, layout, size and design of the proposed development.</li> <li>Consideration of the standard(s) not met.</li> </ol>
S122		<ul> <li>a. 1000m² in the Raumati Beach Town Centre Zone;</li> <li>b. 1000m² in the Ōtaki Main Street Town Centre Zone;</li> <li>c. 2000m² in the Paraparaumu Beach Town Centre Zone.</li> </ul> 2. Supermarkets in the Waikanae Town Centre Zone and Ōtaki Rail Town Centre Zone.	3. The 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 Appendix 25 and the Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20.  4. Visual, character, amenity and streetscape effects.
\$202			<ol> <li>Traffic and transport effects.</li> <li>Location and design of parking, traffic circulation areas, loading and access.</li> <li>Public safety.</li> <li>Context and surroundings.</li> <li>Cumulative effects.</li> <li>Whether any nuisance effects are created.</li> <li>The consistency with the relevant objectives and policies.</li> <li>Economic effects including effects on the vitality of centres.</li> </ol>

## 6.11 Amend rule TCZ-R11 as follows:

#### TCZ-R11

New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* where one or more of the *permitted activity* standards is not met.

## Excludes:

- Papakāinga (refer rule <del>TCZ-Rx3</del>TCZ-R19)
- <u>Buildings and structures within the Marae Takiwā Precinct (refer rule <del>TCZ-</del> Rx4TCZ-R20)
  </u>
- New minor buildings and additions and alterations to existing minor buildings.

Height measurement criteria apply to activities under this rule.

## **Notification**

<u>Public notification of an application for resource consent under this rule is</u> precluded for non-compliance with the following standards:

• Standards 2, 3, 4, 5, 6 or 13 under rule TCZ-R6.

Restricted Discretionary Activity

## **Standards**

 For active retail frontages the distance between pedestrian entrances must not exceed 18 metres.

## Height

 <u>Buildings and structures must</u> not exceed 21 metres in height.

Measurement criteria:
Height must be measured using the height measurement criteria.

## **Matters of Discretion**

- 1. Location, layout, size and design of the proposed *development*.
- Consideration of the standard(s) not met.
- 3. Visual, character, amenity, historic heritage, streetscape and stream effects.
- 4. The extent of consistency with relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2Appendix 25 and the Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012 and the Centres Design Principles in Appendix 20.
- 5. Effects on landform and landscape.
- 6. Traffic and transport effects.
- Design and appearance of buildings.
- Location and design of parking, traffic circulation areas, loading and access.
- 9. Public safety.
- 10. Context and surroundings.
- 11. Cumulative effects.
- 12. Whother any nuisance effects are created.

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relevant objective	ency with the ectives and policies.	10. 1110		
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## 6.12 Delete rule TCZ-R12:

TCZ-R12	Papakāinga activities at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).  Qualifying criteria apply to activities under this rule.			
Restricted Discretionary Activity				
	metres and the ability to accommodate a circle with a 4 metre diameter.  4. The outdoor living space must be directly accessible from a living room (lounge / dining / family etc.) however it shall not be located between a residential building's front and a street.  5. The outdoor living space 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).			

#### 6.13 Amend rule TCZ-R13 as follows:

TCZ-R13	Development which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.		
Restricted Discretionary Activity	The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline.	<ol> <li>Matters of Discretion</li> <li>The scale of biodiversity, energy or water quality benefits created by the proposal.</li> <li>Layout, size, design and location of proposed buildings (excluding minor buildings).</li> <li>Visual, character and amenity effects.</li> <li>Ecological or biodiversity effects.</li> <li>Traffic and transport effects.</li> <li>Proposed mitigation, remediation or ongoing management measures.</li> <li>Effect on natural character values.</li> <li>Cumulative effects.</li> <li>The Centres Design Principles in Appendix 20 relevant matters in the Centres Design Guide in Appendix x2Appendix 25.</li> </ol>	

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

TCZ-Rx2 TCZ-R18	Papakāinga on general title land.  Excludes:  • papakāinga at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A).  Notification Public notification of an application for resource consent under this Rule is precluded.		
Restricted Discretionary Activity	1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai. 2. Compliance with the Standards set out under rule TCZ-Rx1TCZ-R17.	Matters of Discretion      Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;      Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.      The matters contained in the Land Development Minimum Requirements.	

## Notes:

- Part of the land at Whakarongotai Marae is general title land. Papakāinga on general title land at Whakarongotai Marae (Schedule of Historic Heritage ID: WTS0361A) are provided for under rule TCZ-Rx4TCZ-R17.
   Refer to chapter PK Papakāinga for Objectives and Policies specific to papakāinga.

S122

- 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.

#### 6.15 Add a new rule (after rule TCZ-Rx2TCZ-R18) as follows:

land that do not comply with one or more  TCZ-Rx1TCZ-R17 or TCZ-Rx2TCZ-R18  Notification	Public notification of an application for resource consent under this Rule is		
Standards   Discretionary     Activity   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.	1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects. 4. 3. The matters contained in the Land Development Minimum Requirements. 5. 4. For papakāinga on general title land:  a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.	\$100.32	

- 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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## 6.16 Add a new rule (after rule TCZ-Rx3TCZ-R19) as follows:

\$100 \$203 TCZ-Rx4 TCZ-R20 New buildings and structures, and any minor works, additions or alterations to any building or structure, within the Marae Whakarongotai and Ōtaki Takiwā Precincts that do not comply with one or more of the standards under rule TCZ-R6.

Height measurement criteria apply to activities under this rule.

The following are excluded from this rule:

<u>Papakāinga (papakāinga are provided for within the Whakarongotai and Ōtaki Takiwā Precincts under rules TCZ-Rx2TCZ-R18 or TCZ-Rx3TCZ-R19)</u>

## Restricted Discretionary Activity

## **Standards**

1. For active retail frontages the distance between pedestrian entrances must not exceed 18 metres.

## Height

 <u>Buildings and structures must</u> not exceed 12 metres in *height*.

Measurement criteria:
Height must be measured using the height measurement criteria

## **Matters of Discretion**

- 1. The matters of discretion listed under rule TCZ-R11.
- 2. Effects on cultural values and tikanga Māori.
- 3. Effects on the use and function of the marae and other places of significance to tangata whenua located within the Precinct.

S100 S203

## Notes:

- 1. For resource consent applications under this rule, the owners and occupiers of the relevant marae 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.
- 2. 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.

## 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.

## 7.2 Amend policy LCZ-P1 as follows:

## LCZ-P1 Local Centres

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

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

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

- 1. Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 15;
- 2. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17;
- 2. 3. Waimeha *Neighbourhood Development Area*, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7;
- 3. 4. Precinct 6 (Mixed Use) Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.

## 7.3 Amend policy LCZ-P3 as follows:

## LCZ-P3 Activities in the Working Zones

Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:

#### S179 S219

- 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;
- built form is compatible with the <u>surrounding environment planned built character of the</u> 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:

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## LCZ-P5 Mixed Use Activities Housing in Centres

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 vicitors 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.

Medium and high-density residential development will be enabled in centres where it:

- 1. Contributes to the viability and vitality of the centre:
- 2. Contributes to accommodating anticipated growth in the District;
- 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.

Medium and high-density residential development will be enabled in centres where this:

- 1. Contributes towards accommodating anticipated growth in the District;
- 2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.

## 7.5 Amend policy LCZ-P6 as follows:

LCZ-P6

Urban form and design of centres

Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary *infrastructure*, 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 principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 will be applied.

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A higher density of urban built form will be enabled in the Local Centre Zone including:

- 1. buildings up to 4-storeys within the Local Centre Zone; or
- 2. <u>buildings</u> up to 6-storeys within the Local Centre Zone at Paekākāriki,

where development fulfils the intent of the Centres Design Guide in Appendix x2 Appendix 25.

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

LCZ-Px1	Coastal Qualifying Matter Precinct at Raumati South
LCZ-P8	

Within the Coastal Qualifying Matter Precinct at Raumati South:

- 1. an urban built form not exceeding 3-storeys is anticipated; and
- 2. 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.

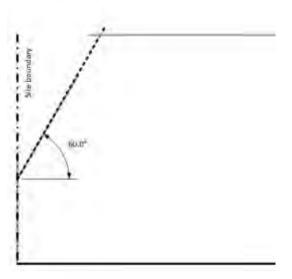
S179 S219

S122 S094 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:

LCZ-R6	New buildings and structures and additions and alterations to existing buildings (except in Paekākariki).  Excludes:  • Papakāinga (refer to rules LCZ-Rx1LCZ-R22 and LCZ-Rx2LCZ-R23)  • New minor buildings and additions and alterations to existing minor buildings.  Height measurement criteria, and measurement criteria apply to activities under this rule.
Permitted Activity	Standards   Height
	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

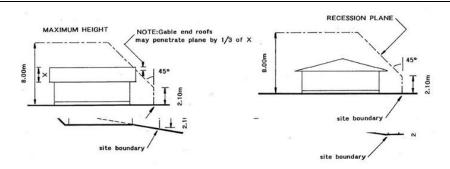
\$100.20 \$100.40 \$203.04 \$203.23 applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



## **LCZ-Diagram ∗1** − Height in relation to boundary

This standard does not apply to any of the following:

- <u>a.</u> <u>buildings and structures within the Coastal Qualifying Matter</u> Precinct;
- b. a boundary with a road;
- <u>c.</u> <u>a boundary between a site within the Local Centre Zone, and a site within any of the following zones:</u>
  - i. Any centres zone;
  - ii. The Mixed Use Zone;
  - iii. The General Industrial Zone;
- <u>d.</u> <u>residential chimneys, electricity transmission towers, masts, radio, television and telecommunication *antenna* and *aerials*.</u>
- 3. 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).
  - <u>b.</u> 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.



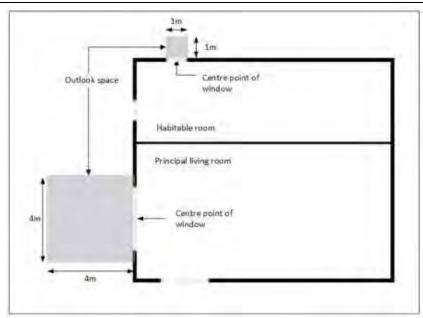
<u>LCZ-Diagram \*2 – Height in relation to boundary in the Coastal Qualifying</u>
Matter Precinct

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

- 4. 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:
  - <u>a.</u> 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
  - 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
  - <u>e.</u> <u>is free of *buildings*, parking spaces, and servicing and manoeuvring areas.</u>
- 5. 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:
  - <u>a.</u> 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)

- 6. An outlook space must be provided for each *residential unit* as specified in this standard:
  - <u>a.</u> An outlook space must be provided from *habitable room* windows as shown in the diagram below:



LCZ-Diagram **x3** − Outlook space

- <u>b.</u> The minimum dimensions for a required outlook space are as follows:
  - <u>a principal living room must have an outlook space</u>
     <u>with a minimum dimension of 4 metres in depth and 4</u>
     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.
- <u>d.</u> 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.

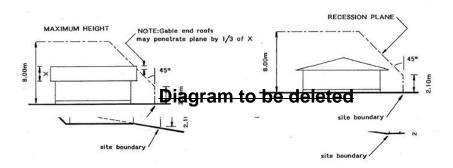
## Other Standards

- 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
- <u>10.</u> 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. 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 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

- purpose which is secondary to the main use of the *site* and which are located to the rear of the main *building* on the *site*.
- 15. 11. 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 *building* entrances and between *building* entrances.

#### 7.8 Amend rule LCZ-R12 as follows:

## LCZ-R12

New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* in the Local Centre Zone (except in Paekākāriki) where one or more of the following permitted activity standards is not met:

- 1. active retail frontages;
- 2. height in relation to boundary envelope;
- 3. landscaping:
- 4. lighting;
- 5. verandahs;
- 6. buildings adjoining Residential Zones;
- 7. building setback;
- 8. pedestrian pathways; and
- 9. vehicle entrances.

#### **Excludes:**

- Papakāinga (refer to rule LCZ-Rx3LCZ-R24)
- New minor buildings and additions and alterations to existing minor buildings.

Measurement criteria apply to activities under this rule.

## **Notification**

Public notification of an application for *resource consent* under this rule is precluded for non-compliance with the following standards:

• Standards 2, 3, 4, 5, 6 or 13 under rule LCZ-R6.

## Restricted Discretionary Activity

## **Standards**

 For active retail frontages the distance between pedestrian entrances must not exceed 18 metres.

## Height

- <u>Buildings</u> and <u>structures</u> must not exceed 15 metres in <u>height</u>; except that
- 3. <u>Buildings and structures within</u> the <u>Local Centre Zone at</u> <u>Paekākāriki must not exceed</u> 21 metres in *height*.

Measurement criteria:

## **Matters of Discretion**

- Location, layout, size and design of the proposed development.
- 2. Consideration of the standard(s) not met.
- 3. Visual, character, amenity, historic heritage, streetscape and stream effects.
- 4. The extent of consistency with relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Centres Design Guide in Appendix x2Appendix 25 and the Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012 and the

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S202	Height must be measured using the height measurement criteria.	6. 7. 8. 9. 10. 41. 42.	Centres Design Principles in Appendix 20.  Effects on landform and landscape.  Traffic and transport effects.  Design and appearance of buildings.  Location and design of parking, traffic circulation areas, loading and access.  Public safety.  Centext and surroundings.  Cumulative effects.  Whether any nuisance effects are created.  The consistency with the relevant objectives and policies.
•			Tolovani objective and policies.

## 7.9 Delete rule LCZ-R15 as follows:

LCZ-R15	New buildings and structures and additions and alterations to existing buildings in the Local Centre Zone in Paekākāriki.  Excludes:  New minor buildings and additions and alterations to existing minor buildings.  Height measurement criteria apply to activities under this rule.			
Restricted	Standards	Matters of Discretion		
Discretionary Activity	<ol> <li>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</li> <li>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.</li> <li>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.</li> <li>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.</li> </ol>	<ol> <li>Location, layout, size and design of the proposed development.</li> <li>Visual, character, amenity, historic heritage, streetscape and stream effects.</li> <li>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.</li> <li>Effects on landform and landscape.</li> <li>Traffic and transport effects.</li> <li>Design and appearance of buildings.</li> <li>Location and design of parking, traffic circulation areas, loading and access.</li> <li>Public safety.</li> <li>Context and surroundings.</li> <li>Cumulative effects.</li> </ol>		

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

## 7.10 Amend rule LCZ-R20 as follows:

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

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

Standards

1. Buildings and structures (excluding minor buildings) must comply with Standards 1, and 2-and 13 set out under Rule LCZ-R6.

2. 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.

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

LCZ-Rx2 LCZ-R23	Papakāinga on general title land.  Notification Public notification of an application for resource consent under this Rule is precluded.	
Restricted Discretionary Activity	<ul> <li>Standards</li> <li>1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te</li> </ul>	Matters of Discretion  1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;

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Tonga), or Te Āti Awa ki Whakarongotai.

- Compliance with the Standards set out under rule LCZ-Rx1LCZ-R22.
- Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.
- 3. The matters contained in the Land Development Minimum Requirements.

#### 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.

## LCZ-Rx3 LCZ-R24

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-Rx4LCZ-R22 or LCZ-Rx2LCZ-R23.

## **Notification**

<u>Public notification of an application for resource consent under this Rule is precluded.</u>

# Restricted Discretionary Activity

## **Standards**

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.

## **Matters of Discretion**

- 1. Consideration of the effects of the standard not met.
- 2. Measures to avoid, remedy or mitigate adverse *effects*.
- 3. The matters contained in the Land Development Minimum Requirements.
- 4. For papakāinga on general title land:
  - a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;
  - b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.

## **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:
  - <u>a.</u> 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.

## 8.0 Proposed amendments to the Mixed Use Zone Chapter

## 8.1 Amend policy MUZ-P1 as follows:

## MUZ-P1 Mixed Use Zone

- Subdivision, use and development in the Mixed Use Zone will provide for high amenity commercial development in a manner which:
  - a. remains compatible with the role and function of *Metropolitan Centre Zone Precinct A* as the primary retail and commercial core of the *Paraparaumu Sub-Regional Centre*;
  - b. is appropriate along an arterial road environment, and
  - c. is compatible with adjoining residential areas.
- 2. Subdivision, use and development in the Mixed Use Zone will be undertaken in the following manner:
  - a. adverse *effect*s that would otherwise decrease the efficiency and effectiveness of Kāpiti Road as a transport corridor, including for public transport, will be managed;
  - b. apartment living and *medium density housing* <u>higher density housing</u> developments will be encouraged east of Moana Road to consolidate residential densities within close proximity to *Metropolitan Centre Zone Precinct A* and the rail interchange;
  - c. retail activities will be provided for in a manner which minimises adverse effects on the role, function and vitality of the Metropolitan Centre Zone and ensures the safe, efficient function of the District's transport network and hierarchy by:
    - managing the scale of retail activities in the Ihakara Street East and Ihakara Street West Precincts;
    - ii. limiting the type and scale of retail activities in Kāpiti Road; and
    - iii. limiting the type and scale of *retail activities* in Paraparaumu North Gateway Precinct (as outlined in MUZ-P2); and
  - d. amenity values of Kāpiti Road will be maintained or 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;
  - e. vehicle parking and manoeuvring will be provided for on-site and preferably at the rear of the *subject site*;
  - f. activities which produce high levels of nuisance effects will not be provided for;
  - g. *buildings* will have *active frontages*, including frequent entrances and windows, along the primary *road* frontage;
  - h. *building* bulk, size and *height* will be of a scale and design that relates to the surrounding *environment*.
  - i. activities and *development* will recognise the proximity of *sensitive activities* in nearby *zones*; and
  - j. buildings will have a minimal and consistent setback from the road boundary.

## 8.2 Amend policy MUZ-P4 as follows:

## **MUZ-P4** Activities in the Working Zones

Business activities are the primary land use and function of the Working Zones. The location, scale, size and design of subdivision, use and development in the Working Zones will be undertaken with regard to the following principles:

1. local and on-site *amenity values* are maintained and enhanced <u>where practicable</u>, <u>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>;

- 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 Mixed Use Activities Housing in Centres

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. Medium and high-density residential development will be enabled in centres where it:

- 1. Contributes to the viability and vitality of the contre;
- 2. Contributes to accommodating anticipated growth in the District;
- 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.

Medium and high-density residential development will be enabled in centres where this:

- 1. Contributes towards accommodating anticipated growth in the District;
- 2. Offers a range of housing types, price, size and tenure that is accessible to people of all ages including the aging population and a range of 'lifestyles', cultures and abilities.

## 8.4 Amend policy MUZ-P7 as follows:

## MUZ-P7 Urban form and design of centres

Subdivision, use and development in centres must be undertaken in a manner that achieves efficient integration with necessary *infrastructure*, 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 principles in the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2Appendix 25 will be applied.

A higher density of urban built form will be enabled in the Mixed Use Zone including:

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- 1. <u>buildings</u> up to 6-storeys-10-storeys within the Ihakara Street West, Ihakara Street East and Kapiti Road precincts of the Mixed Use Zone; or
- 2. <u>buildings up to 3-storeys within the Paraparaumu North Gateway Precinct of the Mixed Use Zone;</u>

where development fulfils the intent of the Centres Design Guide in Appendix x2 Appendix 25.

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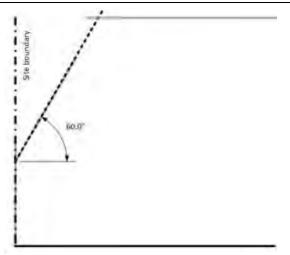
## 8.5 Amend rule MUZ-R6 as follows:

## MUZ-R6 New buildings and structures and additions and alterations to existing buildings and structures. **Excludes:** Papakāinga (refer to rules MUZ-Rx1MUZ-R17 and MUZ-Rx2MUZ-R18) New minor buildings and additions and alterations to existing minor buildinas. New buildings and structures and additions and alterations to existing buildings and structures in the Paraparaumu North Gateway Precinct (see MUZ-R9). Measurement criteria, and height measurement criteria apply to activities under this rule. **Standards** Permitted Activity Height 1. Buildings and structures must not exceed 12 metres in height. Measurement criteria: Height must be measured using the height measurement criteria. Height in relation to boundary <u>2.</u> a. Ihakara Street West, Ihakara Street East and Kapiti Road Precincts: i. 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; b. In the Paraparaumu North Gateway Precinct: i. Buildings and structures must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, 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,

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access site, or pedestrian access way.



MUZ-Diagram \*1 – 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;

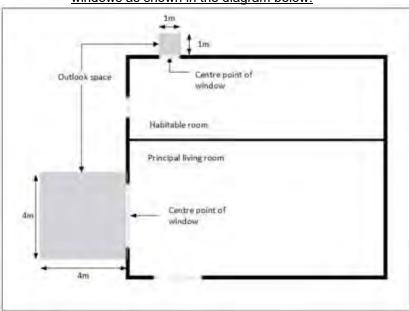
  - ii. The Mixed Use Zone; iii. The General Industrial Zone.
- Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.

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

- 3. 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.
- 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:



MUZ-Diagram ¥2 - Outlook space

- <u>b.</u> The minimum dimensions for a required outlook space are as follows:
  - <u>a principal living room must have an outlook space</u>
     <u>with a minimum dimension of 4 metres in depth and 4</u>
     <u>metres in width; and</u>
  - 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.
- <u>d.</u> 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
  - <u>ii.</u> <u>not extend over an outlook space or *outdoor living* space required by another dwelling.</u>

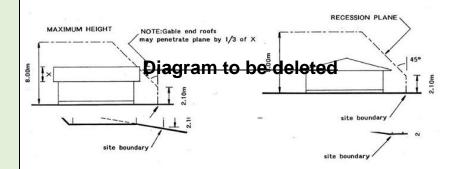
### Other Standards

- 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*.
- 3. Buildings and structures located on sites with frontage along the northeastern 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.
- 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:

## MUZ-R9

New buildings and structures and additions and alterations to existing buildings and structures in the Paraparaumu North Gateway Precinct.

#### Excludes:

• New *minor buildings* and *additions* and *alterations* to existing *minor buildings*.

Measurement criteria, and height measurement criteria apply to activities under this rule.

## Controlled Activity

## Standards

- Buildings and structures must comply with the permitted activity standards for buildings and structures in the Mixed Use Zone.
- 2. Buildings and structures shall have a maximum height of 10 metres (as measured by the height measurement criteria) and a maximum gross floor area of 1000m<sup>2</sup>.

#### Measurement Criteria:

 a. When measuring gross floor area include: covered yards and areas covered by a roof but not enclosed by walls

## Exclude:

- a. uncovered stairways;
- b. floor space in terraces (open or roofed), external balconies, breezeways or porches;
- roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;
- d. car parkingareas; and
- e. floor space of interior balconies and mezzanines not used by the public.
- Buildings and structures must be located a minimum of 15 metres from a state highway, or limited access road (LAR) and a minimum of 5 metres from the precinct area boundary.

## **Matters of Control**

- 1. Location, layout, size and design of the proposed *development*.
- 2. The extent of consistency with relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6, Council's Subdivision and Development Principles and Requirements 2012 Land Development Minimum Requirements and the Contres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 Appendix 25.
- 3. Visual, character and amenity *effects*.
- 4. Context and surroundings.
- 5. Cumulative effects.
- 6. The imposition of *financial* contributions in accordance with the Financial Contributions chapter.

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4. Building Coverage must not exceed 40%. 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 5. Walls 20 metres or greater in length must be broken up with windows, recesses, entrances and changes in materials. 6. Security fencing must be visually permeable (e.g. chainlink). 7. A landscaped area of at least 1 metre in width and 2 metres in height (as determined by height measurement criteria) must be provided along site boundaries to screen buildings and activities from adjoining rural properties outside the Paraparaumu North Gateway

## 8.7 Amend rule MUZ-R11 as follows:

MUZ-R11	Retail activities in the Paraparaumu North Gateway Precinct that do not meet the permitted activity standards.	
Restricted Discretionary Activity	1. Retail activities must be limited to yard based retail activities and have a maximum retail floor space of 300m² per total site area.	<ol> <li>Matters of Discretion</li> <li>Location, layout, size and design of the proposed development.</li> <li>The extent of consistency with relevant matters in the Crime Prevention through Environmental Design Guidelines in Appendix 6, Council's Subdivision and Development Principles and</li> </ol>
		Requirements, 2012 <u>Land</u>

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Precinct, identified in the District Plan Maps.

\$202		4.	Location and decign of parking, traffic circulation areas, loading and access.  Context and surroundings.  Cumulative offects.
		<del>7.</del> <del>8.</del>	
		<del>9.</del> <del>10.</del>	are created. The consistency with the
			relevant objectives and policies.

## 8.8 Amend rule MUZ-R12 as follows:

MUZ-R12	Development which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	
Restricted Discretionary Activity	The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline.	<ol> <li>The scale of biodiversity, energy or water quality benefits created by the proposal.</li> <li>Layout, size, design and location of proposed buildings (excluding minor buildings).</li> <li>Visual, character and amenity effects.</li> <li>Ecological or biodiversity effects.</li> <li>Traffic and transport effects.</li> <li>Proposed mitigation, remediation or ongoing management measures.</li> <li>Effect on natural character values.</li> <li>Cumulative effects.</li> <li>The Centres Design Principles in Appendix 1 relevant matters in the Centres Design Guide in Appendix x2Appendix 25.</li> </ol>

## 8.9 Amend rule MUZ-R13 as follows:

S122

MUZ-R13	New buildings and structures and additions and alterations to existing buildings and structures where one or more of the permitted activity standards in MUZ-R6 is not met.
	<ul> <li>Excludes:</li> <li>Papakāinga (refer to rule MUZ-Rx3MUZ-R19)</li> <li>New minor buildings and additions and alterations to existing minor buildings.</li> </ul>

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Measurement criteria apply to activities under this rule. **Notification** Public notification of an application for resource consent under this rule is precluded for non-compliance with the following standards: Standards 2, 3, 4, 5 or 10 under rule MUZ-R6. Restricted **Standards Matters of Discretion** Discretionary 1. Location, layout, size and design Activity <u>Height</u> of proposed development. 2. Consideration of the permitted 1. Buildings and structures must S122 activity standard not met. not exceed 21-36 metres in 3. Visual, character, amenity, height in the Ihakara historic heritage, streetscape Street West, Ihakara and stream effects. 4. The extent of consistency with Street East and Kapiti Road precincts; relevant matters in the Crime 12 metres in *height* in **Prevention Through** the Paraparaumu **Environmental Design** Guidelines in Appendix 6, **North Gateway** Precinct. Council's Centres Design Guide in Appendix x2 Appendix 25 and the Land Development Minimum Measurement criteria: Requirements Subdivision and Height must be measured using the height measurement criteria. **Development Principles and** Requirements 2012 and the Centres Design Principles in Appendix 20. 5. Effects on landform and landscape. 6. Traffic and transport effects. S202 buildings. Location and design of parking, traffic circulation areas, loading and access. Public safety. 10. Context and surroundings 11. Cumulative offects. Any nuisance offects. The consistency with the relevant objectives and policies.

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

MUZ-Rx1 MUZ-R17	Papakāinga on land held under Te Ture Whenua Māori Act 1993.
Permitted Activity	1. Buildings and structures (excluding minor buildings) must comply with Standards 1, and 2 and 10 set out under Rule MUZ-R6.
<b>Note:</b> refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .	

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MUZ-Rx2 MUZ-R18	Papakāinga on general title land.  Notification Public notification of an application for resource consent under this Rule is precluded.		
Restricted Discretionary Activity	1. The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.  2. Compliance with the Standards set out under rule MUZ-Rx1MUZ-R17.	1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;  2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.  3. The matters contained in the Land Development Minimum Requirements.	
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.			

#### MUZ-Rx3 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-R19** MUZ-Rx1MUZ-R17 or MUZ-Rx2MUZ-R18. **Notification** Public notification of an application for resource consent under this Rule is precluded. Restricted **Standards Matters of Discretion Discretionary** 1. For papakāinga on general title Activity 1. Consideration of the effects of the land, the applicant is a member standard not met. 2. Measures to avoid, remedy or of Ngāti Toa Rangatira, Ngā mitigate adverse effects. Hapū o Ōtaki (Ngāti Raukawa 3. The matters contained in the Land <u>ki te Tonga), or Te Āti Awa ki</u> **Development Minimum** Whakarongotai. Requirements. 4. For papakāinga on general title land: a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; b. Evidence of appropriate legal mechanism(s) to ensure that land is

maintained in Māori ownership.

## **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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## 9.0 Proposed amendments to the Hospital Zone Chapter

## 9.1 Amend rule HOSZ-R6 as follows:

Amend rate 11032-10 as follows.			
HOSZ-R6	New buildings and structures and additions and alterations to existing buildings and structures.  Excludes:  New minor buildings and additions and alterations to existing minor buildings.  Height measurement criteria, and measurement criteria apply to activities under this rule.		
Permitted Activity	Standards  Height  1. Buildings and structures must not exceed 12 metres in height.  Measurement criteria: Height must be measured using the height measurement criteria.  Height in relation to boundary  2. 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.  HOSZ-Diagram *1 – 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 Hospital Zone, and a site in		
	any of the following zones: <u>i.</u> <u>The Hospital Zone;</u>		

S122

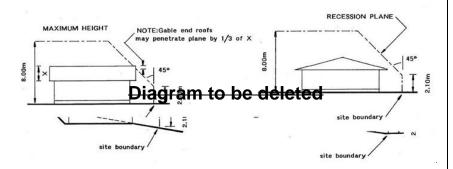
- ii. Any centres zone;
- iii. The Mixed Use Zone;
- iv. The General Industrial Zone;
- c. Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials.

## 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.



- 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%.

#### 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.

When measuring building coverage, exclude:

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

#### 9.2 Amend rule HOSZ-R8 as follows:

#### **HOSZ-R8**

New *buildings* and *structures* and *additions* and *alterations* to existing *buildings* and *structures* where no more than one or more of the following permitted activity standards is are not met:

- 1. height in relation to boundary envelope;
- 2. landscaping;
- 3. liahtina:
- 4. buildings adjoining Residential Zones;
- 5. building setbacks;
- 6. pedestrian pathways; and
- 7. vehicle entrances.

#### Excludes:

• New *minor buildings* and additions and alterations to existing *minor buildings*.

Measurement criteria apply to activities under this rule.

### **Notification**

<u>Public notification of an application for resource consent under this rule is precluded for non-compliance with the following standards:</u>

Standards 2 or 5 under rule HOSZ-R6.

### Restricted Discretionary Activity

### **Standards**

### Height

 <u>Buildings and structures must</u> not exceed 21 metres in *height*.

Measurement criteria:
Height must be measured using the height measurement criteria.

### **Matters of Discretion**

- 1. Location, layout, size and design of the proposed *development*.
- Consideration of the standard(s) not met.
- 3. Visual, character, amenity, historic heritage, streetscape and stream effects.
- 4. The extent of consistency with relevant matters in the Crime Prevention Through Environmental Design Guidelines in Appendix 6,

S122.160

S122

			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 x2Appendix 25.
		5.	Effects on landform and
			landscape.
S202		6.	Traffic and transport <i>effect</i> s.
0202		<del>7.</del>	Design and appearance of buildings.
		<del>8.</del>	Location and design of parking,
			traffic circulation areas, loading
			and accoss.
		<del>9.</del>	Public safety.
		<del>10.</del>	Context and surroundings.
		<del>11.</del>	Cumulativo offocts.
		<del>12.</del>	Whether any nuisance offects
			<del>are created.</del>
		<del>13.</del>	The consistency with the
			rolevant objectives and policies.

### 9.3 Amend rule HOSZ-R9 as follows:

HOSZ-R9	Development which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.		
Restricted Discretionary Activity	The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline.	<ol> <li>Matters of Discretion</li> <li>The scale of biodiversity, energy or water quality benefits created by the proposal.</li> <li>Layout, size, design and location of proposed buildings (excluding minor buildings).</li> <li>Visual, character and amenity effects.</li> <li>Ecological or biodiversity effects.</li> <li>Traffic and transport effects.</li> <li>Proposed mitigation, remediation or ongoing management measures.</li> <li>Effect on natural character values.</li> <li>Cumulative effects.</li> <li>The Centres Design Principles in Appendix 20 relevant matters in the Centres Design Guide in Appendix x2Appendix 25.</li> </ol>	

## 9.4 Amend rule HOSZ-R14 as follows:

HOSZ-R14	New buildings and structures and additions and alterations to existing buildings and structures which exceed 12 21 metres in height or are more than 3 storeys above the original ground level.  Height measurement criteria apply to activities under this rule.
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:

S122 SUB

SUB-DW-
Rx1
SUB-DW-
R25

<u>Subdivision</u> of <u>land</u> creating new <u>allotments</u> in the <u>General Residential Zone</u> and <u>High Density Residential Zone</u> that complies with all <u>controlled activity</u> standards under rule <del>SUB-RES-Rx1</del>SUB-RES-R33.

#### **Notification**

<u>Public and limited notification of an application for resource consent under this rule is precluded.</u>

## Controlled Activity

### **Standards**

### Hydraulic neutrality

- 1. 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 predevelopment situation for the 50%, 20%, 10% and 1% Annual Exceedance Probability flood events.
- Existing-waterways
   <u>waterbodies</u> and <u>stormwater</u>
   detention areas must be
   retained, and be enhanced with plantings to create attractive features.

Note: Any stormwater discharge may need to meet threshold limits for the receiving waters under Council's network discharge consent or under the National Policy Statement for Freshwater Management.

### <u>Underground Services</u>

3. 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.

### Water Supply

### **Matters of Control**

- The degree of compliance with <u>Council's Land Development</u> Minimum Requirements;

### **Stormwater**

3. 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.

Cl16(2)

S028.36 S153.04 4. 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.

### **Effluent Disposal**

5. 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.

# Telecommunication and electricity supply

6. Provision must be made to the boundary of each proposed allotment for a connection to a telecommunication network and energy supply network.

# 10.2 Amend rule SUB-DW-R23 in the SUB-DW District Wide Subdivision Matter Chapter as follows:

SUB-DW- R23	Subdivision that does not comply with one or more of the activity standards for water, wastewater and stormwater or electricity and telecommunications under rules <u>SUB-DW-Rx4SUB-DW-R25</u> , SUB-DW-R4 and SUB-DW-R5.
Non- Complying Activity	

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

S028.41

SUB-RES-	General Residential Subdivision
P1	

Subdivision, including for small-scale infill, will be provided for in general residential areas where it does not compromise local character and amenity.

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.

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

### SUB-RES-R25

The following subdivisions:

- Boundary adjustments
- Subdivision of land where no additional allotments are created.
- Subdivision of Medium Density Housing developments if the land use consent establishing the Medium Density Housing development has been given effect to.

Boundary adjustment qualifying criteria apply to activities under this rule.

Cross lease updates are excluded from this rule.

# Controlled Activity

#### **Standards**

- 1. Each *allotment* must have legal and physical access to a *legal* road.
- No further development
   potential shall be created as a
   result of the subdivision. (i.e.
   through the creation of a
   small allotment and a larger
   allotment which can then be
   further subdivided and would
   not have met all restricted
   discretionary activity standards
   including minimum or average
   allotment sizes prior to this
   subdivision occurring).
- 3. Public roads, public water supply systems, sanitary drainage systems and surface water drainage systems must be available to serve the subdivision.
- 4. The relevant subdivision standards under Rules SUB-RES-R26, SUB-RES-R24SUB-RES-R33, SUB-RES-R27 and SUB-RES-R28 must be complied with, including any additional restricted discretionary activity standards for subdivision attached as notations to structure plans. Where the zone standards and standards attached as notations differ, the notations shall take precedence.

Boundary adjustment qualifying criteria:

1. The adjustment of *boundaries* is for the rationalisation of existing *boundaries* to improve the practicality of *existing allotments*.

#### **Matters of Control**

- 1. Design and layout, including any associated *earthworks*.
- Vehicle access points onto legal road including the State Highway network, and any transport effects.
- The imposition of conditions to manage visual, character and amenity effects.
- 4. The location of any associated building area relative to any identified 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.
- 5. The imposition of conditions in accordance with Council's <u>Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012.</u>
- 6. The imposition of financial contributions in accordance with the Financial Contributions chapter.

**Note:** Other contributions may be applicable under the provisions of the Local Government Act 2002.

7. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.

S115.07

	8. 7. The design, size, shape and location of reserves and esplanade reserves.
	9. The Ōtaki Beach, Raumati,
	Paekākāriki Special Character
	Areas Design Guidelines in
	Appendix 3.

# 10.5 Amend rule SUB-RES-R26 in the SUB-RES Subdivision in Residential Zones Chapter as follows:

### SUB-RES-R26

Except as provided for under Rule SUB-RES-R25, 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. subdivision of land within the Coastal Qualifying Matter Precinct.

The following are excluded from this rule:

- <u>Subdivision of land in the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka, Te Horo Beach and Ōtaki Beach;</u>
- <u>Subdivision of land in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati and Waikanae Beach.</u>

# Controlled Activity

### **Standards**

- Each allotment must have legal and physical access to a legal road
- 2. Each allotment must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.

### Parent allotment area

3. The *land* to be *subdivided* shall be less than 3.000m<sup>2</sup> in area.

**Note:** Subdivision of land greater than 3,000m<sup>2</sup> is provided for under SUB-RES-R27.

#### Minimum allotment size

- For all areas, excluding the General Residential Zone at Ōtaki, the minimum allotment area shall be 450m² (inclusive of access).
- For the General Residential Zone at Ōtaki:
  - a. the minimum allotment area for front allotments shall be 450m²-and for rear allotments 550m²-(exclusive of access); and

#### **Matters of Control**

- 1. The design and layout of the subdivision and any associated earthworks.
- The imposition of conditions to manage character and amenity effects.
- 3. The design, size, shape and location of reserves and esplanade reserves.
- 4. The imposition of conditions in accordance with Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012.
- 5. The imposition of *financial* contributions in accordance the Financial Contributions chapter.

**Note:** Other contributions may be applicable under the provisions of the Local Government Act 2002.

- Vehicle access points onto legal road including the State Highway network and any transport effects.
- 7. Any legal mechanisms required for legal access.
- The location of any associated building area(s) relative to any identified natural hazards, natural wetland, historic heritage

b. the minimum average
 allotment area shall be
 700m² or greater (exclusive of access).

**Shape factor** 

- 6. Each allotment must be capable of accommodating an 18 metre diameter circle.
- 7. 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.

## Minimum allotment size and shape factor

4. Compliance with SUB-RES-Table x1SUB-RES-Table 1.

### Infrastructure, access and services

- 8.-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 Subdivision and Development Principles and Requirements 2012.
- 6. 9. The maximum number of allotments gaining legal and physical access vehicle access by rights of way shall be 6.
- 40. Access to all allotments must comply with the standards in the Transport chapter.

#### **Esplanades**

8. 11. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

### **Financial Contributions**

9. 12. Compliance with FC-Table

feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character.

9. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.

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

S155.07

S203.49

S028.46 S202.10

### Note: the subdivision of land within:

the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka, Te Horo Beach and Ōtaki Beach; and • 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:

S122

SUB-RES-Ext SUB-RES-R33 Except as provided for under Rule SUB-RES-R25 or SUB-RES-R26, subdivision of land within the General Residential Zone or High Density Residential Zone.

The following are excluded from this rule:

• Subdivision of land in the Coastal Qualifying Matter Precinct.

#### **Notification**

<u>Public and limited notification of an application for resource consent under this rule is precluded.</u>

Controlled Activity

### **Standards**

- 1. Where the parent allotment contains an existing residential unit:
  - a. the subdivision must
    not increase the degree
    of any non-compliance
    with Rules GRZ
    Rx1GRZ-R33, GRZ
    Rx2 or GRZ Rx3GRZR34, HRZ-Rx6HRZ-R6
    or HRZ-Rx7HRZ-R7; or
  - b. the subdivision must comply with an approved land use resource consent.
- 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-Rx4GRZ-R33,
    GRZ-Rx2 or GRZRx3GRZ-R34, HRZRx6HRZ-R6 or HRZRx7HRZ-R7; or
  - b. the subdivision must comply with an approved land use resource consent.
- 3. Each allotment must have legal and physical access to a legal road.
- 4. Each vacant allotment must have a flood free building area above the estimated 1% Annual

**Matters of Control** 

- The design and layout of the <u>subdivision</u> (excluding allotment size, shape, or other size-related <u>subdivision</u> requirements) and any associated <u>earthworks</u>.
- 2. The imposition of conditions to manage character and amenity effects.
- The design and location of reserves and esplanade reserves.
- 4. The imposition of conditions in accordance with Council's Land Development Minimum Requirements.
- The imposition of financial contributions in accordance the Financial Contributions chapter.

Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.

- Vehicle access points onto legal road including the State Highway network and any transport effects.
- Any legal mechanisms required for legal access.
- 8. The location of any associated building area(s) relative to any identified natural hazards, natural wetland, historic heritage feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species,

S028.50 S028.51

S028.48

S028.49

S122

S122

S028.44 S206.16

<u>Exceedance Probability flood</u> event.

## Minimum allotment size and shape factor

5. Compliance with SUB-RES-Table x1SUB-RES-Table 1.

### Infrastructure, access and services

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

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

### <u>Wastewater disposal – non-sewered</u> <u>allotments</u>

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

geological feature, outstanding natural feature and landscape or area of high natural character.

9. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.

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

S115.07

S028.46 S202.10 Note: attention is drawn to the requirements for on-site domestic wastewater disposal enforced by the Regional Council.

### **County Road Ōtaki Precinct**

- 11. For land in the County Road Ōtaki Precinct:
  - a. the protection of ecological site (K212) shall be secured via an encumbrance on the new allotments within which K212 is located; and
  - b. an integrated traffic assessment must be undertaken for all subdivisions creating more than six allotments with vehicle access only onto County Road.

### **Esplanades**

12. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

### **Financial Contributions**

13. Compliance with FC-Table 1.

# 10.7 Amend rule SUB-RES-R27 in the SUB-RES Subdivision in Residential Zones Chapter as follows:

SUB-RES- R27	Any sSubdivision 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, er or SUB-RES-R26 or SUB-RES-R21.		
	Criteria for notification With respect to <i>subdivisions</i> 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.		
Restricted	Standards	Matters of Discretion	
Discretionary Activity	1. Where the parent allotment contains an existing residential unit.	<ol> <li>The design and layout of the subdivision and any associated earthworks.</li> </ol>	S028.48 S028.49 S028.50 S028.51

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

S203.49

- a. the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1, GRZ-Rx2 or GRZ-Rx3;
- comply with an approved land use resource consent.

  This standard does not apply to the subdivision of land in the Coastal Qualifying Matter
- 2. Where the parent alletment does not contain an existing residential unit:
  - a. it must be

    demonstrated that it is
    practicable to construct
    residential units on the
    parent alletment 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.

1. 1. Each allotment must have legal and physical access to a legal road.

## Minimum and average allotment sizes

- Each allotment must meet the following minimum requirements:
  - a. the minimum allotment area shall be 950m² for any allotment in:
    - i. the Beach Residential Precinct or General Residential Zone at Paekākāriki:

- The imposition of conditions to manage character and amenity effects.
- 3. The design, size, shape and location of reserves and esplanades.
- 4. The imposition of conditions in accordance with Council's Land Development Minimum
  Requirements Subdivision and Development Principles and Requirements 2012.
- 5. The imposition of *financial* contributions in accordance with the Financial Contributions chapter.

**Note:** Other contributions may be applicable under the provisions of the Local Government Act 2002.

- Vehicle access points onto legal road including the State Highway network and any transport effects.
- 7. Any legal mechanisms required for legal access.
- 3. 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 species, rare and threatened vegetation species, geological feature, outstanding natural landscape and area of high natural character.
- 9. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.

**Note**: 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.

- ii. the General Residential Zone at Peka Peka; and
- iii. the General
  Residential Zone at Te
  Horo Beach;
- b. for any allotment in the
   Waikanae Garden Precinct
   the minimum allotment area
   shall be 700m² (inclusive of access);
- c. for any allotment in the Manu Grove Low Density Housing Precinct the minimum allotment area shall be 1,200m²-(inclusive of access) and the minimum average allotment area for the subdivision shall be 6,000m²;
- d. for *land* in the Panorama

  Drive Precinct:
  - i. the minimum

    allotment area shall be
    2,500m² (inclusive of access);
  - ii. the minimum average allotment area for the precinct shall be 5,000m<sup>2</sup>; and
  - iii. a notional house area with a minimum dimension of 12 metres and which is located outside of any area identified as an ecological site on the District Maps shall be indicated on the subdivision plan;

Note: Land within the Panorama Drive Precinct is located within a special amenity landscape. Refer to the Natural Features and Landscapes chapter for policies on special amenity landscapes.

e. for land in the Ōtaki Low
Density Precinct and
Paraparaumu Low Density
Precinct:

- i. the minimum

  allotment area shall be

  800m² (inclusive of
  access); and
- ii. the minimum average allotment area for the precinct shall be 950m<sup>2</sup>:
- f. for land in the Ferndale Area Precinct, the minimum allotment area shall be as set out in Appendix 4 Ferndale Area Structure Plan Notations;
- g. for land in the Pekawy Precinct, any subdivision shall:
  - i. conform to the layout of boundaries, vehicle access, open space and planting proposals shown on the Structure Plan in Appendix 5; and
  - ii. be subject to the
    "subdivision controls"
    as set out in the
    Structure Plan in
    Appendix 5;
- h. for land in the County Road Ōtaki Low Density Precinct:
  - i. the minimum average allotment area for the subdivision shall be 700m<sup>2</sup>;
  - ii. 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;
  - iii. the protection of ecological site (K212) shall be secured via an encumbrance on the new allotments within which K212 is located; and
  - iv. an integrated traffic assessment must be undertaken for all subdivisions creating

- more than six
  allotments with vehicle
  access only onto
  County Road.
- i. for land in the Beach Residential Precinct at Waikanae Beach, the minimum lot area shall be 550m<sup>2</sup> (exclusive of access):
- j. for all other land in the General Residential Zone where the land to be subdivided is less than 3,000m² in area:
  - i. the minimum

    allotment area shall be
    450m² (exclusive of
    access); and
  - ii. the minimum average allotment area for the entire subdivision shall be 600m<sup>2</sup> (exclusive of access);
- k. for all other land in the General Residential Zone where the land to be subdivided is greater than 3,000m² in size:
  - i. at least 50% of all front allotments in the subdivision shall have a minimum allotment area of 550m² and at least 25% of all front allotments in the subdivision shall have a minimum allotment area of 700m²; and
  - ii. at least 50% of all rear allotments in the subdivision shall have a minimum allotment area of 650m² (exclusive of access) and at least 25% of all rear allotments in the subdivision shall have a minimum allotment area of 800m² (exclusive of

### access);

- I. in addition to the minimum allotment area requirements in standards (i) and (j) above, the following overall average allotment sizes (exclusive of access) shall be achieved:
  - i. 600m² or greater in the General Residential Zone at Ōtaki Beach; and
  - ii. 700m<sup>2</sup> or greater in the Beach Residential Precinct at Raumati.

### **Shape factor**

- 3. Each allotment must be capable of accommodating an 18 metre diameter circle.
- 4. 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.

# Minimum allotment size and shape factor

2. 4-Compliance with SUB-RES-Table x1SUB-RES-Table 1.

### <u>Firefighting water supply at Te Horo</u> Beach

3. Within the General Residential Zone at Te Horo Beach, a firefighting water supply must be provided which complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

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

S089.48

## Wastewater disposal – non-sewered allotments

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

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

### **Block length**

<u>5.</u> 6. The maximum block length for any subdivision subject to standard 2.j. of SUB-RES-R27 where the land to be subdivided is less than 3,000m² in area shall be 100 metres.

### **Esplanades**

 7. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

### Financial contributions

7. 8. Compliance with FC-Table 1.

# 10.8 Delete rule SUB-RES-R28 in the SUB-RES Subdivision in Residential Zones Chapter as follows:

SUB-RES- R28	Subdivision of land in the Focused Infill Precinct which is not a controlled activity under Rule SUB-RES-R25.		
Restricted Discretionary Activity	Standards  1. Each allotment must have legal and physical access to a legal road.  Size and shape	4. The design and layout of the subdivision and any associated earthworks.  2. The imposition of conditions to manage character and amenity offects.	

- 2. Each allotment shall have a minimum area of 300m<sup>2</sup> (exclusive of access).
- 3. Each allotment must be capable of accommodating a 12 metre diameter circle.

### Road frontage

 Any front allotment shall have a minimum road frontage of 6 metres.

### **Esplanades**

 The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

#### Financial contributions

6. Compliance with FC-Table 1.

- 3. The design, size, shape and location of reserves and esplanades.
- The imposition of conditions in accordance with Council's Subdivision and Development Principles and Requirements 2012.
- 5. The imposition of financial contributions in accordance with this chapter.

Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.

- Vehicle access points onto legal road including the State Highway Network and any transport effects.
- Any legal mechanisms required for legal access.
- 8. The location of any associated building area(s) relative to any identified 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.
- 9. Council's Crime Prevention through Environmental Design Guidelines Appendix 6.
- 10. Consistency with any relevant structure plan and the notations attached to the structure plan, including any additional matters over which Council reserves discretion.

Note: 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.

# 10.9 Amend rule SUB-RES-R29 in the SUB-RES Subdivision in Residential Zones Chapter as follows:

SUB-RES- R29	Subdivision which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.		
Restricted	Standards	Matters of Discretion	
Discretionary Activity	1. Subdivision under this rule must comply with all other relevant subdivision standards unless otherwise specified in Appendix 1.  Note: For development which is undertaken in accordance with the Development Incentives Guidelines, see GRZ-R15.	<ol> <li>The scale of biodiversity, energy or water quality benefits created by the proposal.</li> <li>The design, size, shape and location of reserves and esplanade reserves.</li> <li>Covenants, easements and other legal mechanisms required.</li> <li>The imposition of conditions to manage visual, character and amenity effects.</li> <li>Ecological or biodiversity effects, and effects on natural character values.</li> <li>Transport effects.</li> <li>Proposed mitigation, remediation or ongoing management measures.</li> <li>Cumulative effects.</li> <li>The matters of discretion set out</li> </ol>	
		remediation or ongoing management measures. 8. Cumulative <i>effects</i> .	

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

S122	SUB-RES- R30	Any subdivision of land in the General Residential Zone or High Density Residential Zone which is not a controlled activity under SUB-RES-R25 or SUB-RES-Rx1SUB-RES-R33. at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding land within any precinct identified in UFD-P13 where the land to be subdivided is less than 3,000m² in area and it:
		<ol> <li>is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-R26 or SUB-R2</li></ol>
		4. each allotment can accommodate a 15m diameter circle.  The following are excluded from this rule:  Subdivision of land in the Coastal Qualifying Matter Precinct.
		Notification Public and limited notification of an application for resource consent under this rule is precluded.
	Discretionary Activity	

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

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

SUB-RES- R31	Any subdivision of land 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:

SUB-RES- R32	Any subdivision of land in the Coastal Qualifying Matter Precinct which is not a controlled activity under SUB-RES-R25, eror SUB-RES-R26-er-SUB-RES-Rx4, or a restricted discretionary activity under SUB-RES-R27, or a discretionary activity under SUB-RES-R30.
Non- Complying Activity	

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

SUB-RES- Table *1SUB-RES- Table 1 – Minimum allotment	Allotment type	Minimum allotment area	Minimum average allotment area for the entire subdivision	Minimum allotment shape factor	
size and shape factor	An allotment that contains a residential unit, or has an approved land use resource consent for a residential unit, or it can be demonstrated that it is practicable to construct residential units within the allotment that comply with Rules GRZ RX1GRZ-RX3, GRZ RX2GRZ-RX4, HRZ-RX6HRZ-R6 or HRZ-RX7HRZ-R7	No minimum allotment area	No minimum average allotment area	No minimum allotment shape factor	\$202.04 \$202.04 \$028.52 \$122.80

S122

\$028.52 \$122.80 \$153.13 \$202.05

Vacant allotment (excluding access sites)  Any allotment in	450m²420m² (inclusive of access)	No minimum average allotment area	Must be capable of accommodating a 13 metre diameter circle.  Must be capable
the Coastal Qualifying Matter Precinct, except where otherwise provided for in this table	of access)	average allotment area	of accommodating an 18 metre diameter circle. Where a rear allotment is
Any allotment in the Coastal Qualifying Matter Precinct where the parent allotment is greater than 3,000m² in size	At least 50% of all front allotments in the subdivision shall have a minimum allotment area of 550m² and at least 25% of all front allotments in the subdivision shall have a minimum allotment area of 700m².  At least 50% of all rear allotments in the subdivision shall have a minimum allotment area of 650m² (exclusive of access) and at least 25% of all rear allotments in the subdivision shall have a minimum allotment area of 650m² (exclusive of access) and at least 25% of all rear allotments in the subdivision shall have a minimum allotment area of 800m² (exclusive of access).	No minimum average allotment area	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.
Any allotment in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct within at Waikanae Beach	550m² (exclusive of access)	No minimum average allotment area	

the C Qual Preci Beac	allotment in Coastal ifying Matter inct within the ch Residential inct at mati	450m² (exclusive of access)	700m² (exclusive of access)	
the C Qual	allotment in Coastal ifying Matter inct at Ōtaki	450m² (exclusive of access)	600m² (exclusive of access)	
the C Qual Preci Paek	allotment in Coastal ifying Matter inct at kākāriki, Peka a or Te Horo	950m² (inclusive of access)	No minimum average allotment area	

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

SUB- WORK-R36	Boundary adjustments and subdivisions of reserves or legal road to be vested in Conzone.  Boundary adjustment qualifying criteria and Cross lease updates are excluded from the	pply to activities under this rule.
Controlled Activity	1. Each allotment must have legal and physical access to a legal road.  2. No further development potential shall be created as a result of the subdivision (i.e. through the creation of a small allotment and a larger allotment which can then be further subdivided and would not have met all restricted discretionary activity standards including minimum or average allotment sizes prior to this subdivision occurring).  3. Public roads, public water supply, wastewater and stormwater systems must be	<ol> <li>Design and layout of the subdivision and earthworks.</li> <li>Vehicle access points onto legal road including the State Highway Network.</li> <li>Visual, character and amenity effects.</li> <li>Design, size, shape and location of reserves and esplanade reserves.</li> <li>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</li> </ol>

- 4. Each allotment, including any balance area, must be able to accommodate a building (excluding minor buildings) which complies with the permitted activity standards.
- 5. The relevant standards under SUB-WORK-R43 must be complied with, including any additional restricted discretionary activity standards for subdivision attached as notations to structure plans. Where the zone standards and standards attached as notations differ, the notations shall take precedence.
- The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

Boundary adjustment qualifying criteria:

 The adjustment of boundaries is for the rationalisation of existing boundaries to improve the practicality of existing allotments.

- geological feature and outstanding natural features and landscapes.
- 6. Natural hazard management.
- 7. The extent of consistency with relevant matters in 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 x2Appendix 25.
- 8. The imposition of financial contributions in accordance with the Financial Contributions chapter.
- Imposition of encumbrances on titles to prevent or limit further subdivision.
- 10. Imposition of conditions under sections 108 and 220 of the RMA.

S115.07

# 10.15 Amend rule SUB-WORK-R37 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

#### SUB-Boundary adjustments and subdivisions where no additional allotments (other than WORK-R37 reserves or legal road to be vested in Council) are created in the Hospital Zone. Boundary adjustment qualifying criteria apply to activities under this rule. Cross lease updates are excluded from this rule. Controlled **Standards Matters of Control** Activity 1. Each allotment must have legal 1. Design and layout of the subdivision and earthworks. and physical access to a legal 2. Vehicle access points onto legal road. 2. No further development road including the State potential shall be created as a Highway Network. result of the subdivision (i.e. 3. Visual, character and amenity through the creation of a small effects. allotment and a larger 4. Design, size, shape and location allotment which can then be of reserves and esplanade further *subdivided* and would reserves. not have met all restricted 5. The location of any associated discretionary activity standards building area(s) relative to any including minimum or average identified natural hazards, allotment sizes prior to this natural wetland, historic heritage subdivision occurring). feature, place or area of significance to Māori, notable

- 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.
- 4. Each allotment, including any balance area, must be able to accommodate a building (excluding minor buildings) which complies with the permitted activity standards.
- 5. The relevant standards under Rule SUB-WORK-R44 must be complied with, including any additional restricted discretionary activity standards for subdivision attached as notations to structure plans. Where the zone standards and standards attached as notations differ, the notations shall take precedence.
- 6. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

Boundary adjustment qualifying criteria:

 The adjustment of boundaries is for the rationalisation of existing boundaries to improve the practicality of existing allotments.

- tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature and outstanding natural features and landscapes.
- 6. Natural hazard management.
- 7. 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 x2Appendix 25.
- 8. The imposition of financial contributions in accordance with the Financial Contributions chapter.
- 9. Imposition of encumbrances on titles to prevent or limit further *subdivision*.
- 10. Imposition of conditions under sections 108 and 220 of the RMA.

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# 10.16 Amend rule SUB-WORK-R39 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

#### SUB-Except as provided for under Rule SUB-WORK-R33, the subdivision of land within WORK-R39 the Metropolitan Centre Zone Structure Plan area that is consistent with the Structure Plan in Appendix 19. Controlled **Standards Matters of Control** Activity 1. Each allotment must have legal 1. Design and layout of the and physical access to a legal subdivision and earthworks. 2. Vehicle access points onto legal road. 2. Each *allotment*, including any road including the State Highway Network and any balance area must be able to accommodate a building which effects on the transport network, complies with the permitted including proposed link roads activity standards in Rule MCZand desired connector roads R7. shown in the Metropolitan 3. Each allotment must have a Centre Structure Plan in flood free building area above Appendix 19. the estimated 1% Annual 3. Visual, character and amenity Exceedence Probability flood effects. event.

- 4. Public *roads*, public *water* supply, *wastewater* and *stormwater* systems must be available to serve the *subdivision*.
- 5. A development plan showing indicative *buildings* (excluding *minor buildings*) and *landscaping* must be provided.
- 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.
- 7. For sites adjoining Residential Zones, development must meet the permitted activity standards of the adjoining Residential Zone for building separation, setbacks and screening.
- 8. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.
- 9. Compliance with FC-Table 1.

- 4. Design, size, shape and location of reserves and *esplanade* reserves.
- 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.
- 6. Natural hazard management.
- 7. 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 Appendix 25.
- 8. Imposition of encumbrances on titles to prevent or limit further *subdivision*.
- 9. Imposition of conditions under sections 108 and 220 of the
- 40. 9. The imposition of financial contributions in accordance with the Financial Contributions chapter.
- 11. The provision of walkways, cycleways and bridleways.
- 42. 11. Within Precinct A2, the alignment of *road* reserves so that views (including glimpses) of Kāpiti Island are maintained from at least three points along Rimu Road.

# 10.17 Amend rule SUB-WORK-R40 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

SUB- WORK-R40	Any subdivision of land in the Metropolitan Centre Zone which is not a controlled activity under SUB-WORK-R33 or SUB-WORK-R39.		
Restricted Discretionary Activity	Each allotment must have legal and physical access to a legal road.     Each allotment, including any balance area, must be able to	<ol> <li>Matters of Discretion</li> <li>Design and layout of the subdivision and earthworks.</li> <li>Vehicle access points onto legal road including the State</li> </ol>	

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- accommodate a building (excluding minor buildings) which complies with the permitted activity standards in MCZ-R7 (except for standard 1), and the restricted discretionary activity standard for height under Rule MCZ-R13.
- 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.
- A development plan showing indicative buildings (excluding minor buildings) and landscaping must be provided.
- The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.

- Highway Network and any effects on the transport network.
- 3. Visual, character and amenity *effects*.
- Design, size, shape and location of reserves and esplanade reserves.
- 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.
- 6. Natural hazard management.
- 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 Appendix 25.
- 8. Imposition of encumbrances on titles to prevent or limit further *subdivision*.
- The imposition of financial contributions in accordance with the Financial Contributions chapter.
- 10. The provision of walking, cycle pathways and bridleways.

# 10.18 Amend rule SUB-WORK-R41 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

SUB- WORK-R41	Any subdivision of land in the Mixed Use under SUB-WORK-R34.	Zone which is not a controlled activity
Restricted Discretionary Activity	1. Each allotment must have legal and physical access to a legal road.  2. Each allotment, including any balance area, must be able to accommodate a building (excluding minor buildings) which complies with the permitted activity standards	<ol> <li>Matters of Discretion</li> <li>Design and layout of the subdivision and earthworks.</li> <li>Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</li> <li>Visual, character and amenity effects.</li> </ol>

- except within the Ihakara Street
  West, Ihakara Street East and
  Kapiti Road Precincts, each
  allotment, including any
  balance area, must be able to
  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.
- 3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.
- 4. A development plan showing indicative *buildings* (excluding *minor buildings*) and *landscaping* must be provided.
- 5. For sites adjoining Residential Zones, development must meet the permitted activity standards of the adjoining Residential Zone for building separation, setbacks and screening.
- 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.
- The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.
- 8. In the Paraparaumu North
  Gateway
  Precinct, allotments must have
  a minimum area of 1000m² and
  a minimum average for the
  subdivision of 2500 m².
- 9. Compliance with FC-Table 1.

- 4. Design, size, shape and location of reserves and *esplanade* reserves.
- 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, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.
- 6. Natural hazard management.
- 7. 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 Appendix 25.
- 8. Imposition of encumbrances on titles to prevent or limit further *subdivision*.
- The imposition of financial contributions in accordance with the Financial Contributions chapter.
- 10. The provision of walkways, cycleways and bridleways.

# 10.19 Amend rule SUB-WORK-R42 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

SUB- WORK-R42	Any subdivision of land in the Town Cent under SUB-WORK-R35.	re Zone which is not a controlled activity
WORK-R42 Restricted Discretionary Activity		<ol> <li>Matters of Discretion</li> <li>Design and layout of the subdivision and earthworks.</li> <li>Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</li> <li>Visual, character and amenity effects.</li> <li>Design, size, shape and location of reserves and esplanade reserves.</li> <li>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>Natural hazard management.</li> <li>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 29 Centres Design Guide in Appendix x2 Appendix x2.</li> <li>Imposition of encumbrances on titles to prevent or limit further subdivision.</li> <li>The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>The provision of walking, cycle pathways and bridleways.</li> </ol>
	9. Compliance with FC-Table 1.	

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#### 10.20 Amend rule SUB-WORK-R43 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

SUB- WORK-R43	Any subdivision of land in the Local Cent under SUB-WORK-R36.	re Zone which is not a controlled activity
Restricted Discretionary	Standards	Matters of Discretion
Activity	<ol> <li>Each allotment must have legal and physical access to a legal road.</li> <li>Each allotment, including any balance area, must be able to accommodate a building</li> </ol>	<ol> <li>Design and layout of the subdivision and earthworks.</li> <li>Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</li> </ol>
	(excluding <i>minor</i> buildings) which complies with	<ol> <li>Visual, character and amenity effects.</li> </ol>
	the <i>permitted activity</i> standards in Rules LCZ-R1 to LCZ-R9 (excluding standard 1 in Rule	<ol> <li>Design, size, shape and location of reserves and esplanade reserves.</li> </ol>
	LCZ-R6), and the restricted discretionary activity standards for height in Rule LCZ-R12.	<ol> <li>The location of any associated building area(s) relative to any identified natural hazards,</li> </ol>
	3. Public roads, public water supply, wastewater and stormwater systems must be available to serve the subdivision.	natural wetland, historic heritage feature, place or area of significance to Māori, notable tree, ecological site, key indigenous tree, key indigenous
	4. A development plan showing indicative buildings (excluding minor buildings) and landscaping must be provided.	tree species, rare and threatened vegetation species, geological feature, outstanding natural features and landscapes and dominant ridgelines.
	5. For sites which adjoin Residential Zones, development must meet the Permitted Activity Standards of the adjoining Residential Zone for building separation,	6. Natural hazard management. 7. The extent of consistency with relevant matters in the Council's Subdivision and Development Principles and Requirements 2012 Land Development
	setbacks and screening. 6. Any additional restricted discretionary activity standards for subdivision attached as notations to structure plans	Minimum Requirements and the Centres Design Principles in Appendix 20 Centres Design Guide in Appendix x2 Appendix 25.
	must be complied with. Where the <i>zone</i> standards and standards attached as notations differ, the notations	<ul><li>8. Imposition of encumbrances on titles to prevent or limit further subdivision.</li><li>9. The imposition of financial</li></ul>
	shall take precedence. 7. The Esplanade Reserve and Esplanade Strip provisions of	contributions in accordance with the Financial Contributions chapter.
	SUB-DW-Table 1 must be complied with.	<ol><li>The provision of walkways, cycleways and bridleways.</li></ol>

S203.49

8. Compliance with FC-Table 1.

# 10.21 Amend rule SUB-WORK-R44 in the SUB-WORK Subdivision in Working Zones Chapter as follows:

SUB- WORK-R44	Any <i>subdivision</i> of <i>land</i> in the Hospital ZoSUB-WORK-R37.	one which is not a controlled activity under
Restricted Discretionary	Standards	Matters of Discretion
Activity	<ol> <li>Each allotment must have legal and physical access to a legal road.</li> <li>Each allotment, including any balance area, must be able to accommodate a building (excluding minor buildings) which complies with the permitted activity standards (except for standard 1 in Rule HOSZ-R6), and the restricted discretionary activity standard for height in Rule HOSZ-R8).</li> <li>Public roads, public water supply wastewater and stormwater systems must be available to serve the subdivision.</li> <li>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.</li> <li>A development plan showing indicative buildings (excluding minor buildings) and landscaping must be provided.</li> <li>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>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>The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.</li> <li>Compliance with FC-Table 1.</li> </ol>	<ol> <li>Design and layout of the subdivision and earthworks.</li> <li>Vehicle access points onto legal road including the State Highway Network and any effects on the transport network.</li> <li>Visual, character and amenity effects.</li> <li>Design, size, shape and location of reserves and esplanade reserves.</li> <li>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>Natural hazard management.</li> <li>The relevant matters in the Council's Subdivision and Development Principles and Requirements 2012 Land Development Minimum Requirements and the Gentres Design Principles in Appendix 20 Centres Design Guide in Appendix x2Appendix 25.</li> <li>Imposition of encumbrances on titles to prevent or limit further subdivision.</li> <li>The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>The provision of walkways, cycleways and bridleways.</li> </ol>

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#### Amend rule SUB-DW-R9 in the SUB-DW District Wide Subdivision Matters Chapter as | S202.08 10.22 follows:

SUB-DW-R9	additional <i>allotments</i> are created) of Motification	ustments or subdivision of land where no land with peat or sand soils.  pplication for resource consent under this rule
Restricted Discretionary Activity Controlled Activity	1. Geotechnical information must be provided by a suitably qualified and experienced person (to building consent level) on liquefaction risk.  2. Proposed building areas with a minimum dimension of 20 metres must be identified for each allotment.	<ol> <li>Matters of Discretion Control</li> <li>The outcomes of the geotechnical investigation on liquefaction risk.</li> <li>Whether the potential risk to the health and safety of people, and property from liquefaction can be avoided or mitigated.</li> <li>The design and layout of the subdivision including earthworks, servicing and the location of any building platforms.</li> <li>Council's Subdivision and Development Principles and Requirements 2012 Land Development Minimum Requirements.</li> <li>The imposition of financial contributions 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 Residential Units and Buildings (excluding minor buildings)

New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

- limiting the number of residential units and minor residential units to one of each per subject site, except for papakāinga and where Development Incentive Guidelines are complied with;
- 2. managing the location and scale of buildings (excluding minor buildings); and
- 3. recognising the operational requirements for *buildings* (excluding *minor buildings*) that are *ancillary* to *primary production activities*.

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

### GRUZ-P11 Rural-Eco Hamlet Precinct

*Subdivision*, use and *development* in the Rural Eco-Hamlet Precinct must be undertaken in accordance with *structure plans* approved by way of changes to the District Plan, and be consistent with the following principles:

- 1. ensure that eco-hamlets and associated *buildings* (excluding *minor buildings*) are designed and located to minimise landform *modification*;
- 2. *buildings*, *roads* and *structures* are located so that they minimise disturbance to the existing landforms and natural features including general contours and prominent landforms, areas of native bush, *wetlands*, streams and their margins;
- 3. *buildings* (excluding *minor buildings*) are designed and oriented to maximise *water* and energy efficiency while ensuring public health is maintained;
- 4. the use of renewable electricity generation activities is encouraged;
- 5. building design / building form reflects local character;
- 6. *open space* and rural character are protected and enhanced by maintaining an appropriate overall low density and ratio of *development* intensity to *open space*;
- 7. consideration is given to minimising light pollution;
- 8. the *productive potential* of rural land is maintained through the retention of larger balance area *allotments*;
- 9. any *development* is designed to create a sense of community and to provide a safe and accessible *environment* for pedestrians and cyclists:
- 10. *stormwater* treatment and management systems are designed to integrate into the landscape to minimise *stormwater* runoff resulting from *development*;
- 11. any development and subdivision ensures that individual allotments are landscaped and planted in a manner that: reduces the visual bulk of buildings (excluding minor buildings); integrates buildings (excluding minor buildings) into the landscape; provides shade and windbreaks; and maintains visual privacy;
- 12. limits linear planting, including hedges and shelter belts, along site boundaries;
- 13. maintains sufficient separation distance between vegetation and *regionally significant infrastructure*;
- 14. any *development* maintains the ecological health of *waterbodies*, *wetlands* and aquatic habitats, and retains and enhances blue and green corridors (waterways and native bush areas) as a feature of the *zone*;

- 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.

S100.22

#### 11.3 Amend rule GRUZ-R8 as follows:

GRUZ-R8	Papakāinga housing in all Rural Zones on land held under Te Ture Whenua Māori Act 1993.
	Qualifying criteria apply to activities under this rule.
Permitted Activity	Standards  1. On Māori land which is subdivided/partitioned/leased before November 2012:  a. a maximum of 10 papakāinga units are permitted on any subject site; b. a minimum land area of 2000m²-must be provided for each papakāinga unit; c. each papakāinga unit to have an outdoor living space for its own individual use. The outdoor living space must adjoin the living room and be located to either the North, East or West of the papakāinga unit it serves and must be a minimum of 40m², with a minimum width of 5.5 metres for the exclusive use of each papakāinga unit; and d. a maximum of one communal habitable building with a maximum total floor area not exceeding 200m² for group activities which do not include retail, commercial, industrial or service activities may be erected on each subject site.  Qualifying Criteria:  Qualifying 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.
	<ol> <li>Buildings and structures must comply with the Standards set out under Rule GRUZ-R3, except for Standards 1 and 3;</li> <li>Where the papakāinga is located on Kāpiti Island or an offshore island, it must comply with the Standards set out under Rule GRUZ-R6;</li> <li>The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m².</li> </ol>
Note: refer to	chapter PK - Papakāinga for Objectives and Policies specific to <i>papakāinga</i> .

S100

### 11.4 Delete rule GRUZ-R12 as follows:

GRUZ-R12	Papakāinga housing on Kāpiti Island.			
	Qualifying criteria apply to activities under this rule.			
Restricted Discretionary Activity	1. Minimum subject site area per residential unit - 250m². 2. 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 building preserves the privacy of individual residential units. 3. Each residential unit must have an outdoor living space of not less than 40m² for its own individual use.  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. 4. Compliance with the "Kāpiti Island Permitted Activity Standards".	- 1. Design, location and layout of buildings (excluding minor buildings). 2. Number of residential units (as measured by the residential unit measurement criteria). 3. Visual, character and amenity offects. 4. Effects on ecology and biodiversity. 5. Effects on natural character in the coastal environment.		

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

GRUZ-Rx1 GRUZ-R23	Papakāinga on general title land.  Notification Public notification of an application for resource consent under this Rule is precluded.			
Restricted Discretionary Activity	The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.      Compliance with the Standards set out under rule GRUZ-R8.	Matters of Discretion      Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;      Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.		

			s contained in the opment Minimum nts.
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### 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:
  - <u>a.</u> 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.

### 11.6 Add a new rule (after rule GRUZ-Rx1GRUZ-R23) as follows:

GRUZ-Rx2 GRUZ-R24	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 GRUZ-R8 or GRUZ-Rx4GRUZ-R23.  Notification Public notification of an application for resource consent under this Rule is precluded.		
Restricted Discretionary Activity	Standards  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.	1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects. 4. 3. The matters contained in the Land Development Minimum Requirements. 4. For papakāinga on general title land:  a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;  b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.	S100.32
Notes:	to chapter PK – Papakāinga for Objective	s and Policies specific to <i>napakāinga</i>	

- 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:
  - <u>a.</u> 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

### 11.7 Amend rule GRUZ-R15 as follows:

#### **GRUZ-R15** Development within the Visually Sensitive Areas of the Waikanae North and Ōtaki North Eco-Hamlet Precinct. This rule does not apply to papakāinga development. Height measurement criteria apply to activities under this rule. **Matters of Discretion** Restricted **Standards** Discretionary 1. Compliance with the Permitted 1. Ecological or biodiversity *effects* Activity Activity Standards for 2. Layout, size, design and location development in the General of proposed building and Rural Zone and the Waikanae structures. North and Ōtaki North Eco-3. Visual, character and amenity Hamlet Precinct. effects. Adequacy of subject 2. All buildings (excluding minor buildings) to use as exterior site investigations. materials: 5. Suitability of the subject site for the proposed activity. Proposed mitigation, remediation or ongoing a. natural stone; or management measures. b. natural timber provided any stains and protectants used 7. Cumulative effects. do not contain colorants to 8. Effects on natural character in change the natural colour of the coastal environment. the timber (for example, to green or red); or c. another material painted or finished in visually muted, recessive colours, from British Standard 5252 A01 to C40 inclusive, with a reflective value of 60% or less. 3. Any *building* (excluding *minor* buildings) 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. 4. Buildings (excluding minor buildings) must be no more than 6 metres in height (as determined by the height measurement criteria).

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

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

# 11.9 Amend rule GRUZ-R20 as follows:

GRUZ-R20	Industrial, retail or commercial activities in all Rural Zones which are not:  a. a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site; or b. an extractive industry on the site; or c. ancillary to and located within a papakāinga.  Qualifying criteria apply to home businesses and home craft occupations. Refer to GRUZ-R5.
Non- Complying Activity	

# 12.0 Proposed amendments to the Rural Lifestyle Zone Chapter

# 12.1 Amend policy RLZ-P8 as follows:

### RLZ-P8 Residential Units and Buildings (excluding minor buildings)

New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

- a. limiting the number of residential units and minor residential units to one of each per subject site, except for papakāinga and where Development Incentive Guidelines are complied with;
- b. managing the location and scale of buildings (excluding minor buildings); and
- c. recognising the operational requirements for *buildings* (excluding *minor buildings*) that are *ancillary* to *primary production* activities.

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

RLZ-R6	Papakāinga <del>housing.</del> on land held under Te Ture Whenua Māori Act 1993.		
	Qualifying criteria apply to activities under this rule.		
Permitted Activity	1. On Māori land which is subdivided/partitioned/leased before November 2012:  a. a maximum of 10 papakāinga units are permitted on any subject site; b. a minimum land area of 2000m² must be provided for each papakāinga unit; c. each papakāinga unit to have outdoor living space for its own individual use. The outdoor living space must adjoin the living room and be located to either the North, East or West of the papakāinga unit it serves and must be a minimum of 40m², with a minimum width of 5.5 metres for the exclusive use of each papakāinga unit; and d. a maximum of one communal habitable building with a maximum total floor area not exceeding 200m² for group activities which do not include retail, commercial, industrial or service activities may be erected on		
	<ul> <li>each subject site.</li> <li>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.</li> <li>Buildings and structures must comply with the Standards set out under Rule RLZ-R3, except for Standards 1 and 3;</li> <li>The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m².</li> </ul>		
Note: refer to	chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.		

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

RLZ-Rx1 RLZ-R17	Papakāinga on general title land.  Notification Public notification of an application for reprecluded.	source consent under this Rule is
Restricted Discretionary Activity	The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.      Compliance with the Standards set out under rule RLZ-R6.	1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;  2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.  3. The matters contained in the Land Development Minimum Requirements.
Refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.     Per 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>a.</u> where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;

S203.25

### 12.4 Add a new rule (after rule RLZ-Rx1RLZ-R17) as follows:

b. any other matter related to tikanga Māori.

RLZ-Rx2 RLZ-R18	Papakāinga on land held under Te Ture land that do not comply with one or more RLZ-R6 or RLZ-Rx1RLZ-R17.  Notification Public notification of an application for reprecluded.		
Restricted Discretionary Activity	Standards  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.	1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects. 4. 3. The matters contained in the Land Development Minimum Requirements. 5. 4. For papakāinga on general title land:  a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;  b. Evidence of appropriate legal mechanism(s) to	S100.32

Notes	
	<u>maintained in Māori</u> <u>ownership.</u>
	ensure that land is

### 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:
  - <u>a.</u> 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.

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

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

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

RLZ-R15	Industrial, retail or commercial activities in all Rural Zones which are not:  a. a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site; or b. an extractive industry on the site; or c. ancillary to and located within a papakāinga.  Qualifying criteria apply to home businesses and home craft occupations. Refer to RLZ-R5.
Non- Complying Activity	

S203.25

# 13.0 Proposed amendments to the Rural Production Zone Chapter

# 13.1 Amend policy RPROZ-P9 as follows:

RPROZ-P9 Residential Units and Buildings (excluding minor buildings)

New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

- 1. limiting the number of *residential units* and *minor residential units* to one of each per *subject site*, except for *papakāinga* and where Development Incentive Guidelines are complied with;
- 2. managing the location and scale of buildings (excluding minor buildings); and
- 3. recognising the operational requirements for *buildings* (excluding *minor buildings*) that are *ancillary* to *primary production* activities.

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

RPROZ-R6	Papakāinga <del>housing.</del> on land held under Te Ture Whenua Māori Act 1993.		
	Qualifying criteria apply to activities under this rule.		
Permitted	Standards		
Activity	1. On <i>Māori land</i> which is subdivided/partitioned/leased before November 2012:		
	<ul> <li>a. a maximum of 10 papakāinga units are permitted on any subject site;</li> <li>b. a minimum land area of 2000m²-must be provided for each papakāinga unit;</li> <li>c. each papakāinga unit to have an outdoor living space for its own individual use. The outdoor living space must adjoin the living room and be located to either the North, East or West of the papakāinga unit it serves and must be a minimum of 40m², with a minimum width of 5.5 metres for the exclusive use of each papakāinga unit; and</li> <li>d. a maximum of one communal habitable building with a maximum total floor area not exceeding 200m² for group activities which do not include retail, commercial, industrial or service activities may be erected on each subject site.</li> </ul>		
	Qualifying Critoria:		
	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.		
	<ol> <li>Buildings and structures must comply with the Standards set out under Rule RPROZ-R3, except for Standards 1 and 3;</li> <li>The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m².</li> </ol>		
Note: refer to	chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.		

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

RPROZ-Rx1 RPROZ-R18	Papakāinga on general title land.  Notification Public notification of an application for reprecluded.	source consent under this Rule is
Restricted Discretionary Activity	The applicant is a member of Ngāti Toa Rangatira, Ngā Hapū o Ōtaki (Ngāti Raukawa ki te Tonga), or Te Āti Awa ki Whakarongotai.      Compliance with the Standards set out under rule RPROZ-R6.	1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; 2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. 3. The matters contained in the Land Development Minimum Requirements.
Notes:  1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.  2. For resource consent applications under this rule, the <i>Council</i> 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

<u>a.</u> where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;

S203.25

# 13.4 Add a new rule (after rule RPROZ-Rx1RPROZ-R18) as follows:

Council will seek advice from iwi authorities on include:

b. any other matter related to tikanga Māori.

RPROZ-Rx2 RPROZ-R19	Papakāinga on land held under Te Ture land that do not comply with one or more RPROZ-R6 or RPROZ-Rx1RPROZ-R18.  Notification Public notification of an application for reprecluded.	<u>.</u>	
Restricted Discretionary Activity	Standards  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.	1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects. 4. 3. The matters contained in the Land Development Minimum Requirements. 5. 4. For papakāinga on general title land: a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; b. Evidence of appropriate legal mechanism(s) to ensure that land is	S100.32

		<u>maintained in Māori</u> <u>ownership.</u>
2. For resour relevant in Tonga), or Council wi	wi authority ( <mark>Ngāti Toa Rangatira, Ngā</mark>	e, the Council will seek advice from the Hapū o Ōtaki (Ngāti Raukawa ki te ill rely on this advice. The matters that include: e land, whether the applicant has al connection to the land;

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

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

# 13.6 Amend rule RPROZ-R17 as follows:

RPROZ- R17	Industrial, retail or commercial activities in all Rural Zones which are not:  a. a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site; or b. an extractive industry on the site; or c. ancillary to and located within a papakāinga.  Qualifying criteria apply to home businesses and home craft occupations. Refer to RPROZ-R5.
Non- Complying Activity	

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# 14.0 Proposed amendments to the Future Urban Zone Chapter

# 14.1 Amend policy FUZ-P10 as follows:

### FUZ-P10 Residential Units and Buildings (excluding minor buildings)

New residential units (excluding visitor accommodation which is not temporary residential rental accommodation) and other buildings (excluding minor buildings) in all the Rural Zones will be provided in a manner which avoids, remedies or mitigates adverse environmental effects (including cumulative effects) on the productive potential and landscape character of the rural area, including:

- limiting the number of residential units and minor residential units to one of each per subject site, except for papakāinga and where Development Incentive Guidelines are complied with;
- 2. managing the location and scale of buildings (excluding minor buildings); and
- 3. recognising the operational requirements for *buildings* (excluding *minor buildings*) that are *ancillary* to *primary production* activities.

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

FUZ-R6	Papakāinga housing. on land held under Te Ture Whenua Māori Act 1993.		
	Qualifying criteria apply to activities under this rule.		
Permitted Activity	1. On Māori land which is subdivided/partitioned/leased before November 2012:  a. a maximum of 10 papakāinga units are permitted on any subject site; b. a minimum land area of 2000m²-must be provided for each papakāinga unit;  c. each papakāinga unit to have outdoor living space for its own individual use. The outdoor living space must adjoin the living room and be located to either the North, East or West of the papakāinga unit it serves and must be a minimum of 40m², with a minimum width of 5.5 metres for the exclusive use of each papakāinga unit; and d. a maximum of one communal habitable building with a maximum total floor area not exceeding 200m² for group activities which do not include retail, commercial, industrial or service activities may be erected on each subject site.		
	<ul> <li>Qualifying Criteria:</li> <li>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.</li> <li>Buildings and structures must comply with the Standards set out under Rule FUZ-R3, except for Standards 1 and 3;</li> <li>The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m².</li> </ul>		
Note: refer to chapter PK – Papakāinga for Objectives and Policies specific to papakāinga.			

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

FUZ-Rx1 FUZ-R17	Papakāinga on general title land.  Notification Public notification of an application for resource consent under this Rule is precluded.					
Restricted Discretionary Activity	The applicant is a member of     Ngāti Toa Rangatira, Ngā Hapū     o Ōtaki (Ngāti Raukawa ki te     Tonga), or Te Āti Awa ki     Whakarongotai.      Compliance with the Standards     set out under rule FUZ-R6.	1. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land; 2. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership. 3. The matters contained in the Land Development Minimum Requirements.				
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

<u>a.</u> where the *papakāinga* is on *general title land*, whether the applicant has demonstrated a *whakapapa* or ancestral connection to the *land*;

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### 14.4 Add a new rule (after rule FUZ-Rx1FUZ-R17) as follows:

Council will seek advice from iwi authorities on include:

b. any other matter related to tikanga Māori.

FUZ-Rx2 FUZ-R18	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-Rx4FUZ-R17.  Notification Public notification of an application for resource consent under this Rule is precluded.			
Restricted Discretionary Activity	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.	1. Consideration of the effects of the standard not met. 2. Measures to avoid, remedy or mitigate adverse effects. 3. Cumulative effects. 4. 3. The matters contained in the Land Development Minimum Requirements . 5. 4. For papakāinga on general title land:  a. Whether the applicant has demonstrated their whakapapa or ancestral connection to the land;		

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	b. Evidence of appropriate legal mechanism(s) to ensure that land is maintained in Māori ownership.
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### 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:
  - <u>a.</u> 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.

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

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

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

FUZ-R15	Industrial, retail or commercial activities in all Rural Zones which are not:  a. a home business, home craft occupations, homestay or an ancillary activity to a primary production activity on the subject site; or b. an extractive industry on the site; or c. ancillary to and located within a papakāinga.  Qualifying criteria apply to home businesses and home craft occupations. Refer to FUZ-R5.
Non- Complying Activity	

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# 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 <u>adverse</u> 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.

The natural environment values, <u>and</u> 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 <u>financial contribution</u> if it has imposed a development <u>financial</u> contribution in relation to:

- the same development
- · for the same purpose, and
- at the same level and intensity of <u>development</u>, and the same level of <u>effects</u>.

The converse also applies.

<u>The Council has expressed a preference to takes</u> 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*.

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

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\$161.42 \$161.43 \$203.52 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:

**FC-P3** Financial contributions to offset or compensate for adverse effects

A financial contribution may be required for any land use or subdivision application to ensure positive effects on the environment are achieved to offset any adverse effects that cannot otherwise be avoided, remedied or mitigated.

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

# **General Rules for Financial Contributions**

### Introduction:

FC-R5 is a general rule that applies to all *financial contributions* that are imposed as a condition of consent under s108 of the RMA. FC-R6 and FC-R7 are rules that apply when the *Council* determines that it is appropriate to impose a *financial contribution* when considering a resource consent application under FC-P2 and / or FC-P3.

FC-R5	General requirements for payment of a financial contribution			
	<u>Standards</u>			
	1. Financial contributions may, at Council's discretion, take the form of money or land or a combination of money and land.			
	2. Financial contributions shall not be imposed on a use, development or subdivision for the same purpose as a development contribution that:			
	<ul> <li><u>a.</u> is required, or</li> <li><u>b.</u> has been agreed through a development agreement, or</li> <li><u>c.</u> has already been paid</li> </ul>			
	in relation to that use, development or subdivision.			
	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:			
	a. The amount to be paid by the consent holder.			
	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.			

- c. When the payment is to be made:
  - i. <u>In the case of *subdivision*, before issuing the section 224 certification.</u>
  - ii. In the case of land use, before the consent is given effect to.
  - iii. 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.
  - iv. 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.
- d. Where a financial contribution is, or includes land, the Council may specify any one or more of the following in the conditions of the resource consent:
  - i. The location and area of the *land*.
  - ii. The state the *land* is to be in before it is vested or transferred vesting in or transferring to the *Council*.
  - iii. The purpose of the *land* if it is to be classified under the Reserves Act 1977, or the general purpose of the *land*.
  - iv. When and how the land is to be vested in or transferred to the Council or other infrastructure provider. In the case of subdivision 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.

Note: where appropriate, the *Council* may seek the advice of the relevant *iwi authority* on these matters.

e. Where any land is to be vested in Council or other infrastructure
provider as part of a financial contribution a registered valuer shall
determine its market value at the date on which the resource consent
(imposing the financial contribution condition) commenced
under section 116 of the Resource Management Act 1991.

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:

'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.'

This standard does not apply to *land* that is to be vested in *Council* as a *financial contribution* in circumstances where the value of the *land* does not need to be determined.

4. Security for compliance of resource consent conditions imposing financial contributions shall be in accordance with sections 108, 108A, 109 and 220 of the Act, further secured by deposits of money with the Council or by way of a bond or bank guarantee. Where appropriate, securities shall be registered against the relevant titles.

FC-R6 Level of financial contribution payable, excluding reserves

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### **Standards**

- 1. The level of contribution shall be up to 100% of the actual or estimated costs, or land necessary to provide for the "Reasons for *Financial Contribution*" specified in Table FC-Table2.
- 2. Actual or estimated costs may include:
  - a. All reasonable costs incurred in providing the *infrastructure*.
  - b. Any reasonable costs in avoiding, remedying or mitigating any adverse effects on the environment of providing or upgrading any infrastructure.
- 3. The level of *financial contribution* shall include any associated costs including but not limited to:
  - <u>a.</u> The reimbursement of legal costs incurred by *Council* in providing easements, encumbrances, covenants and the like.
  - <u>b.</u> The reimbursement of fees charged to *Council* by Government departments, local authorities and the suppliers of *infrastructure*.
  - c. Survey work.
  - <u>d.</u> Any fees incurred by an adjoining local authority or *network utility* operator in processing the application.
  - e. Goods and Services Tax (GST).
- 4. The estimated or actual cost of financial contributions, 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 x2FC-Table 2.
- 5. When determining the level of *financial contribution* payable, the *Council* will apply credits in accordance with FC-R7.

### FC-R7 Credits and refunds, excluding reserves

### **Standards**

- <u>1. The Council will refund a financial contribution in accordance with 2 below where:</u>
  - a. A resource consent which includes a condition requiring a financial contribution lapses or is cancelled or surrendered without having been given effect in whole or in part, in accordance with the provisions of the Act.
  - b. The activity in respect of which the resource consent was granted does not proceed.
- 2. Council shall, on notice, pay or return to the person entitled the financial contribution less a value equivalent to the costs incurred by Council in relation to any associated administration costs, provided that Council shall not pay for, or refund the value of, any work or services undertaken by the Council before the resource consent lapsing/being cancelled/surrendered or otherwise not proceeding.
- 3. Where a financial contribution is made and Council subsequently resolves not to proceed with that work or to provide that service, the financial contribution shall be refunded to the person entitled, provided that in the case of a financial contribution of money no interest shall be

paid.

- 4. The amount of any previous payment shall be deducted from the level of the financial contribution payable in respect of any subdivision or land use consent in the following circumstances.
  - <u>a.</u> Where a previous *financial contribution* payment was made to provide an increase in capacity in *infrastructure* necessitated by the proposal.
  - b. If a financial contribution has previously been paid in respect of a land use consent for land now subject to an application for subdivision consent, where both the previous and proposed contributions relate to the same development and same purpose.
  - c. If a financial contribution has previously been paid in respect of a subdivision consent for land now subject to an application for a land use consent, where both the previous and proposed contributions relate to the same development and same purpose.

#### Note

- 1. <u>Council</u> shall keep a register of all *financial contributions* which shall contain the following information.
  - a. The amount of the financial contribution.
  - <u>b.</u> The name of the person making the contribution and the date on which it was made.
  - <u>c.</u> The purpose for which the *financial contribution* was made.
  - <u>d.</u> The name of the consent-holder entitled to any refund or credit.

FC-Table  x2FC-Table  2 -	Basis of contribution	Reasons for financial contribution	Matters for consideration in determining level and / or nature of financial contribution
Financial Contribution payable	Water supply systems	<ul> <li>Where an existing supply is available, the cost of connection with the existing system;</li> <li>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;</li> <li>Where an existing supply is not available, the cost of providing for the supply of water.</li> </ul>	sources apply;  The quality and quantity of the supply or disposal;  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;  The age and value of the existing infrastructure;  The proximity and directness
	Stormwater disposal services	<ul> <li>Where an existing outfall is available, the cost of connection with the existing stormwater system;</li> <li>Where an existing outfall is available, but the capacity of</li> </ul>	of the effect.

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		the system is inadequate to meet the additional generated demand, the cost of connecting and capacity upgrading of the stormwater system to meet the additional generated demand;  Where an existing outfall is not available, the cost of providing a stormwater system.		S115.08
	Wastewater disposal services	<ul> <li>Where an existing         wastewater network and         treatment plant are available,         the cost of connection to         them;</li> <li>Where an existing         wastewater 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;</li> <li>Where an existing         wastewater network and         treatment plant are not         available, the cost of         providing them.</li> </ul>		S115.08
	Transport infrastructure and access	The costs of specific works needed to service the use, subdivision or development and/or mitigate their effects.  The costs of specific works needed to service the use, subdivision or development and/or mitigate their effects.	<ul> <li>Whether the new infrastructure/ upgrade/extension is already contained in the Development Contributions Policy;</li> <li>Whether other funding sources apply;</li> <li>The current standard and estimated carrying capacity of the transport network the subdivision, development or land use will connect to;</li> <li>The current number of users of the transport network and the estimated increase in number of users as a result of the subdivision, development or land use;</li> <li>The sensitivity and location of activities adjoining the transport corridor and adjacent to the subject site;</li> </ul>	

	_	Sight distances and the presence of blind spots along adjacent transport corridors and the standard and adequacy of intersections; The need to improve the transport network to accommodate additional traffic generated (taking into account both type and numbers of traffic generated) by the subdivision, development and/or land use; The benefit to the subdivision or land use arising from the improvement to the transport network relative to the benefit to existing users and other members of the public; The estimated number of future users of the transport
	<u>•</u>	anticipated by the standards in the District Plan; The likely route from the site to key locations in the District.
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# 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:

INF-MENU- R29	Residential buildings in all Rural Zones and the General Residential Zone at Te Horo Beach.
Permitted Activity	1. A potable water supply must be provided.  Note: 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.  2. The quantity of potable water 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.

# 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:
  - a. the relationship of buildings to original ground level and finished ground levels;
  - b. the extent of compliance with relevant plan rules including solar access and maximum *building height*;
  - elevations from the street showing the relationship of proposed structures to structures on adjacent sites, including the location of existing private outdoor spaces and main living area windows (where these have outlook over the development); and
  - d. shade diagrams for mid-winter for *medium density housing buildings* containing *residential units*.

# 16.4 Add a new paragraph after paragraph 7 under the "Land Use Consent" section of the "General Approach" chapter as follows:

# 8. APPLICATIONS REQUIRING A DESIGN STATEMENT

Resource consent applications for restricted discretionary activities where the Residential Design Guide in Appendix x4Appendix 24 or Centres Design Guide in Appendix x4Appendix 25 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.

### 16.5 Amend policy DEV2-P15 in the DEV1 – Ngārara Development Area chapter as follows:

# **DEV2-P15** Local Centres

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

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

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

- 1. Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 15;
- 2. 1. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17; Neighbourhood Development Area, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under the Ngārara Structure Plan in Appendix 7; Precinct 6 Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.

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

### **DEV2-P15** Local Centres

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

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

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

- 1. Paekākāriki Village: the Paekākāriki Village Centre Design Guide in Appendix 15;
- 2. 1. Meadows Precinct: the Meadows Precinct Design Guidelines in Appendix 16, and the Meadows Structure Plan in Appendix 17; Neighbourhood Development Area, Ngārara Development Area: the Waimeha Neighbourhood development guidelines under

the Ngārara Structure Plan in Appendix 7; Precinct 6 (Mixed Use) - Waikanae North Development Area: Waikanae North Design Guide in Appendix 9.

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

CF-Px1 Community Facilities as part of Papakāinga

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.

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

# Any new *community facilities* and extensions to existing community facilities within the *building* footprint specified in CF-Table 1.

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.

Measurement criteria apply to activities under this rule.

# Permitted Activity

#### **Standards**

- 1. Facilities are not located in any Rural *Zone*, Natural Open Space Zone or any *Open Space Zone* (excluding the private recreation and leisure precinct), except marae in the Rural-or-community facilities as part of a papakāinga in any Rural-Zone.
- 2. Buildings (excluding minor buildings) used for a community facility must be permitted to occupy the maximum gross floor area or maximum building coverage of a subject site listed in CF-Table 1, whichever is the greater.
- 3. Hours of operation

#### a. Residential Zones:

 activities (including service deliveries) associated with a community facility in a Residential Zone, or within 50 metres of any subject site within a Residential Zone, 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

### b. all other Zones:

 activities (including service deliveries) associated with a community facility 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.

### Landscaping

4. Where community facilities are in a Residential Zone, the site must be landscaped for a minimum depth of 2 metres from the road boundary. Any landscaping between the public entrance to the facility and any road frontage must not exceed 2 metres in height (above original ground level).

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### Retail activities associated with community facilities

- 5. There shall be no retail component within a community facility, except for in Centres Zones. Retail activities associated with community facilities in Centres Zones must be ancillary to the community facility and not exceed the zone's maximum gross floor area and building coverage retail standards. This standard does not apply to commercial or rotail activities as part of a papakāinga.
- 6. The *commercial* or *retail activity* on a marae must be associated with the customary activities of the marae and not exceed a *gross floor area* of 50m<sup>2</sup>.

### 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

#### Exclude:

- a. uncovered stairways;
- b. floor space in terraces (open or roofed), external balconies, breezeways or porches;
- c. roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>:
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.

### 16.9 Amend table CF-Table 1 in the CF – Community Facilities chapter as follows:

CF-Table 1	Zone	Maximum building coverage	Maximum Gross Floor Area
	Residential Zones	35%	200m²
	Within 50 metres of a Residential Zone	35%	400m²
	Centres Zone, Hospital Zone and Industrial Zones	100%	No limit
	All other zones (including marae or community facilities as part of a papakāinga in Rural Zones)	35%	400m²

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

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#### CF-R3

Community facilities in the residential zones and marae or community facilities as part of a papakāinga in all zones (including the private recreation and leisure precinct but excluding the natural open space zone and other precincts in the open space zone), which exceed the maximum building coverage but comply with all other permitted activity standards under rule CF-R2.

### Criteria for notification:

The written approval of persons will not be required and applications under this Rule will not be served on any person or notified.

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.

### Restricted Discretionary Activity

### **Standards**

- All buildings (excluding minor buildings) used for a community facility including marae and community facilities as part of a papakāinga, shall be permitted to occupy a maximum building coverage of 40% or the following maximum gross floor area (GFA), whichever is the greater:
  - a. In Residential Zones 300m<sup>2</sup> GFA
  - b. Within 50 metres of a Residential Zone – 300m<sup>2</sup> GFA
  - c. In Centres, Hospital and General Industrial Zones – No limit
  - d. In all other zones (including marae and papakāinga in Rural Zone) 500m²

### **Matters of Discretion**

- 1. Any positive *effects* to be derived from activity.
- Layout, design and location of proposed buildings (excluding minor buildings) and signs.
- 3. Appropriateness of the proposed use.
- 4. Visual, character and amenity *effects*.
- 5. Context and surroundings.
- 6. Degree of compliance with Council's <u>Land Development</u> <u>Minimum Requirements</u> <u>Subdivision and Development Principles and Requirements</u>, 2012.
- 7. Effects on transport.
- 8. Traffic effects.
- Effects on historic heritage, including on places and areas of significance to Māori.
- Effects on an ecological site, geological feature, outstanding natural feature and landscape, or area of outstanding or high natural character.
- 11. Natural hazard risk management.
- 12. Location and design of services.
- 13. Suitability of landscaping.
- 14. Public safety.
- 15. Disabled access.
- 16. Noise and lighting effects.
- Adequacy of the methods of mitigation, remediation or ongoing management.

S203.56

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

NOISE-R22	The following activities within the outer control boundary outside the Airport Zone as shown on the District Plan Maps:  a. hospitals; b. rest homes; c. educational facilities; d. papakāinga housing; d. ecommunity facilities, except for community facilities used for the purpose of recreation or sport; e. f. civic offices; f. g. community centres; g. h. community libraries; h. i- display of information to the public; i. j- courthouses; j. k. public toilets; k. l- restaurants; l. m. convention centres; m. n- motels; and
Discretionary Activity	n. e. other noise sensitive activities except residential activities.

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

CE-R1	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 <i>Open Space</i> or <i>Open Space zones</i> .			
Permitted Activity	1. Permitted public access and amenity structures must be one of the following:  a. rubbish bin with capacity of 100L or less; b. public seating not exceeding 2000mm in length, 600mm in width and 900mm in height above original ground level; c. bollards with a height of 900mm or less above original ground level; d. fencing of less than 1.5m of height above original ground level; and e. gates of less than 1.5m in height above original ground level.  2. Earthworks for the installation or construction of structures 1a) to e) above, must not exceed more than 2m² of disturbance.			

Buildings or earthworks in areas of outstanding natural character or areas of high natural character located within the General Residential. Rural, Natural Open Space or Open Space zones which are not a permitted activity in CE-R1, or earthworks associated with activities permitted under NH-FLOOD-R4, NH-FLOOD-R6 and NH-FLOOD-R7.

The following are excluded from this rule:

\$061.01 \$064.01 \$064.02 \$067.01 \$067.02 \$074.01

S124.01

	<ol> <li>Minor Buildings;</li> <li>Earthworks associated with extractive industries (see EW-EXT);</li> <li>Earthworks associated with the removal or replacement of underground fuel storage tanks; and</li> <li>"earthworks" as defined in and regulated by the NESPF.</li> </ol>	\$061.01 \$064.01 \$064.02 \$067.01 \$067.02 \$074.01 \$124.01
Discretionary Activity		

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

S202.10

TR-R3	Site access and loading for vehicles.
Permitted Activity	Standards
	<ul> <li>1. Access - every site must provide either: <ul> <li>a. vehicular access over land or by mutual right of way or service lane for parking and/or loading and shall be in accordance with TR-Diagram - 2-; or</li> <li>b. for sites with no carparking or loading spaces, pedestrian access over land or by mutual right of way with a minimum 1.8 metre legal width may be provided as an alternative to vehicle access.</li> </ul> </li> </ul>
	Access-Vehicle access and pedestrian access - all vehicle accesses     and pedestrian accesses must be designed, constructed and maintained to ensure that:
	<ul> <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 water and detritus (including gravel and silt) does not migrate onto the highway pavement.</li> </ul>
	Access- <u>Vehicle access</u> - all accesses <u>vehicle accesses</u> must meet the following:
	<ul> <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> </ul>
	4. Access-Vehicle access - sites containing non-residential activities and which provide more than 6 carparks, shall provide two-way accesses vehicle accesses which must be a minimum of 6 metres wide.
	5. Access Vehicle access to/from a state highway - sites that only have access vehicle access via a state highway must only have one crossing point and shall be in accordance with Diagrams TR-Diagram - 1 and TR-Diagram - 2.
	6. Access <u>Vehicle access</u> 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.

**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*.
- Access <u>Vehicle access</u> spacing sight distances the required minimum sight distance between the access <u>vehicle access</u> and the <u>road</u> 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.

- 14. Landscaping for all non-residential activities, any parking, loading or trade vehicle storage area must be separated from adjoining sites by a minimum depth of 2 metres of landscaping.
- 15. Landscaping all landscaping adjoining the road boundary of subject sites, must be designed and maintained so that visibility to and from the *crossing point* complies at all times with the minimum standards sight distances set out in TR-Table 3 Sight Distance Dimensions.

### **Advice note:**

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.

S202.10

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

	NOISE-R14	Noise sensitive activities.				
	Permitted Activity	Standards				
	, carry	<ol> <li>Any new or altered habitable room within a building that houses any noise sensitive activity (including rooms used for hospital recovery; but excluding rooms used for visitor accommodation, which is not temporary residential rental accommodation, outside of residential zones) on a subject site within any of the following:</li> </ol>				
		<ul> <li>a. the area between the air noise boundary and the outer control boundary of the Kāpiti Coast Airport;</li> <li>b. Hospital Zone;</li> <li>c. any Centres Zone;</li> </ul>				
S094		<ul> <li>d. General Industrial Zone;</li> <li>e. within 40m-100m of the boundary of a designation for rail corridor purposes; and</li> <li>f. greater than 40m, and not greater than 80m, from the nearest</li> </ul>				
		edge of the carriageway of transportation noise effect route;				
S114		g-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 > 30 dB.				
		Compliance with standard 1 above shall be achieved by either:				
		<ul> <li>i. a statement by Licensed Building Practitioner that the construction of the external building elements of the new or altered habitable room 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 habitable room in accordance with an acoustic design certificate prepared by an acoustic engineer acceptable to Council that describes the proposed design of the building 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>				

iii. providing an acoustic design certificate prepared by an acoustic engineer acceptable to Council stating the outdoor free-field noise level at the most affected exterior wall of the building containing the habitable room will be unlikely to exceed;

55 dB  $L_{Aeq(1hr)}$  for rail traffic *noise* 57 dB  $L_{Aeq(2hr)}$  for *road* traffic *noise*.

2. Any new or altered habitable room within a building that houses any noise sensitive activity (including rooms used for hospital recovery; but excluding rooms used for visitor accommodation, which is not temporary residential rental accommodation, outside of residential zones) on a subject site within 40m of the nearest edge of the carriageway of any formed State Highway, or any transport corridor designated for State Highway purposes that has yet to be formed, must be protected from noise arising from outside the building by ensuring the external sound insulation level of the room achieves a performance standard of not less than D2m,nT,w + Ctr > 35 dB.
Compliance with standard 2) above shall be achieved by either:

- a. constructing the habitable room in accordance with an acoustic design certificate prepared by an acoustic engineer acceptable to Council that describes the proposed design of the building that will achieve compliance with the specified performance standards for sound insulation with a ventilation system installed as required under standard 4 below; or
- b. providing an acoustic design certificate prepared by an acoustic engineer acceptable to *Council* stating the outdoor *noise* level at the most affected exterior of the *building* containing the *habitable* room will be unlikely to exceed:

57 dB L<sub>Aeq(24hr)</sub> for road traffic noise.

- 3. For any designated corridor that has yet to be formed, the location of the nearest edge of the *carriageway* shall be deemed to be as indicated on the drawings referenced in the *designation conditions* or an approved Outline Plan, whichever is the latest, or 5m inside the *designation boundary* if there are no such drawings or approved Outline Plan.
- 4. Where *habitable rooms* required to be insulated under standards 1 or 2 contain operable windows, a ventilation system must also be installed. This ventilation system must:
  - 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  $L_{Aeq(30s)}$  when measured 1m away from any grille or diffuser; and
  - b. provide ventilation at incremental rates *controlled* by the occupant up to a high air flow *setting* that provides at least 6 air changes per hour, and, while meeting this requirement, the sound of the system must not exceed 35 dB  $L_{Aeq(30s)}$  when measured 1m away from any grille or diffuser; and
  - c. provide cooling that is *controlled* by the occupant and can maintain the temperature at no greater than 25°C; and

d. result in air pressure inside the *habitable room* that is no more than 10Pa above ambient external air pressure.

**Note:** for the purposes of this rule, the term 'altered *habitable room*' means any *habitable room* 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.

# 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 APPx1APP24 Residential Design Guide (after appendix APP1), as contained in Appendix B of this IPI.
- 17.7 Add a new appendix APPx2APP25 Centres Design Guide (after appendix APPx1APP24), 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	Туре	lwi	Key access and view points	Wāhanga
WTSx1	Kārewarewa Urupā	<u>Urupā</u>	<u>Āti Awa</u>		<u>Tahi</u>
WTSx2	Kārewarewa Urupā	<u>Urupā</u>	Āti Awa		Rua

# 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.

# 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:
  - o 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)

PRECx2 - Residential Intensification Precinct B (General Residential Zone)

- PRECx3PREC62 Coastal Qualifying Matter Precinct (General Residential Zone)
- PRECx4PREC63 Coastal Qualifying Matter Precinct (Town Centre Zone)
- PRECx5PREC64 Coastal Qualifying Matter Precinct (Local Centre Zone)
- <u>PRECx6PREC65 Whakarongotai Marae-Takiwā Precinct (High Density-General</u> Residential Zone)
- PRECx7PREC66 Whakarongotai Marae-Takiwā Precinct (Town Centre Zone)
- PRECx8PREC67 Ōtaki Takiwā Precinct (General Residential Zone)
- PRECx9PREC68 Ōtaki Takiwā Precinct (Town Centre Zone)

### **S122 In 19.2A** Amend the "Zones and Precincts" map series to add the following Specific Controls:

• SC1 – Height Variation Control Area (32 metres)

S100

- 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);

S122

- The area around the Kena Kena Local Centre Zone (identified in Kāinga Ora Map Sheet 7);
- 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).
- In the General Residential Zone around the Raumati Beach Town Centre Zone, replace the area identified as Residential Intensification Precinct B in PC(R1) with a Height Variation Control Area (14 metres).

### 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 Tahi)
- 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 Tahi)) to include the additional land outlined in Appendix F.	\$100.50
19.8	Amend the spatial extent of PRECx3PREC62 – Coastal Qualifying Matter Precinct (GRZ) at Peka Peka Beach to include the additional land outlined in Appendix F.	\$098.03 \$162.03 \$163.03 \$211.03
19.9	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.	S085.01
19.10	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.	\$182.01 \$188.01 \$206.02
19.11	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.	S171.02
19.12	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.	\$077.02
19.13	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.	S122.107
19.14	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	

- S203
- 19.15 Replace PRECx6 - Marae Takiwā Precinct (General Residential Zone) and PRECx7 -Marae Takiwā Precinct (Town Centre Zone) with PRECx8PREC67 – Ōtaki Takiwā Precinct (General Residential Zone) and PRECx9PREC68 - 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.
- Amend PRECx6PREC65 Whakarongotai Takiwā Precinct (High Density Residential 19.16 S100 Zone) and PRECx7PREC66 – 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 WTSx2 (Kārewarewa Urupā (Wāhanga Rua)) to include the additional land outlined in the black hatching outlined in the Fig. 3 map contained in Appendix G.
  - 19.18 Rezone a series of sites at Tieko Street, Otaihanga from Rural Lifestyle Zone to General Residential Zone, as identified in the map contained in Appendix I.

Rejected by the Council

19.19 Amend the extent of land proposed to be rezoned as General Residential Zone at 39 Rongomau Lane, Raumati South, to include the additional land identified in the map contained in Appendix I.

# 20.0 Proposed amendments to the Definitions Chapter

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

<u>ACCESS SITE</u>

means any separate <u>site</u> used primarily for access to a <u>site</u> or to <u>sites</u>
having no legal frontage. Excludes <u>sites</u> that are not legally encumbered
to prevent the construction of <u>buildings</u>.

20.2 Add a new definition of "ANCESTRAL LAND" to the Definitions Chapter as follows:

ANCESTRAL LAND means land that belonged to tipuna/tupuna

20.3 Add a new definition of "DRIVEWAY (IN RELATION TO OUTLOOK SPACE)" to the Definitions Chapter as follows:

DRIVEWAY (IN RELATION TO OUTLOOK SPACE)

means an access way access leg, access site or access strip designed and constructed for use by motor vehicles, pedestrians or cyclists

S122.25

20.4 Add a new definition of "ENTRANCE STRIP" to the Definitions Chapter as follows:

ENTRANCE STRIP has the same meaning as access leg

20.5 Add a new definition of "GENERAL TITLE LAND (IN RELATION TO PAPAKĀINGA)" to the Definitions Chapter as follows:

Means land that is owned by Māori but which is not held under Te Ture

LAND (IN RELATION
TO PAPAKĀINGA)

means land that is owned by Māori but which is not held under Te Ture
Whenua Māori Act 1993

20.6 Add a new definition of "LAND DEVELOPMENT MINIMUM REQUIREMENTS" to the Definitions Chapter as follows:

LAND means the Council's Land Development Minimum Requirements,

DEVELOPMENT
MINIMUM
REQUIREMENTS

# 20.7 Delete the definition of "MEDIUM DENSITY HOUSING" from the Definitions Chapter as follows:

### MEDIUM DENSITY HOUSING

refers to any housing type (detached, semi-detached, or terraced) falling within a gross average density range of 350m² – 250m² per unit with a minimum development area of 200m² and capable of containing an 8 metre diameter circle, involving four or more units. It does not include conventional 'infill' where a residential unit is placed on a single allotment with an existing residential unit.

# 20.8 Add a new definition of "MEDIUM DENSITY RESIDENTIAL STANDARDS or MDRS" to the Definitions Chapter as follows:

MEDIUM DENSITY
RESIDENTIAL
STANDARDS or
MDRS

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 Schedule 3A.

# 20.9 Amend definition of "NOISE SENSITIVE ACTIVITY" in the Definitions Chapter as follows:

# NOISE SENSITIVE ACTIVITY

#### means:

- 1. Buildings used for residential activities and includes:
  - a. boarding houses;
  - b. homes for elderly persons;
  - c. retirement villages;
  - d. in-house aged-care facilities, and
  - e. buildings used as temporary accommodation in residentially zoned areas, including hotels, motels, and camping grounds, but excludes other visitor accommodation which is not temporary residential rental accommodation;
  - f. buildings used for residential activities as part of a papakāinga
- 2. marae buildings;
- spaces within buildings used for overnight patient medical care;
   and
- 4. teaching areas and sleeping rooms in buildings used as educational facilities 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 buildings used for teaching purposes.

For the avoidance of doubt Noise Sensitive Activities do not include:

- residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises;
- 2. 1. garages and ancillary buildings not containing any habitable room(s); and
- 2. premises and facilities which are not yet built, other than premises and facilities for which a *building* consent has been obtained which has not yet lapsed.

#### 20.10 Amend the definition of "PAPAKĀINGA" in the Definitions Chapter as follows:

#### PAPAKĀINGA-AND PAPAKĀINGA HOUSING

means communal housing, which occurs on *Māori land*, often based around a marae and providing housing for members of an extended family.

means housing and any ancillary activities (including social, cultural, educational, recreational, and or commercial activities) for tangata whenua on their ancestral land

S122.32

# 20.11 Add a new definition of "<u>IDENTIFIED</u> QUALIFYING MATTER-AREA" to the Definitions Chapter as follows:

S207.03

S203.59

#### IDENTIFIED QUALIFYING MATTER-AREA

Means any of the following:

- a. The National Grid Yard;
- b. The National Grid Subdivision Corridor,
- c. Land within 10m of the centre-line of a high-pressure gas pipeline designed to operate at or over 2,000kPa;
- d. Separations from waterbodies;
- e. A flood hazard category area identified in the District Plan Maps, including:
  - i. A river corridor;
  - ii. A stream corridor;
  - iii. An overflow path;
  - iv. A residual overflow path;
  - v. A ponding area;
  - vi. A residual ponding area;
  - vii. A shallow surface flow area;
  - viii. A flood storage area;
  - ix. A fill control area;
- f. A fault avoidance area;
- g. A scheduled historic building or structure, scheduled historic site or scheduled historic area listed in Schedule 7;
- h. A notable tree listed in Schedule 8;
- A place and area of significance to Māori listed in Schedule 9;
- j. An ecological site listed in Schedule 1;
- A key indigenous tree or group of trees listed in Schedule 2;
- A rare and threatened vegetation species listed in Schedule 3;
- <u>M. An outstanding natural feature and landscape listed in Schedule 4.</u>
- n. Esplanade reserves and esplanade strips;
- o. The General Industrial Zone;
- p. The Airport Zone;
- q. The Open Space Zone;
- r. The Natural Open Space Zone;
- s. The Coastal Qualifying Matter Precinct in the General Residential Zone, Local Centre Zone or Town Centre Zone;
- The Marae-Whakarongotai and Ōtaki Takiwā Precincts in the General Residential Zone, High Density Residential Zone or Town Centre Zone;
- <u>Areas of high natural character</u> and areas of outstanding <u>natural</u> <u>character</u> in the coastal environment mapped in the District Plan maps.

Note: these matters are not listed in order of priority.

S100.46 S161.49

\$100 \$122 \$203 CI16(2)

S074

# 20.12 Add a new definition of "RELEVANT RESIDENTIAL ZONE" to the Definitions Chapter as follows:

S122

RELEVANT
RESIDENTIAL ZONE

means the General Residential Zone and High Density Residential Zone

# 20.13 Amend the definition of "TINO RANGATIRATANGA" in the Definitions Chapter as follows:

TINO
RANGATIRATANGA
means chieftainship, chiefly authority, full authority.
means self-determination, sovereignty, self-government, Māori
governance by Māori over Māori affairs

#### 20.14 Add a new definition of "TIPUNA/TUPUNA" to the Definitions Chapter as follows:

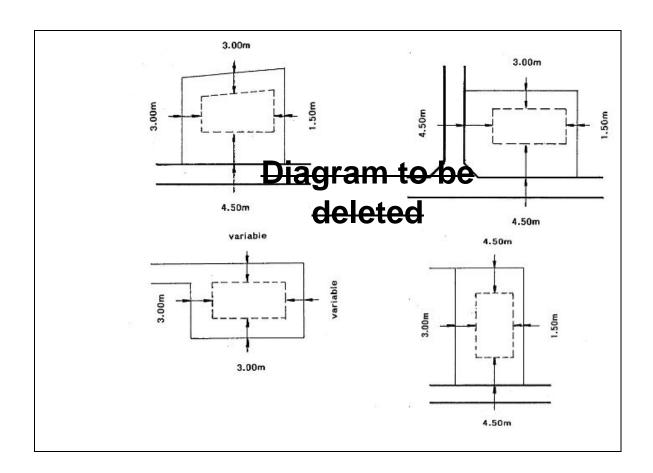
|--|

#### 20.15 Amend the definition of "YARD" in the Definitions Chapter as follows:

#### **YARD**

means a part of a *site* which is required by this Plan to be unoccupied and unobstructed by *buildings* (excluding *minor buildings*) from the ground upwards, except as otherwise provided by this Plan.

- coastal yard means a yard 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 allotment;
- 2. front yard means a *yard* between the front *boundary* of the *site* and a line parallel and extending across the full width of the *site*;
- 3. rear yard means a *yard* between the rear *boundary* of the *site* and a line extending parallel thereto extending across the full width of the *site*;
- 4. side yard means a *yard* between a side *boundary* of the *site* and a line parallel, extending:
  - a. from the front yard to the rear yard;
  - b. if there is no front *yard*, from the front *boundary* of the *property* to the rear *yard*; and
  - c. if there is no rear *yard*, from the front *yard* or *boundary* as the case may be to the rear *boundary* of the *property*.



# 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 3,000m2 in area

#### 20.18 Add a new definition of "QUALIFYING MATTER" to the Definitions Chapter as follows:

And includes the matters outlined under the definition of identified qualifying matter.

has the same meaning as in section 2 of the RMA:

means a matter referred to section 77I or 77O of the RMA

and includes the matters outlined under the definition of identified qualifying matter.

#### S122 20.19 Amend the definition of "RESIDENTIAL ZONE" in the Definitions Chapter as follows:

RESIDENTIAL ZONE	means the part of the District comprising the General Residential Zone,		
	High Density Residential Zone, 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.		

#### **20.20** Add a new definition of "RETIREMENT UNIT" to the Definitions Chapter as follows:

RETIREMENT UNIT means any unit within a retirement village that is used or design			
	used for a residential activity (whether or not it includes cooking, bathing,		
	and toilet facilities) A retirement unit is not a residential unit.		

#### **20.21** Add a new abbreviation for "NPS-UD" to the Abbreviations Chapter as follows:

NPS-UD	National Policy Statement on Urban Development 2020	

# 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:

	Activities, buildings and structures located within the National Grid Yard, identified as a permitted activity under the rules in INF-MENU-R30 to INF-MENU-R34.
Permitted Activity  NP cl	Standards  1. Buildings and structures within any National Grid Yard shall demonstrate compliance with the requirements of NZECP34:2001.  Notes: Please contact Transpower or a suitably qualified engineer for assistance with clearance requirements in NZECP 34:2001.  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 buildings, structures, earthworks 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.  Vegetation to be planted within the National Grid Yard 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 structures. To discuss works, including tree planting near any electricity line especially works within the transmission corridor; contact

#### **INF-MENU-**Within the National Grid Yard on any subject site and within any zone: **R31** 1. network Utilities; 2. fences: 3. internal alterations and additions to existing buildings for sensitive 4. uninhabitable farm buildings and structures for farming activities, including stockyards; and 5. horticultural structures including artificial crop structures and crop support structures located more than 12 metres from a National Grid support structure foundation or stay wire. Permitted **Standards** Activity 1. Network Utilities: a. must be within the road reserve or a railway corridor; or b. that form part of electricity Infrastructure, must connect to the National **Grid** utility 2. Fences must be no more than 2.5 metres in height (above original ground

3. Internal alterations and additions to existing *buildings* for sensitive activities must not involve an increase in the *building* envelope or floor space.

#### INF-MENU-R38

The following activities, *buildings* or *structures* within any part of the *National Grid Yard* on any *subject site*:

- 1. any new *building* for a *sensitive activity* or addition to a lawfully established *building* that involves an increase in the *building* envelope or *height* for a *sensitive activity*;
- a change of use from a non-sensitive to a sensitive activity or the establishment of a new sensitive activity:
- 3. any milking shed (excluding *accessory buildings* and *structures*), commercial greenhouse, *protective canop*ies or other *building* (excluding *minor buildings*) used for the keeping of animals;
- 4. any activity, *building* or *structure* provided for under INF-MENU-R30, INF-MENU-R31 or INF-MENU-R33 that does not comply with the associated *permitted activity* standards; or
- 5. any building or structure within the National Grid Yard that is not a permitted activity under INF-MENU-R32.

#### Non-Complying Activity

# SUB-DW-

**R14** 

Subdivision of land in any zone where all of, or part of the subject site is within the National Grid Subdivision Corridor.

#### **Criteria for Notification:**

Where an activity requires *resource consent* solely because it is within the *National Grid Subdivision Corridor* 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.

#### Restricted Discretionary Activity

#### Standards

 The subdivision shall identify a complying nominal building platform for each new allotment, which is fully located outside the National Grid Yard.

Advice Note: 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 buildings, structures, earthworks 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.

Vegetation to be planted within the *National Grid Yard* as shown on the District Plan Maps should be selected and/or managed to ensure that the vegetation will not result in that

#### **Matters of Discretion**

- The extent to which the design, construction and layout of any subdivision demonstrates that a suitable building platform(s) can be located outside of the National Grid Yard for each new allotment.
- 2. The provision for the on-going operation, maintenance (including access) and planned upgrade of existing *transmission lines*.
- 3. The risk to the structural integrity of the *National Grid*.
- The extent to which the subdivision design and consequential development will minimise the risk of injury and/or property damage from such lines.
- 5. The extent to which the subdivision design and consequential development will

vegetation breaching the Electricity (Hazards from Trees) Regulations 2003 or prevent access to support *structures*. To discuss works, including *tree* planting near any electricity *line* especially works within the transmission corridor; contact the relevant *network utility operator*.

- minimise the potential *reverse* sensitivity on and amenity and *nuisance effects* of the transmission asset.
- The extent to which the design and construction of any subdivision allow for earthworks, buildings and structures to comply with the safe separation distances in the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001.
- 7. The nature and location of any proposed vegetation to be planted in the vicinity of the *National Grid*.

SUB-DW- R22	Any subdivision of land in any zone where all of or part of the subject site is within the National Grid Subdivision Corridor, which does not comply with the restricted discretionary activity 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:

#### SUB-DW-R12

Subdivision of land in any zone within 10 metres either side of the centre-line of high pressure gas pipeline designed to operate at or over 2000kPa, unless the subdivision is for a boundary adjustment in the Rural Zone and complies with the standards under the SUB-DW-R2.

#### **Criteria for Notification:**

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.

#### Restricted Discretionary Activity

#### Standards

 The subdivision must comply with all other relevant subdivision standards applicable to the zone.

Boundary adjustment qualifying criteria:

1. The adjustment of *boundaries* is for the rationalisation of existing *boundaries* to improve the practicality of *existing allotments*.

#### **Matters of Discretion**

- The extent to which the subdivision design avoids or mitigates conflict with existing pipelines.
- The ability for maintenance and inspection of transmission pipelines including ensuring access to the pipelines.
- Consent notices on titles to ensure on-going compliance with AS2885 Pipelines – Gas and Liquid Petroleum – Parts 1 to 3.
- 4. The outcome of any consultation with the affected *network utility operator*.

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

NH-FLOOD- R2	Any building or structure in any zone.	
Permitted Activity	1. Separation from waterbodies  a. Buildings (excluding minor buildings) shall not be sited within the river corridor or stream corridor (unless they are permitted activities under NH-FLOOD-R7):  i. For the stream corridor and other waterbodies, including ephemeral and intermittent rivers or streams (except lakes) the minimum setback for any building or structure (other than a bridge or culvert structure for which a resource consent is required from the Regional Council) from the natural banks of any waterbody greater than 3 metres wide shall be 10 metres; ii. For streams/drains less than 3 metres wide, the minimum setback must be 5 metres where the average width of the stream or waterbody is measured as an average within the site.  2. Buildings (excluding minor buildings) must not be sited within 5 metres of a lake.	

NH-FLOOD- R3	New or relocated buildings (excluding minor buildings) in ponding, residual ponding and shallow surface flow areas.	
Permitted Activity	The building floor level of any new or relocated building (excluding minor buildings) in the ponding, shallow surface flow or residual ponding area shall be constructed above the 1% AEP flood event level.	

NH-FLOOD- R4	<ol> <li>the maintenance of a watercourse or stormwater control;</li> <li>activities permitted under NH-FLOOD-R6;</li> <li>maintenance activities within the legal road;</li> <li>private farm tracks which are ancillary to permitted farming activities and are not within an outstanding natural features and landscapes;</li> <li>residual ponding areas where the earthworks permitted activity standards for the relevant zone are complied with (see EW-Earthworks for rules on earthworks);</li> <li>earthworks subject to NH-FLOOD-R8 (i.e. within a flood storage or fill control area);</li> <li>extractive industries (see NH-FLOOD-R7);</li> <li>the removal or replacement of underground fuel storage tanks; and</li> <li>"earthworks" as defined in and regulated by the NESPF.</li> </ol>
Permitted Activity	1. In an overflow path or residual overflow path (excluding fill which is addressed in NH-FLOOD-R10), earthworks:  a. shall not involve the disturbance of more than 10m³ of land in any 10 year period;

- b. shall not alter the *original ground level* by more than 0.5 metres, measured vertically; and
- c. shall not impede the flow of floodwaters.
- 2. In ponding areas (excluding residual ponding areas) and shallow surface flow areas, earthworks:
  - a. shall not involve the disturbance of more than 20m³ (volume) of *land* in any 10 year period; and
  - b. shall not alter the *original ground level* by more than 1.0 metre, measured vertically.
- 3. In a *Stream corridor* or *River corridor* (excluding fill which is addressed in NH-FLOOD-R15), *earthworks*:
  - a. shall not exceed 10m³ in any 10 year period. This standard applies whether in relation to a particular work or as a total or cumulative; and
  - b. must be carried out by Wellington Regional Council, Kāpiti Coast District Council, the Department of Conservation or their nominated contractors.

**Note**: Any works carried out within the *bed* of lakes and rivers are within the jurisdiction of Wellington Regional Council and are not covered in this District Plan.

#### NH-FLOOD-R8

Development and earthworks within any flood storage or fill control area.

The following are excluded from this rule:

- earthworks managed under the NESPF
- extractive industries (see EW-EXT)
- earthworks associated with the removal and replacement of underground fuel storage tanks.

### Controlled Activity

#### **Standards**

- Equivalent compensatory storage or another solution to achieve *hydraulic neutrality* shall be created.
- 2. Development proposals shall be accompanied by sufficient hydraulic modelling of relevant streams to fully test consequences of the activity.
- 3. The building floor level of any new or relocated building (excluding minor buildings) shall be constructed above the 1% AEP flood event level.

#### **Matters of Control**

- 1. Future management of the *flood* storage or *fill control area*.
- 2. Natural hazard effects.
- 3. Nuisance effects including dust.
- 4. Location and design of *buildings* and *structures*.
- 5. Suitability of access.

#### NH-FLOOD-R10

In an *overflow path*, or *residual overflow path*, fill *earthworks*, or *earthworks* which do not comply with one or more of the *permitted activity* standards under NH-FLOOD-R4.

The following are excluded from this rule:

- earthworks managed under the NESPF
- extractive industries (see EW-EXT)

		he removal and replacement of
	underground fuel storage tar	nks.
Restricted Discretionary Activity	Standards	<ol> <li>The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow area.</li> <li>The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.</li> </ol>
NH-FLOOD- R11	In a ponding or shallow surface flow area one or more of the permitted activity star.  The following are excluded from this rule  earthworks managed under  extractive industries (see EV  earthworks associated with to underground fuel storage tar	the NESPF V-EXT) he removal and replacement of
Restricted	Standards	Matters of Discretion
Discretionary Activity		<ol> <li>The effect of the earthworks on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.</li> <li>The avoidance or mitigation of adverse effects on the effective functioning of the overflow path, residual overflow path or ponding or shallow surface flow.</li> </ol>
NH-FLOOD- R12	Additions to existing buildings (excluding residual overflow path.	minor buildings) in any overflow path or
Restricted	Standards	Matters of Discretion
Discretionary Activity		<ol> <li>The effect of the addition on the effective functioning of the overflow path or residual overflow path.</li> <li>The ability of the design, placement and construction of the addition to achieve hydraulic neutrality.</li> <li>The avoidance or mitigation of adverse effects on the effective functioning of the overflow path or residual overflow.</li> <li>Whether the potential risk to the health and safety of people, and</li> </ol>

		property from <i>flood hazards</i> can be avoided or mitigated.
NH-FLOOD- R15	The following are excluded from this rule  earthworks managed under the extractive industries (see EW)	the NESPF /-EXT) he removal and replacement of
Discretionary Activity		
NH-FLOOD- R16	New or relocated <i>building</i> (excluding <i>minor buildings</i> ) in any <i>overflow path</i> or <i>residual overflow path</i> .  Note: 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.  Note 2: 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.	
Non- Complying Activity		
NH-FLOOD- R17	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.	
Non- Complying Activity		
SUB-DW-R7	Subdivision where any part of the land contains flood storage, ponding, residual ponding or shallow surface flow areas.	
Restricted Discretionary Activity	1. Each vacant allotment shall have a building area located outside any river or stream corridor, overflow path or	<ol> <li>Matters of Discretion</li> <li>The design and layout of the subdivision.</li> <li>Council's <u>Land Development Minimum Requirements</u></li> </ol>

S202.14

each vacant allotment shall be

located above the estimated

1% AEP flood event level.

not adversely affect the 1%

3. Formed vehicle access does

residual overflow path.

2. Each The building area for

**Subdivision and Development** 

contributions in accordance with

Principles and Requirements

the Financial Contributions

3. The imposition of financial

<del>2012</del>.

chapter.

- AEP flood hazard *risk* on other *properties* in the same flood catchment.
- 4. Compliance with all other relevant *subdivision* rules and standards in other chapters.
- 4. The location of any building platform or area relative to the natural hazards, historic heritage features, ecological sites, outstanding natural features and landscapes, and geological sites.
- 5. The location and design of any servicing of the *subdivision*.
- 6. The extent and *effects* of *earthworks*.

SUB-DW- R16	Subdivision where any part of the land contains an overflow path or residual overflow path.
Discretionary Activity	

SUB-DW- R17	Subdivision of land located partly within the River Corridor or Stream Corridor where each allotment has building areas which are:		
	<ol> <li>located outside any river or stream corridor, overflow path or residual overflow path; and</li> <li>located above the estimated 1% AEP flood event level.</li> <li>formed vehicle access which does not adversely affect the flood hazard risk on other properties in the same flood catchment.</li> </ol>		
Discretionary Activity			

SUB-DW- R20	Subdivision of land located wholly within the stream corridor or river corridor.
Non- Complying Activity	

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

NH-EQ-R22	Buildings (excluding minor buildings) within Fault Avoidance Areas that:  1. do not comply with the permitted activity standards; or 2. are identified as a restricted discretionary activity in NH-EQ-Table 3 - Risk Based Matrix and NH-EQ-Table 2 - Building Importance Category.		
Restricted Discretionary Activity	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	<ol> <li>Matters of Discretion</li> <li>The location of any building area relative to the location and depth of fault traces.</li> <li>The location and design of buildings to mitigate effects from a fault rupture hazard.</li> <li>The level of risk posed by the fault trace rupturing.</li> </ol>	

respect of any building
platform. The information must
be recorded using
Geographical Positioning
Satellite (GPS) Information
System.
AARD AARD CO. A. LAAR H.

- Within Well-Defined and Well-Defined Extension Areas for the Ohariu and Northern Ohariu faults: structures that are defined as BIC Type 2a and 2b.
- Within Well-Defined and Well-Defined Extension Areas for the Gibbs and Ōtaki Forks faults: structures that are defined as BIC Type 2b.
- Within Distributed, Uncertain-Constrained and Uncertain-Poorly Constrained Areas for Ohariu and Northern Ohariu faults: structures that are defined as BIC Type 2b.
- 5. Within all Fault Avoidance
  Areas for all faults: structures
  that are defined as BIC Type
  2c.

- 4. The manner in which the topography, *land* features of the *subject site* and access to *infrastructure* affect the ability to locate the *building* area.
- 5. In respect to *BIC* Type 2c buildings; the nature, scale and use of those buildings.

NH-EQ- Table 2 - Building Importance Category (BIC) and Representa- tive Examples	Building Importance Category (BIC)	Description	Examples
	1	Temporary and/or non-habitable structures and additions to existing dwellings with low hazard to life and other properties (provided those additions do not increase the number of dwellings on the site).	<ul> <li>Non-habitable standalone structures</li> <li>Accessory         Buildings (excluding minor buildings)</li> <li>Farm buildings, fences</li> <li>Towers in rural situations</li> <li>Additions to any dwelling type, including additions to existing two-storey dwellings</li> </ul>
	2a	<b>Timber-Framed</b> single-storey residential construction <300m <sup>2</sup> .	<ul> <li>Timber framed single- storey dwellings &lt;300m²</li> <li>Minor residential units</li> </ul>
	2b	Other Residential Buildings including timber-framed residential construction with a floor area greater than 300m² and/or with multiple storeys, and specific other residential construction.	<ul> <li>Timber framed with multiple storeys</li> <li>Timber framed houses with area&gt; 300m²</li> <li>Houses outside the scope of NZS 3604 "Timber Framed Buildings"</li> </ul>

2c	<b>Normal Structures</b> (including structures not in other categories).	<ul> <li>Multi-occupancy residential, commercial and industrial buildings</li> </ul>
3	Important Structures that may contain people in crowds or contents of high value to the community or pose <i>risks</i> to people in crowds.	<ul> <li>Public assembly buildings.</li> <li>Theatres and cinemas &lt;1000m²</li> <li>Car parking buildings</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 buildings</li> <li>Grandstands</li> <li>Service Stations</li> <li>Hazardous facilities</li> </ul>
4	Critical Structures with special post disaster functions.	<ul> <li>Major infrastructure 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>
separa Area a the dir provis The B	idance Area are controlled by soccurred within a Fault Avoidance cation of or define a building area — to be given primacy over these  Type 1, 2a, 2b, 3 and 4 are adapted frace Survey Kāpiti Coast District,"	

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

2003.

Reikorangi and Ōtaki Faults	Defined Extension	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	
	Distributed Uncertain- Constrained Uncertain- Poorly Constrained	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	
	RURAL ZONES	3	,		
	Well Defined and Well Defined Extension	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	
	Distributed Uncertain- Constrained Uncertain- Poorly Constrained	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	
	<ul> <li>Subdivisions located within a Fault Avoidance Area are controlled by separate rules. Where a subdivision has occurred within a Fault Avoidance Area and consent notices control the location of a or define a building area – 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 Building Importance Categories 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 resource consent category applies only to the development of buildings, not to subdivision.</li> </ul>				

SUB-DW-R8	Subdivision proposing additional developable allotments where any part of the land is in the Fault Avoidance Area.  Criteria for notification The written approval of persons will not be required and applications under this rule will not be served on any person or notified.		
Restricted Discretionary Activity	Standards  1. Each <i>allotment</i> must be capable of providing a 200m² building area, which has a minimum horizontal dimension	Matters of Discretion  1. The design and layout of the subdivision, earthworks and the location of any building area,	

- of 12 metres in any direction, clear of the identified *Fault Avoidance Area*, where the *allotment* is not a reserve or access *allotment*.
- Building areas do not have to be clear of the Fault Avoidance Areas within the Distributed, Uncertain-Constrained, and Uncertain-Poorly Constrained Areas of the Gibbs and Ōtaki Forks faults and no geotechnical information will be required.
- 3. The entire Southeast Reikorangi Fault, is excluded from this provision. (i.e. *zone* provisions apply).

- relative to the Fault Avoidance Area.
- Council's <u>Land Development</u> <u>Minimum Requirements</u> <u>Subdivision and Development</u> <u>Principles and Requirements</u> <u>2012</u>.
- The imposition of financial contributions in accordance with the Financial Contributions chapter.
- 4. Vehicle access onto legal road including the State Highway Network and any effects on the transport network.

#### SUB-DW-R18

Subdivision where any part of the land is within the Fault Avoidance Area for all of the Ohariu and Northern Ohariu faults, or within the Well-Defined and Well-Defined Extension Areas for the Gibbs and Ōtaki Forks faults (see District Plan Maps for detail) and where a building area, which has a minimum dimension of 12 metres, is not provided clear of the identified Fault Avoidance Area and where the subdivision would otherwise be a restricted discretionary activity under SUB-DW-R8.

#### Note:

Refer to NH-EQ-Table 2 *Building Importance Category* and NH-EQ-Table 3 Risk Based Matrix.

#### Criteria for notification

The written approval of persons will not be required and applications under this rule will not be served on any person or notified.

Discretionary Activity

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

HH-R6	<ol> <li>Alterations or additions to scheduled historic building or structure, scheduled historic site, or scheduled historic area, including:         <ol> <li>construction of new buildings or structures;</li> <li>work that does not meet the definition of repair and maintenance;</li> <li>internal and external alterations and additions to a scheduled historic building; and</li> </ol> </li> <li>earthquake strengthening activities that do not comply with one or more controlled activity standards in HH-R4.</li> </ol>		
Restricted Discretionary Activity	Standards Matters of Discretion		

		<ol> <li>Layout, design and location of proposed building (excluding minor buildings).</li> <li>Effects on context and surroundings including any effects on 'key access and view points' listed in the Schedule of Historic Heritage.</li> <li>The matters within HH-P6.</li> </ol>	
HH-R8	Relocation of historic heritage as a sched scheduled historic site, or scheduled hist District Plan to be a Non-Complying activ	foric area (except where specified in this	
Discretionary Activity			
HH-R9	Partial demolition, demolition or destruction structure, scheduled historic site, or scheduled in this District Plan to be a Non	eduled historic area (except where	
Discretionary Activity			
HH-R10	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.		
Non- Complying Activity			
HH-R11	Relocation of Heritage New Zealand Cat scheduled heritage buildings and structu historic areas.	egory 1 historic heritage identified res, scheduled historic sites, or scheduled	
Non- Complying Activity			
SUB-DW- R10	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.		
Restricted Discretionary Activity	1. The historic heritage feature must be contained within one allotment or where the feature is contained within more than one allotment the number of allotments containing the feature will not be increased.	Imposition of financial contributions in accordance with the Financial Contributions chapter.      Degree of compliance with Council's Land Development Minimum Requirements     Subdivision and Development Principles and Requirements,	

		<del>2012</del> (or <i>structure plan</i> or
		guideline).
	3.	Effects on historic heritage
		values.
	4.	Layout of the subdivision.
	5.	Effect on context and
		surroundings.
	6.	Effects on landscape and
		amenity values.
	7.	Effects on context and
		surroundings including any
		effects on 'key access and view
		points' listed in the Schedule of
		Historic Heritage Schedule 7.

# 21.6 The following operative rules relevant to scheduled notable trees are notified as an existing qualifying matter:

TREE-R4	Trimming of notable trees which do not comply with TREE-R2 or the standards in TREE-R3, or modification of notable trees by any network utility operator to ensure the safety and integrity of any network utility or to maintain access to the network utility.	
Restricted Discretionary Activity	Standards	<ol> <li>Matters of Discretion</li> <li>Effects on historic heritage values.</li> <li>Effects on landscape and amenity.</li> <li>The matters listed in TREE-P2.</li> <li>Effects on context and surroundings.</li> </ol>

SUB-DW- R10	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.		
Restricted Discretionary	Standards	Matters of Discretion	
Activity	The historic heritage feature must be contained within one allotment or where the feature is contained within more than	Imposition of financial contributions in accordance with the Financial Contributions chapter.	
	one <i>allotment</i> the number of <i>allotments</i> containing the feature will not be increased.	Degree of compliance with     Council's <u>Land Development</u> <u>Minimum Requirements</u> Subdivision and Development     Principles and Requirements,	
		<del>2012</del> (or <i>structure plan</i> or guideline).	
		Effects on historic heritage values.	
		4. Layout of the subdivision.	
		<ol><li>Effect on context and surroundings.</li></ol>	
		Effects on landscape and amenity values.	
		7. Effects on context and surroundings including any	

effects on 'key access and v points' listed in the Schedule 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:

SASM-R3	The following activities in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Rua:  1. land disturbance; 2. earthworks; 3. the alteration and disturbance of land associated with gardening and cultivation; 4. alterations and additions to existing buildings (excluding minor buildings); 5. fencing; 6. new buildings (excluding minor buildings); ancillary to lawfully established uses in the waahi tapu; 7. relocation of existing buildings (excluding minor buildings); 8. tree planting and removal.
Permitted Activity	<ol> <li>The maximum extent of land disturbance, earthworks and the alteration and disturbance of land associated with gardening and cultivation must not exceed 10m³ per calendar year.</li> <li>Alterations and additions to buildings must not include basements or inground swimming pools.</li> <li>Fencing must be along the perimeter of the waahi tapu or along the site boundary.</li> <li>The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.</li> </ol>

#### SASM-R4 The following activities in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Toru: 1. land disturbance; 2. earthworks; 3. the alteration and disturbance of land associated with gardening and cultivation: 4. additions and alterations to existing buildings (excluding minor buildings); 5. fencing; 6. relocation of lawfully established buildings (excluding minor buildings); and 7. tree planting and removal. Permitted **Standards** Activity The total volume of land disturbance, earthworks and the alteration and disturbance of land associated with gardening and cultivation must not exceed 10m3 per calendar year. 2. Additions and alterations to buildings must not include basements or inground swimming pools. The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.

#### SASM-R5 The following activities in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori -Wāhanga Wha: 1. land disturbance: 2. earthworks: 3. the alteration and disturbance of land associated with gardening, cultivation and the installation of fence posts; 4. new buildings (excluding minor buildings) associated with lawfully established buildings and uses: alterations to lawfully established buildings (excluding minor buildings): relocation of lawfully established buildings (excluding minor buildings); and tree planting and removal. Permitted **Standards** Activity 1. Additions and alterations to buildings must not include basements or inground swimming pools. The Accidental Discovery Protocol, set out in HH-Table 1, must be

followed.

#### SASM-R7 The following activities in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Toru: 1. new buildings (excluding minor buildings). Controlled **Standards Matters of Control** Activity 1. Buildings must be ancillary to 1. Effects on historic heritage lawfully established buildings. values. 2. The total volume of heritage 2. Effects on landscape and site land disturbance amenity. and earthworks and must not 3. Layout, design and location of exceed 10m3 per calendar year. proposed buildings. 3. The Accidental Discovery 4. Effects on context and Protocol, set out in HH-Table 1. surroundings including any effects on 'key access and view must be followed. points' listed in the Schedule of Sites and Areas of Significance to Māori.

# The following activities in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Tahi: 1. land disturbance, earthworks, and the alteration and disturbance of land associated with gardening, cultivation, and tree planting and removal not meeting the permitted activity standards; 2. additions and alterations to lawfully established buildings (excluding minor buildings); 3. fencing (not meeting the permitted activity standards); and 4. roads and network utilities. Note: 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.

# Restricted Discretionary Activity

#### **Standards**

 The Accidental Discovery Protocol, set out in HH-Table 1, must be followed.

#### **Matters of Discretion**

- 1. Effects on historic heritage values.
- 2. Effects on landscape and amenity.
- 3. Layout, design and location of proposed *building*.
- 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.

#### SASM-R11

The following activities in an area scheduled as *Waahi Tapu and Other Places and Areas of Significance to Māori* – Wāhanga Rua:

- 1. alterations and additions to lawfully established buildings (excluding minor buildings) which do not comply with the permitted activity standards;
- 2. *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;
- 3. new *buildings* (excluding *minor buildings*) which do not comply with the *permitted activity* standards; and
- 4. roads and network infrastructure.

**Note:** *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.

#### Restricted Discretionary Activity

#### **Standards**

The Accidental Discovery
 Protocol, set out in HH-Table 1,
 must be followed.

#### **Matters of Discretion**

- 1. Effects on historic heritage values.
- Effects on landscape and amenity.
- 3. Layout, design and location of proposed *building*.
- 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.

#### SASM-R12

The following activities in an area scheduled as *Waahi Tapu and Other Places and Areas of Significance to Māori* – Wāhanga Toru:

- 1. *alterations* to lawfully established *buildings* (excluding *minor buildings*) which do not comply with the *permitted activity* standards;
- 2. roads and network utilities;
- 3. *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;
- 4. clearance of karaka at Mataihuka Pā (WTS0216); and

5. new buildings (excluding minor buildings) which do not comply with the controlled activity standards. Note: 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. **Matters of Discretion** Restricted **Standards** Discretionary 1. The Accidental Discovery 1. Effects on historic heritage Activity Protocol, set out in HH-Table 1. values. must be followed. 2. Effects on landscape and amenity. 3. Layout, design and location of proposed building. 4. 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.

#### SASM-R13

The following activities in an area scheduled as *Waahi Tapu and Other Places and Areas of Significance to Māori* – Wāhanga Wha:

- 1. scheduled historic site 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 not meeting the permitted activity standards;
- 2. new *buildings* (excluding *minor buildings*) and *alterations* which do not comply with the *permitted activity* standards;
- any building or structure that obstructs views or existing access between 'key access and view points' listed in the Schedule of Sites and Areas of Significance to Māori; and
- 4. roads and network utilities.

**Note:** *land disturbance, earthworks*, and the alteration and disturbance of *land* associated with gardening, *cultivation* and the installation of fence posts under this Rule which does not meet the *restricted discretionary activity* standard falls under SASM-R16.

# Restricted Discretionary Activity

#### Standards

The Accidental Discovery
 Protocol, set out in HH-Table 1,
 must be followed.

#### **Matters of Discretion**

- 1. Effects on historic heritage values.
- Effects on landscape and amenity.
- 3. Layout, design and location of proposed *building*.
- 4. 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.

SASM-R16	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.
Non- Complying Activity	

# SASM-R18 The following activities in an area scheduled as Waahi Tapu and Other Places and Areas of Significance to Māori – Wāhanga Tahi: 1. new buildings (excluding minor buildings); and 2. intensive farming. Non-Complying Activity

#### SUB-DW-R10

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.

#### Restricted Discretionary Activity

#### **Standards**

 The historic heritage feature must be contained within one allotment or where the feature is contained within more than one allotment the number of allotments containing the feature will not be increased.

#### **Matters of Discretion**

- Imposition of financial contributions in accordance with the Financial Contributions chapter.
- Degree of compliance with Council's <u>Land Development</u> <u>Minimum Requirements</u> <u>Subdivision and Development</u> <u>Principles and Requirements</u>, <u>2012</u> (or structure plan or guideline).
- 3. Effects on historic heritage values.
- 4. Layout of the *subdivision*.
- 5. Effect on context and surroundings.
- 6. Effects on landscape and amenity values.
- 7. Effects on context and surroundings including any effects on 'key access and view points' listed in the Schedule of Historic Heritage Schedule 7.

#### SUB-DW-R21

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.

	<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:

#### ECO-R7 Trimming or modification of any indigenous vegetation that: a. is within an ecological site (Schedule 1); b. a key indigenous tree (ECO-Table 1) (excluding trees planted by humans); c. is a key indigenous tree (Schedule 2); d. is a rare and threatened vegetation species (Schedule 3); e. is in or within 20 metres of a waterbody or the coastal marine area where is it not within an *urban environment* (excluding planted vegetation); and does not meet the permitted activity standards in ECO-R3, and is not a controlled activity under ECO-R6, is a restricted discretionary activity within the following zones and precincts: General Residential Zone High Density Residential Zone Ngārara Development Area Waikanae North Development Area Airport Zone Town Centre Zone Metropolitan Centre Zone Hospital Zone General Industrial Zone Local Centre Zone Mixed Use Zone Rural Lifestyle Zone **Rural Eco-Hamlet Precinct** Future Urban Zone Open Space Zone Restricted **Standards Matters of Discretion** Discretionary Note: For trees listed as a notable tree 1. Effects on: Activity in Schedule 8 see TREE-R2, TREE-R3, and TREE-R4. a. biodiversity values; b. visual, urban character and amenity values: c. the natural character of the coastal environment. d. public safety; e. any vegetation loss. f. Tāngata whenua values. 2. The degree to which the trimming or removal of affected

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vegetation will provide for the health and safety of people, property and the environment

		through the management of fire risk.	
ECO-R13	Buildings (excluding minor buildings) in and within 5 metres of an ecological site which are not a restricted discretionary activity under ECO-R8.		
Discretionary Activity			
EW-R8	Earthworks in a geological feature listed in Schedule 1.	in Schedule 6 and ecological sites listed	
Discretionary Activity			
SUB-DW-R6	Subdivision of land within outstanding na land which contains ecological sites or ge		
Restricted Discretionary Activity	Standards	<ol> <li>The location of building areas and allotment boundaries relative to ecological sites and geological features.</li> <li>Potential adverse or positive effects of subsequent development on ecological sites and geological features and on the values of outstanding natural features and landscapes identified in Schedule 4.</li> <li>The design and layout of the subdivision including earthworks.</li> <li>Council's Land Development Minimum Requirements Subdivision and Development Principles and Requirements 2012.</li> <li>The imposition of financial contributions in accordance with the Financial Contributions chapter.</li> <li>The imposition of conditions 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:

ECO-R7	Trimming or modification of any indigenous vegetation that:	
	a. is within an ecological site (Schedule 1);	

S122		c. is a key indigenous tree (Schedu d. is a rare and threatened vegetati e. is in or within 20 metres of a water	con species (Schedule 3); erbody or the coastal marine area where ment (excluding planted vegetation); standards in ECO-R3, and is not a stricted discretionary activity within the
	Restricted Discretionary	Standards	Matters of Discretion
	Activity	Note: For trees listed as a notable tree in Schedule 8 see TREE-R2, TREE-R3, and TREE-R4.	a. biodiversity values; b. visual, urban character and amenity values; c. the natural character of the coastal environment; d. public safety; e. any vegetation loss. f. Tāngata whenua values.  The degree to which the trimming or removal of affected vegetation will provide for the health and safety of people.

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property and the environment through the management of fire

risk.

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

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

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

Exclude:

uncovered stairways;
floor space in terraces (open or roofed), external balconies, breezeways or porches;
roof car parking, lift towers and machinery rooms on the roof having a floor area of not more than 200m²;
car parking areas; and
floor space of interior balconies and mezzanines not used by the public.

2. Buildings must have a height no greater than 6 metres, as measured by the height measurement criteria.
3. Building colours and materials (excluding glazing) must be non-reflective and recessive.

Note: also see EW-R4 farm tracks in Outstanding Natural Features and Landscapes.

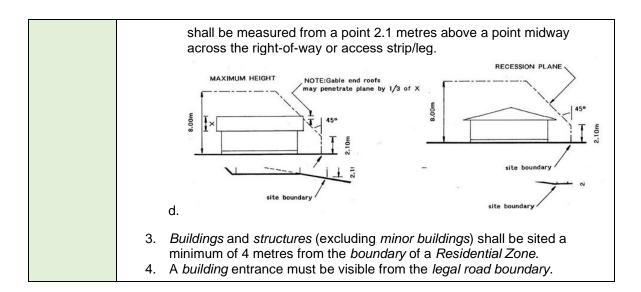
NFL-R3	Buildings (excluding minor buildings) in outstanding natural features and landscapes which exceed one or more of the permitted activity standards in NFL-R2.	
Restricted Discretionary Activity	Standards	<ol> <li>Matters of Discretion</li> <li>The location of any building area relative to the boundaries of outstanding natural features and landscapes listed in Natural Environment Schedule 4 and shown on the District Plan Maps of this Plan, and relative to existing buildings (excluding minor buildings) on the building area.</li> <li>The design, scale, and location of the building, including associated earthworks.</li> <li>Visual and amenity effects.</li> <li>Effects on the values of outstanding natural features and landscapes areas identified in Natural Environment Schedule 4 of this Plan.</li> </ol>

SUB-DW-R6	Subdivision of land within outstanding natural features and landscapes and on land which contains ecological sites or geological features.	
Restricted Discretionary Activity	Standards	<ol> <li>Matters of Discretion</li> <li>The location of building areas and allotment boundaries relative to ecological sites and geological features.</li> <li>Potential adverse or positive effects of subsequent development on ecological sites and geological features and on the values of outstanding natural</li> </ol>

		features and landscapes identified in Schedule 4. The design and layout of the subdivision including earthworks. Council's Land Development Minimum Requirements Subdivision and Development
		Principles and Requirements 2012. The imposition of financial contributions in accordance with the Financial Contributions chapter.
	6.	The imposition of <i>conditions</i> in accordance with sections 108 and 220 of the Resource Management Act.

# 21.11 The following operative rules relevant to development in the General Industrial Zone are notified as an existing qualifying matter:

GIZ-R5	New buildings and structures (excluding minor buildings) and additions and alterations to existing buildings and structures (excluding minor buildings) except in the Ōtaki South Precinct.  Height measurement criteria, and measurement criteria apply to activities under this rule.			
Permitted Activity	<ol> <li>The maximum height of any building and structure (excluding minor buildings) from original ground level shall be 10 metres (as determined by the height measurement criteria) except that, on Lot 2 DP 441854 (Milne Drive, Paraparaumu), the maximum height of any building and structure (excluding minor buildings) within the area identified on the Structure Plan in Appendix 18 as "8.0m Height Maximum" shall be 8 metres measured from original ground level.</li> <li>All buildings and structures (excluding minor buildings) 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.</li> <li>Measurement Criteria:</li> <li>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).</li> <li>Residential chimneys, electricity transmission towers, masts, radio, television and telecommunication antenna and aerials are excluded from the height in relation to boundary envelope.</li> <li>Where there is a right-of-way or an access strip/leg adjoining the allotment boundary, the height in relation to boundary envelope</li> </ol>			



# 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:

AIRPZ-R5	Within the Airport Mixed Use Precinct, the following activities:			
	<ol> <li>Aviation activities and aviation service activities;</li> <li>One hotel/motel activity;</li> <li>Industrial activities;</li> <li>Trade/Wholesale;</li> <li>Commercial (including logistics or distribution uses) and retail activities, provided that retail activities are limited to:</li> <li>Retail activity ancillary to industrial or warehousing activities;</li> <li>Home Improvement Retail activities;</li> <li>Automotive and Marine supplier activities;</li> <li>Small-Scale Convenience Retail activities;</li> <li>Small-Scale Commercial Services activities;</li> <li>Retail activity permitted by the definition of Service Station;</li> <li>Retail of farm machinery and equipment; or</li> <li>Large Format Retail activities.</li> <li>Measurement criteria apply to activities under this rule.</li> </ol>			
Permitted Activity	<ol> <li>The maximum height of any new building or structure from original ground level shall be 15.0 metres for any building that is used for industrial, logistics or distributional purposes, and 12.5 metres for all other purposes. Provided that the maximum height shall be 10.0 metres within 50.0 metres of any Rural or Residential Zone or within 50.0 metres of the southern side of the Kāpiti Road reserve.</li> <li>The maximum area covered by buildings or impermeable surface area is 75%. The remaining 25% must be permeable to water and landscaped.</li> <li>A landscaping scheme must be provided to Council showing the position of proposed landscaping, size and species of plantings. This will need to demonstrate:</li> <li>a. that the proposed landscaping will enhance the public space and, where appropriate, screen car-parking areas in line with the provisions in the design guide; and</li> </ol>			

- b. that, in all precincts except the Airport Buffer Precinct where restricted *water* supply is permitted, the proposed *landscaping* can be achieved without the need for irrigation from the public potable *water* supply.
- 4. Any *retail activity* associated with any non-retail activity must not exceed 15% of the *gross floor area* of the non-retail activity, or 150m<sup>2</sup> *gross floor area*. whichever is the lesser.
- 5. The total area for *Large Format Retail* activities must not exceed 10,000m<sup>2</sup> gross floor area.
- 6. There shall be no limit on the floor area for *Automotive and Marine* Supplier activities.
- 7. The total area for *Home improvement retail* activity must not exceed 17,000m<sup>2</sup> gross floor area.
- 8. The total area for *Small-Scale Convenience Retail* activity must not exceed 1,500m<sup>2</sup> gross floor area. However, an additional 800m<sup>2</sup> gross floor area shall be permitted if the total gross floor area of all development within the Airport Zone exceeds 200,000m<sup>2</sup> gross floor area.
- 9. The total area for *Small-Scale Commercial Services* must not exceed 1,200m<sup>2</sup> gross floor area. However, an additional 700m<sup>2</sup> gross floor area shall be permitted once the total gross floor area of all development within the Airport Zone exceeds 200,000m<sup>2</sup> gross floor area.

#### Measurement Criteria:

When measuring *gross floor area* for the purposes of the standards above, include:

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

#### Exclude:

- a. uncovered stairways;
- b. floor space in terraces (open or roofed), external balconies, breezeways or porches;
- c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.
- 10. For both Small-Scale Convenience Retail and Small Scale Commercial Service 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.
- 11. The Airport owner must provide a yearly monitoring report to the *Council* (or longer period at the discretion of the *Council*) to assist it to monitor compliance with the above standards.

# 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:

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

The maximum height of any new building or structure from original ground level shall be:

 a. 25.0 metres for a single control tower in the Airport Core Precinct; and b. 15.0 metres for any other building in the Airport Core Precinct.

 Ancillary activities to aviation activities are limited to meeting room facilities located within the main airport terminal building.

AIRPZ-R6	Within the Airport Buffer Precinct, recreation, conservation, and water management activities and activities permitted in the Natural Open Space Zone (except production forestry).  Measurement criteria apply to activities under this rule.			
Permitted Activity	<ol> <li>Standards</li> <li>The maximum height of any new building or structure from original ground level shall be 4 metres.</li> <li>The maximum gross floor area for any building is 30m².</li> <li>The total gross floor area of buildings must not exceed 300m².</li> <li>Measurement Criteria:         When measuring gross floor area for the purposes of the standards above, include:         <ul> <li>a. covered yards and areas covered by a roof but not enclosed by walls</li> </ul> </li> <li>Exclude:         <ul> <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 200m²;</li> <li>d. car parking areas; and</li> <li>e. floor space of interior balconies and mezzanines not used by the public.</li> </ul> </li> <li>Buildings must be associated with permitted activities within the "Airport Buffer Precinct" or utilities required to serve the Airport Zone.</li> </ol>			

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

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

- 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 [m²]) of any *building*:
  - a. In the Recreation Precinct 500m<sup>2</sup>
  - b. In the Local Parks Precinct 100m<sup>2</sup>
  - In the Paraparaumu Beach Golf Course Development Precinct 3000m²
  - 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 setbackB. 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:

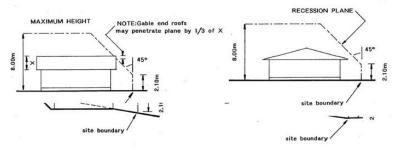
a. covered yards and areas covered by a roof but not enclosed by walls

#### Exclude:

- a. uncovered stairways;
- floor space in terraces (open or roofed), external balconies, breezeways or porches;
- c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m<sup>2</sup>;
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.

When measuring 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-ofway or access strip/leg.



d.

#### NOSZ-R6

The erection of any new *building* or *structure* and any *addition* or *alteration* to any lawfully established *building* or *structure*.

The following exceptions shall apply:

- 1. Minor buildings
- 2. For the purposes of calculating maximum *height* Standard 3 play equipment (such as goalposts and playground features) shall be exempted. For the avoidance of doubt, these *structures* must still be subject to the *height in relation to boundary* clause under Standard 5.

Height measurement criteria, and measurement criteria apply to activities under this rule.

#### Permitted Activity

#### Standards

- 1. Maximum building coverage: 2%
- 2. Maximum *gross floor area* (expressed in square metres [m²]) of any *building*: 350m²
- Maximum height of any building or structure (as measured by the height measurement criteria and expressed in metres [m]): 6m
- 4. Minimum yard setback (expressed in metres [m] measured horizontally) for any *building* or *structure*:

- Residential Zone (excluding legal road boundaries): 5m minimum setback
- All other zones and along legal road boundaries: 3m minimum setback
- 5. 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:

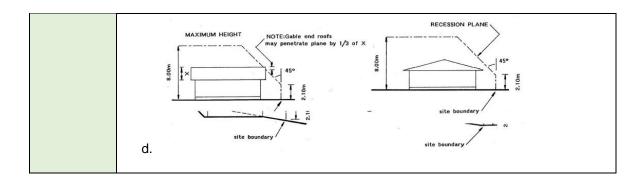
a. covered yards and areas covered by a roof but not enclosed by walls

#### Exclude:

- a. uncovered stairways;
- b. floor space in terraces (open or roofed), external balconies, breezeways or porches;
- c. roof *car parking*, lift towers and machinery rooms on the roof having a floor area of not more than 200m²;
- d. car parking areas; and
- e. floor space of interior balconies and mezzanines not used by the public.

When measuring 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-ofway or access strip/leg.



# 21.15 The following operative rule relevant to esplanade reserves and esplanade strips is notified as an existing qualifying matter:

SUB-DW- Table 1 - Esplanade Reserves / Strips		Requirements			
	Coastal Margins	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.			
	Lakes (with a bed of 8 hectares or more)	A 20 metre wide Esplanade Reserve shall be required along lakes of more than 8 hectares when subdivision occurs creating allotments of less than 4ha, excluding boundary adjustment subdivisions. These reserves shall be fenced with a 7 wire post and wire fence or equivalent.			
	Rivers and Streams (river bed with average width of 3 metres or more)	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> .  TABLE 1 - MAXIMUM WIDTH OF ESPLANADE RESERVE/STRIP			
		Water Body	Width of Esplanade Reserve	Width of Esplanade Strip	
		Waitohu Stream			
		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)	

		Ōtaki River			
		Upstream of SH1 Bridge	-	20 metres (E,A,H)	
		Downstream of SH1 Bridge	20 metres A,H	-	
		Mangaone Stream			
		Upstream of Hautere Plain	-	20 metres (E)	
		On the Hautere Plain	-	5 metres (A, H)	
		Waikanae River			
		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 subdivision occurs and negotiated with landowner	
		Ngatiawa, Rangiora, Reikorangi Streams	-	20 metres Rural (E)	
		Tikotu, Wharemauku, Mazengarb Streams (part only)	20 metres Urban (A, H)	20 metres Rural (E)	
		Priority for Reserve/Strip	E: Ecological, Wat A: Access, Recrea H: Natural Hazard	ntional	
	Considerations	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 residential activities. As more than 20-metre Esplanade Reserves in the Estuary may be sought, financial compensation to the landowner will be required.			
	Reductions and Waivers  The Council may reduce or waive Esplanade Reserve where it is demonstrated to the satisfaction of Council circumstances make the required width impracticable includes difficult topography and existing permitted but recognition of other reserves given for public access. could also be given where there is an absence of natural and need for public access. Council will also have regobjectives in the PDP.			Council that cticable. This litted buildings or in access. A reduction of natural values ave regard to all	
		Applicants for reduction or waiver may be required to consult the Department of Conservation and the Wellington Regiona Council and produce evidence of the outcome of these consultations.			

	Fencing	All Esplanade Strips upstream of the Waitohu and Waikanae Water Supply Treatment Plants in the Rural Zone and all Esplanade Reserves and Strips 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.
	Access Strips	Council may negotiate to acquire access strips to Esplanade Reserves or Esplanade Strips. Generally access strips 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 access strips shall be at least 3 metres wide and shall include boardwalks where erosion to sand dunes by pedestrians is likely. Any structures 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 Council purchases the easement.
	Bed of River, Lake or Coastal Marine Area	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.

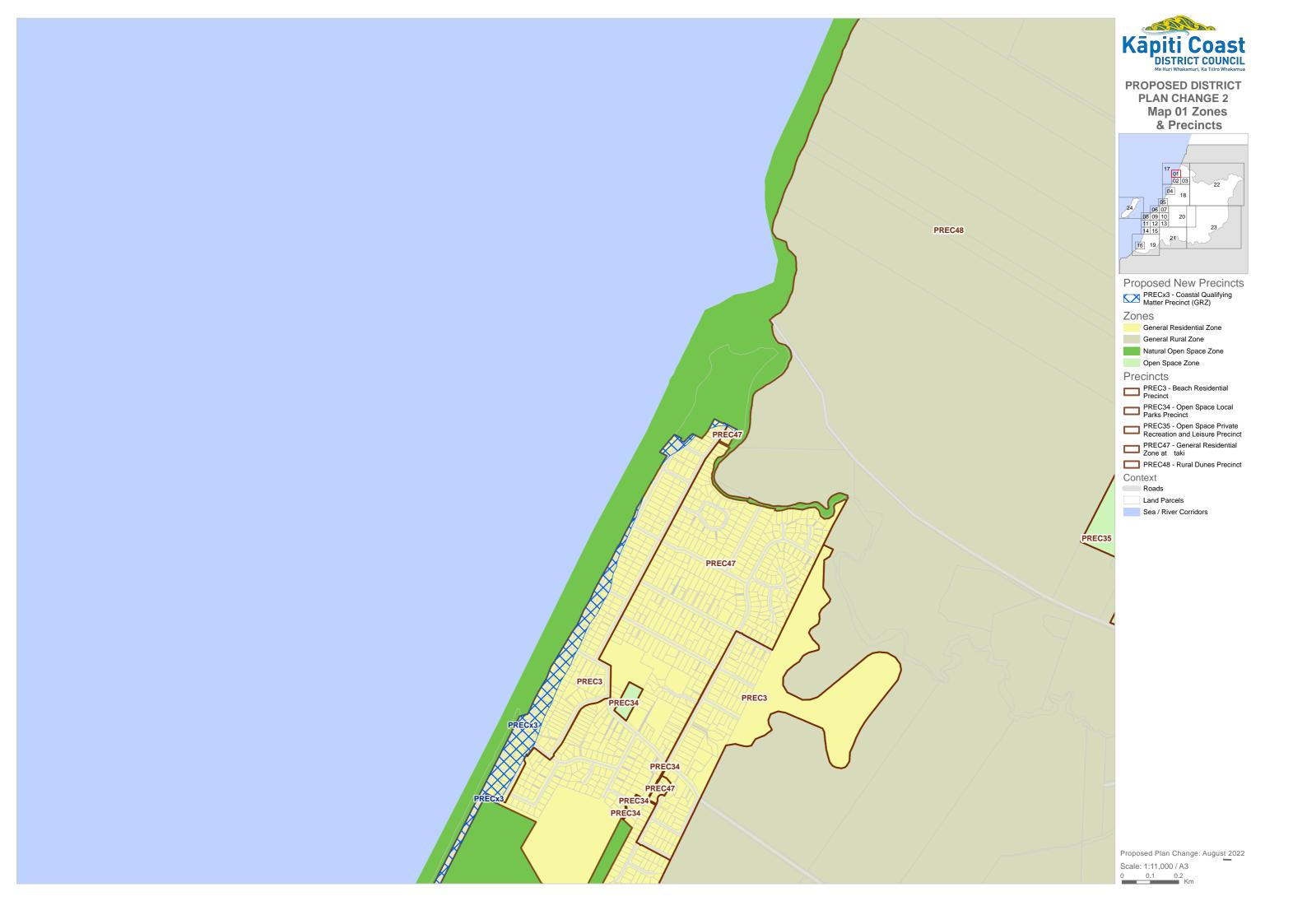
#### Appendix A. PC(N) Proposed amendments to the District Plan maps

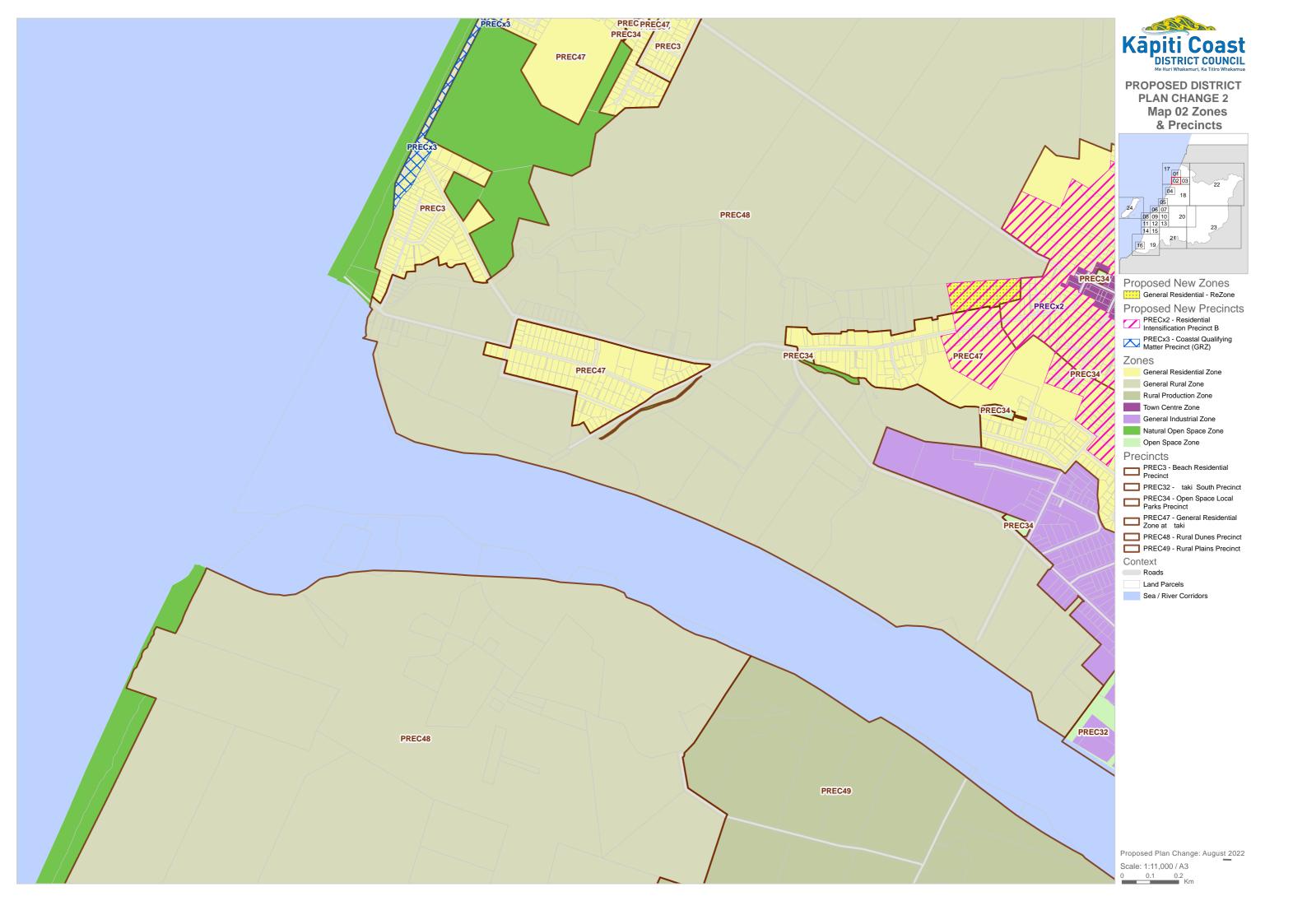
PC(C) note: the maps contained in this appendix are the same as those notified in PC(N).

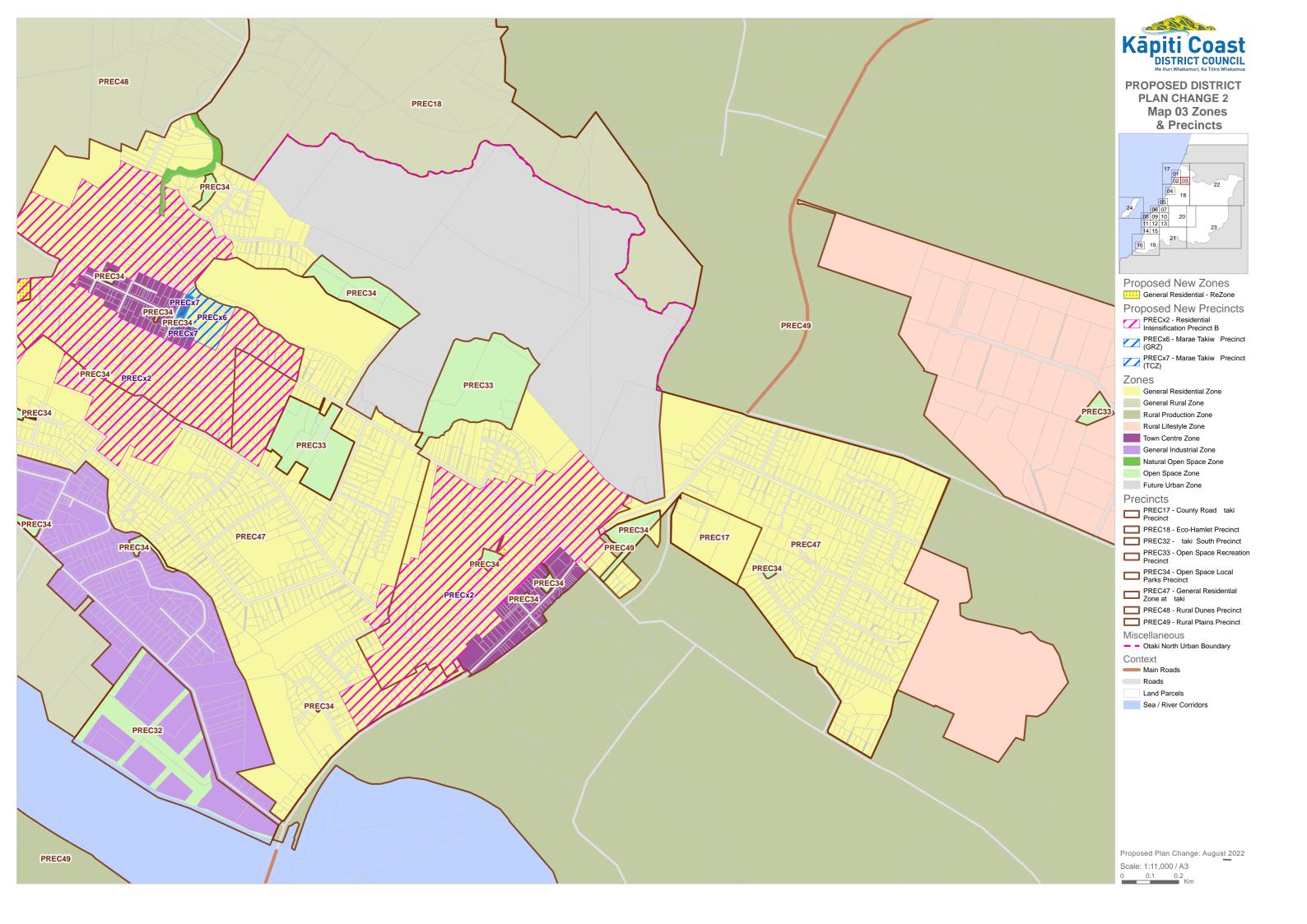
Refer to Appendix F for amendments to these maps recommended as part of PC(R1) and adopted as part of PC(C).

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

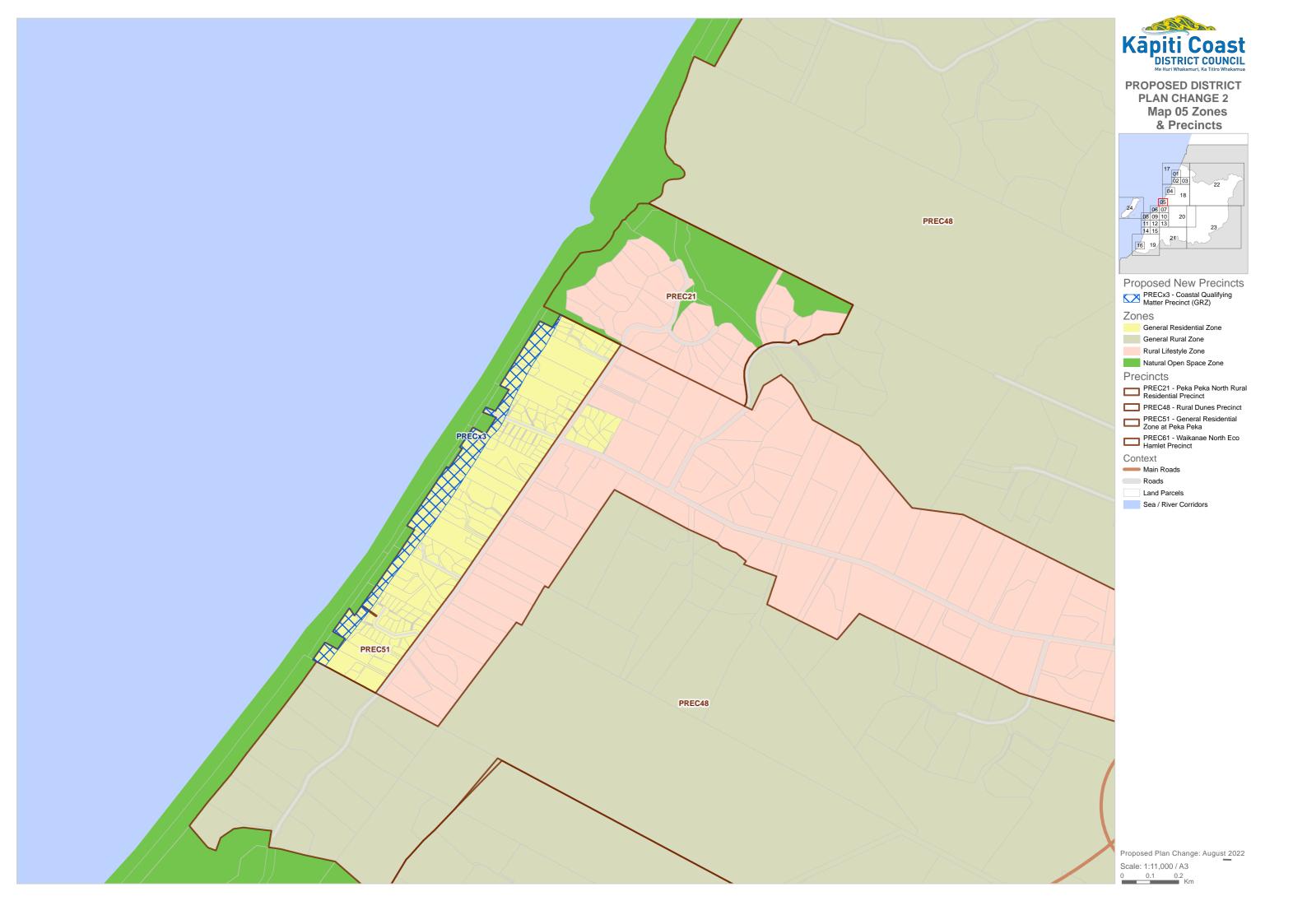
Refer to Appendix I for additional amendments to these maps recommended as part of PC(C).

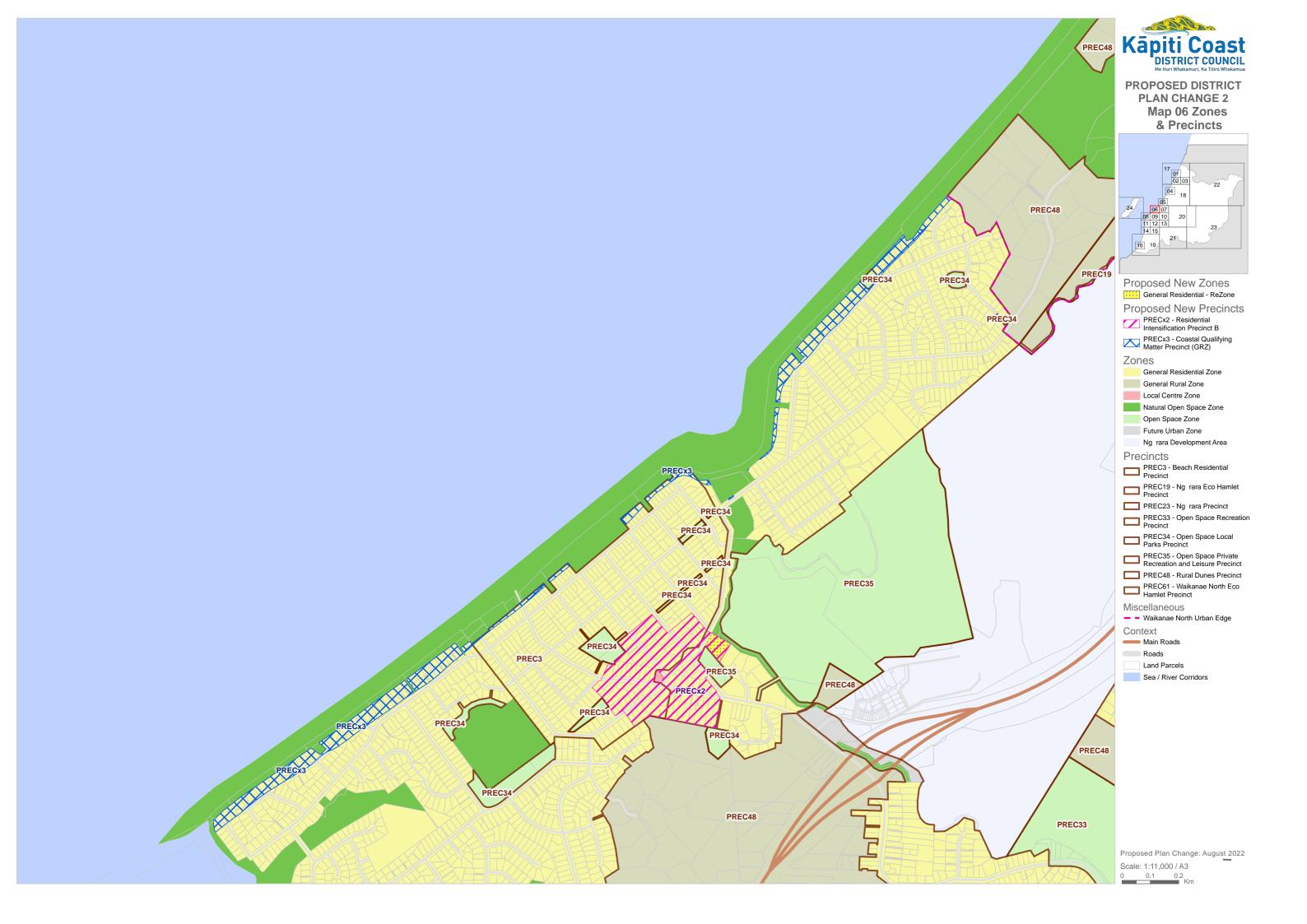


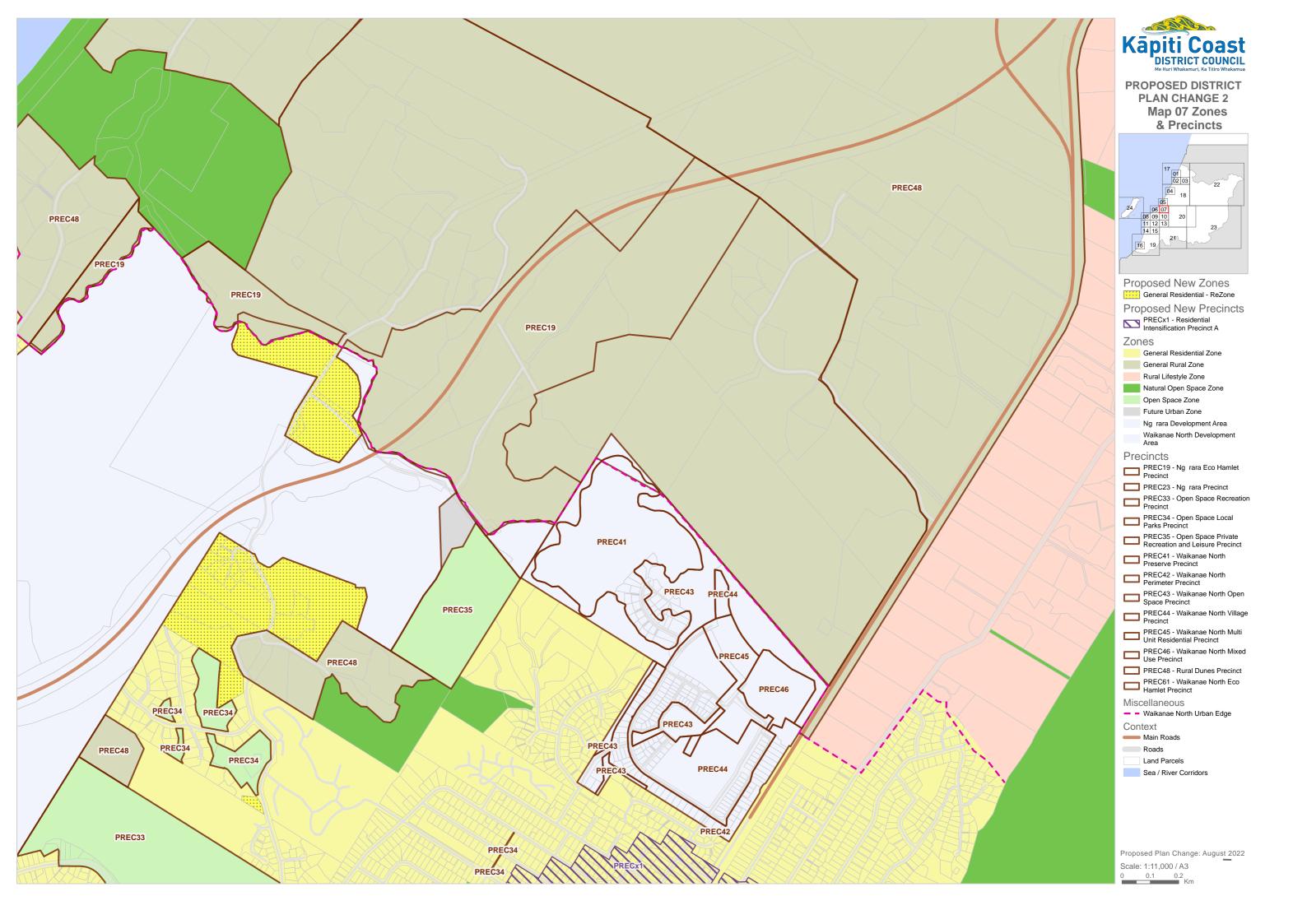


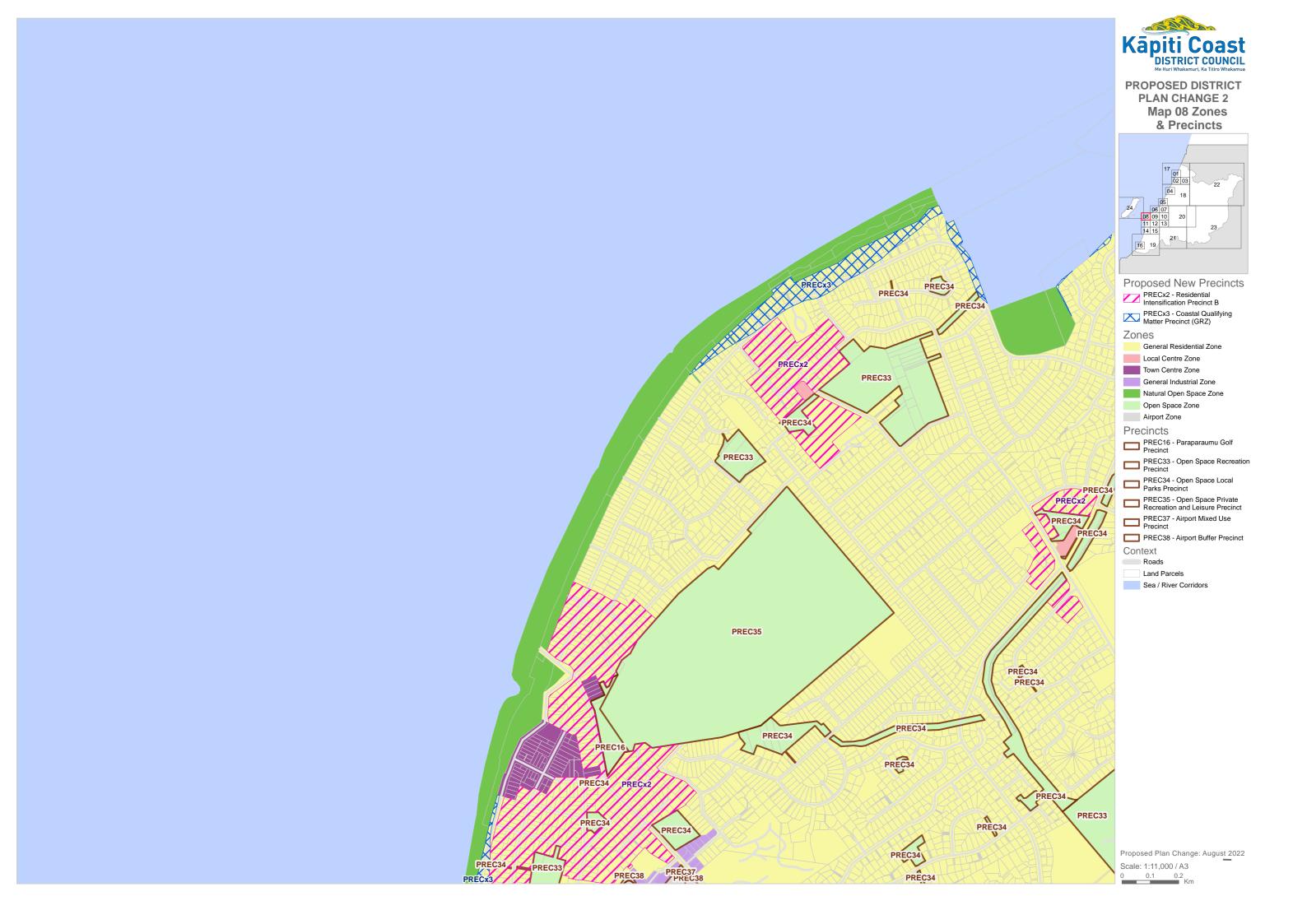


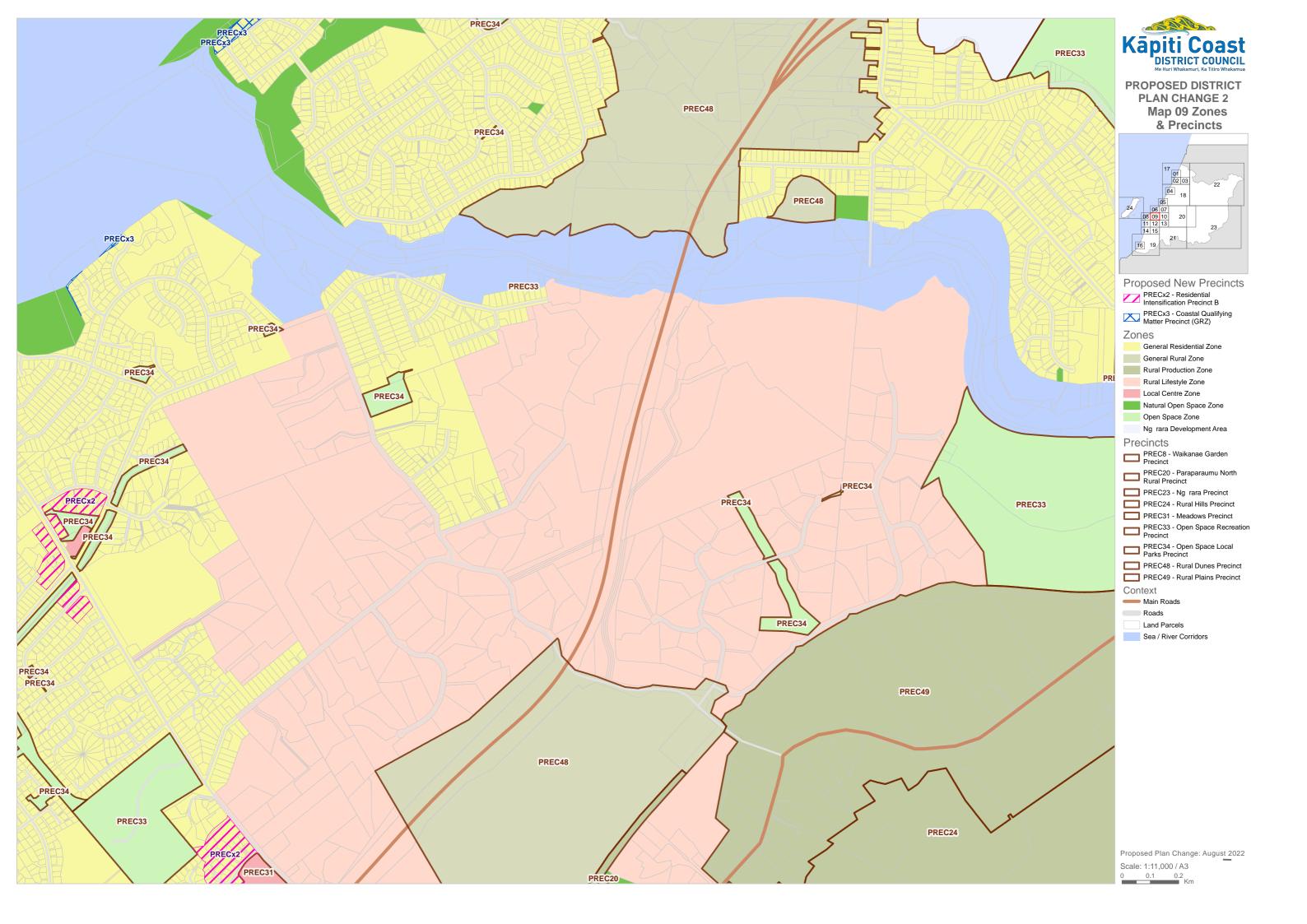


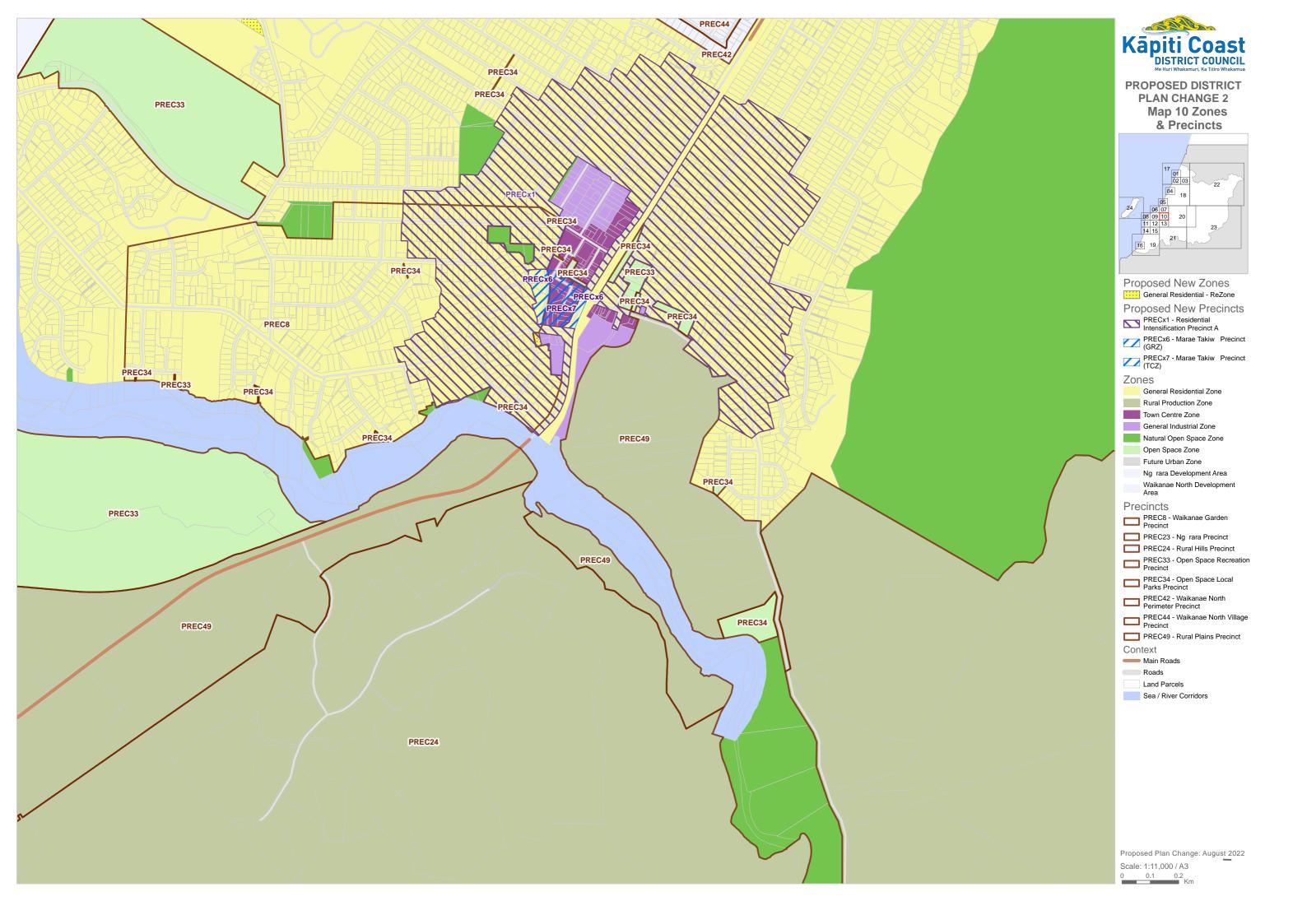


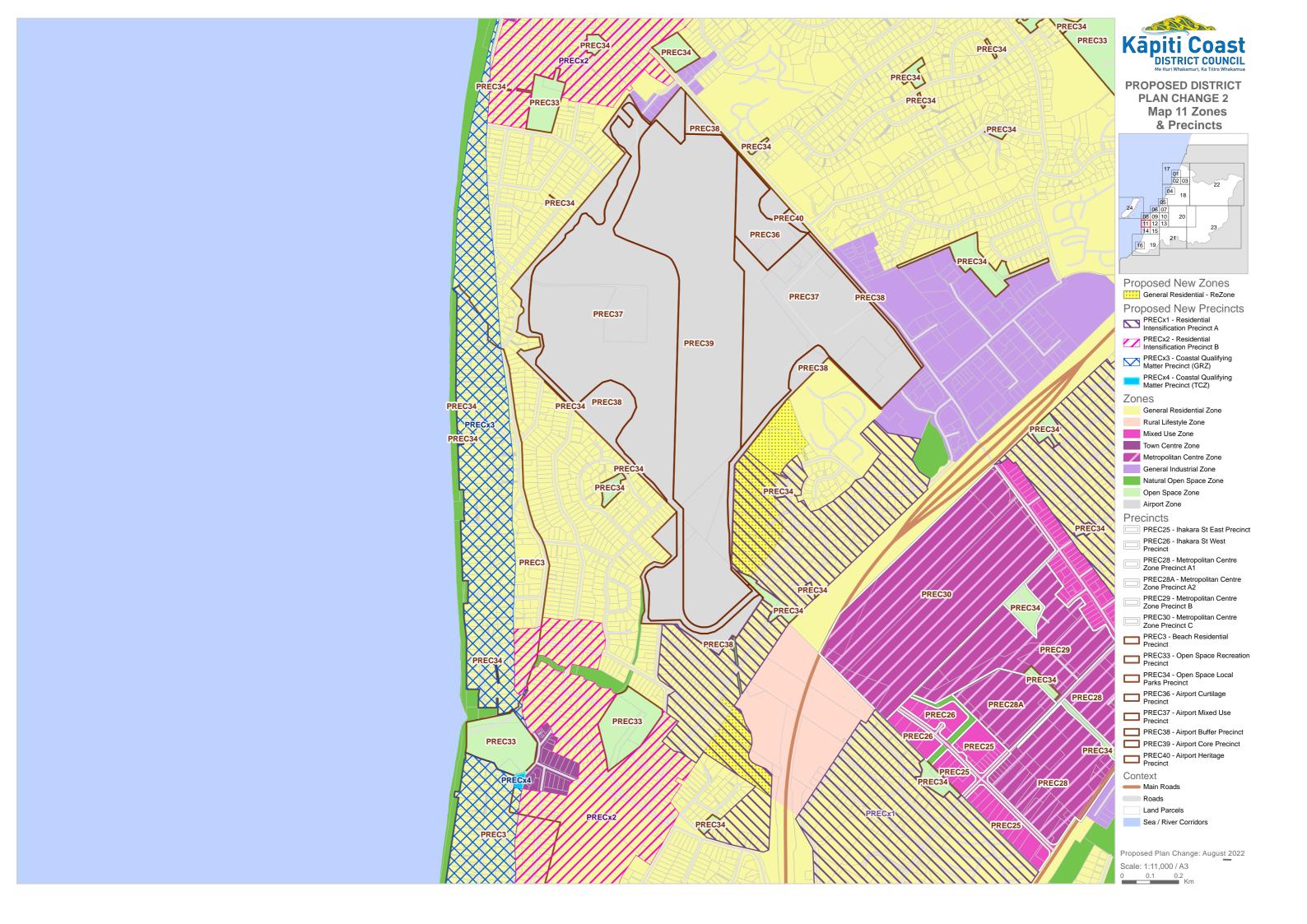


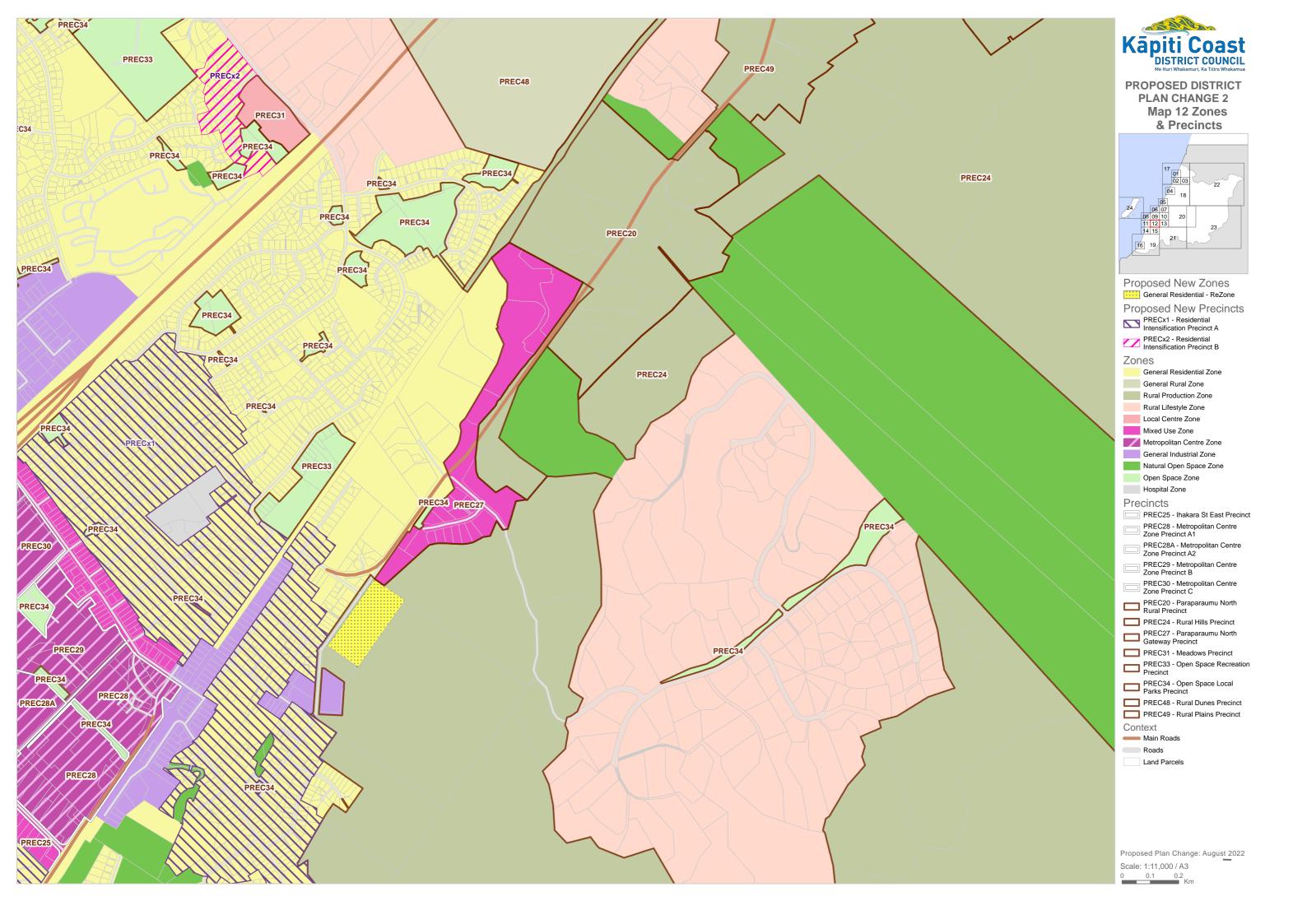


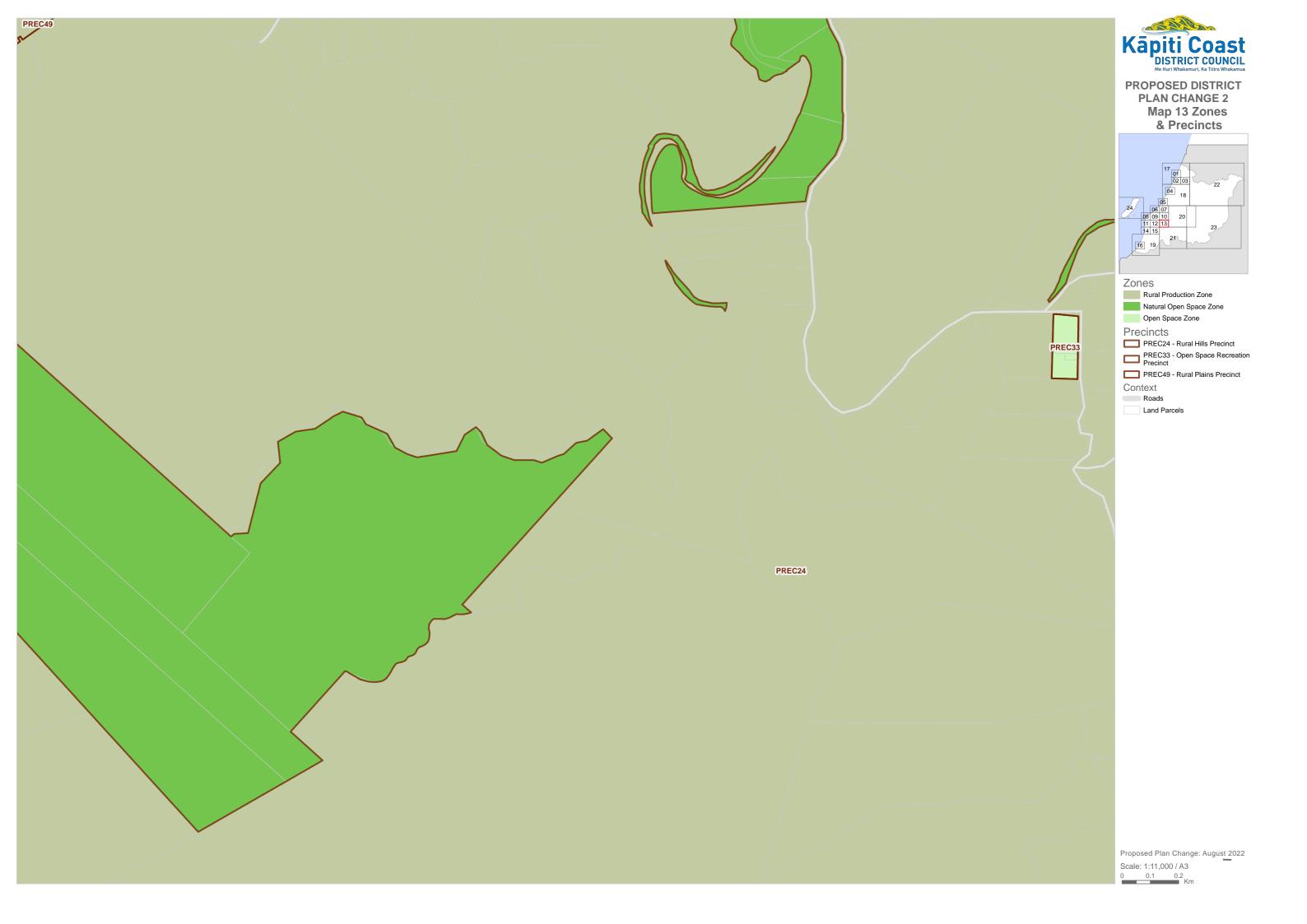


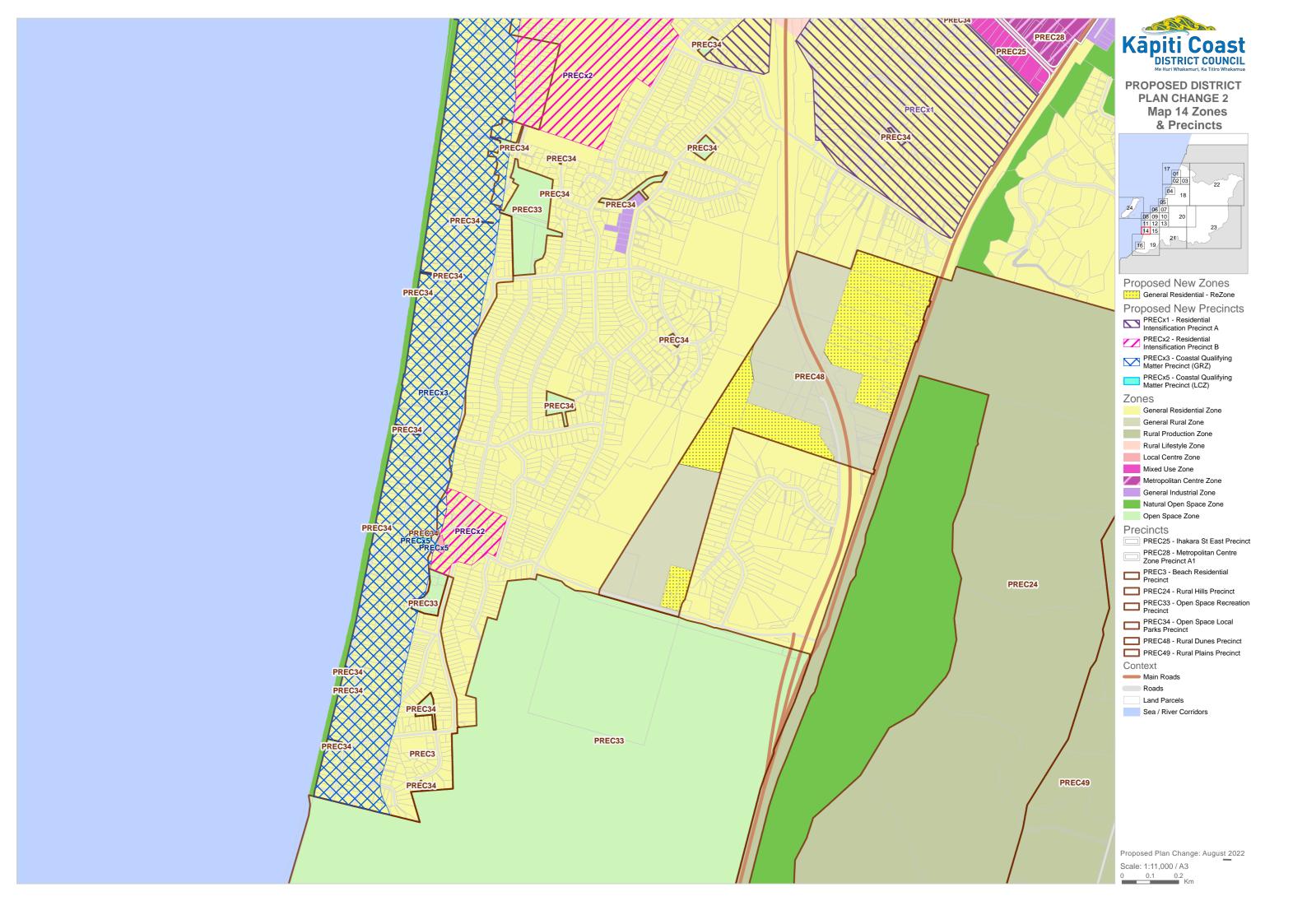


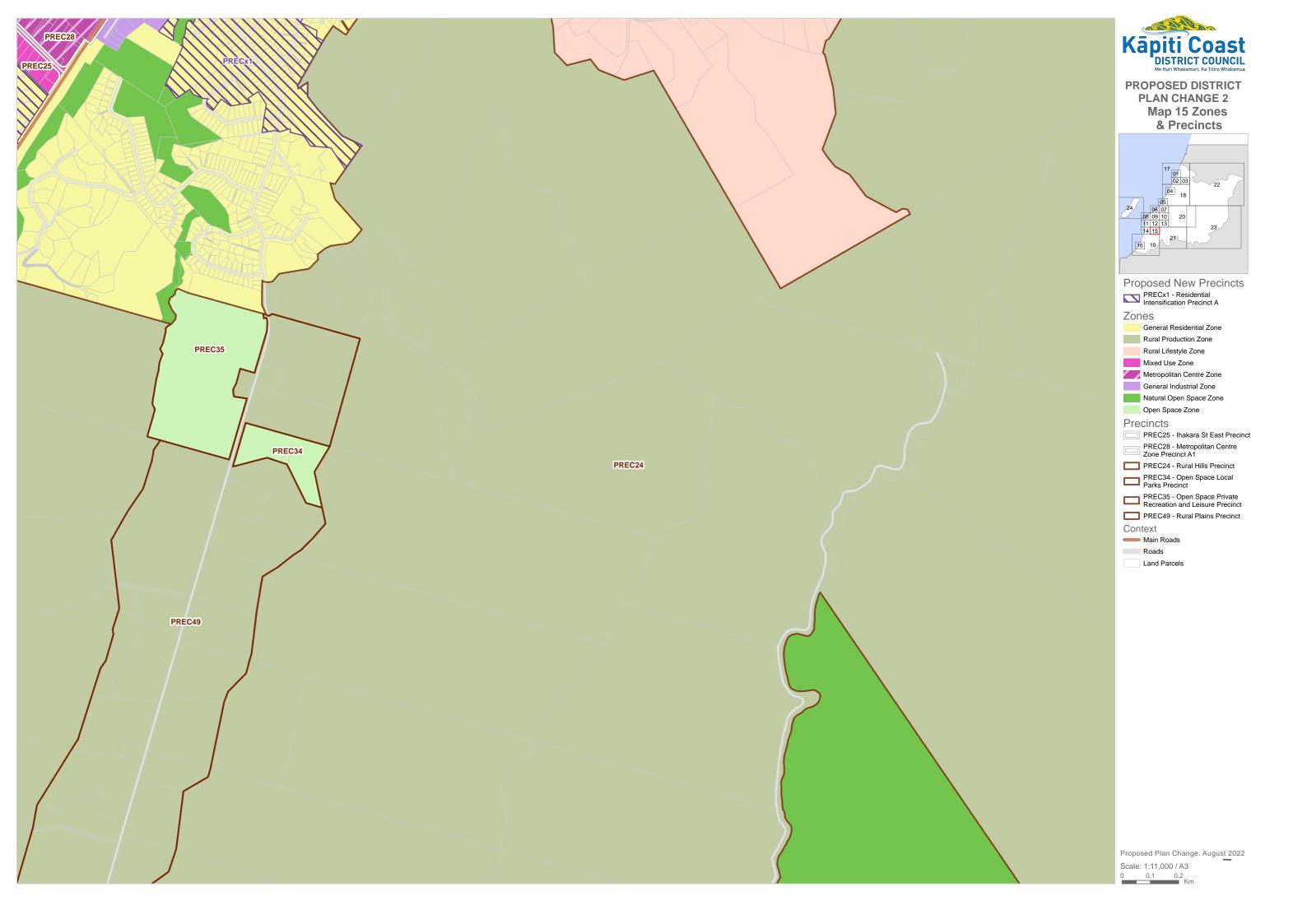


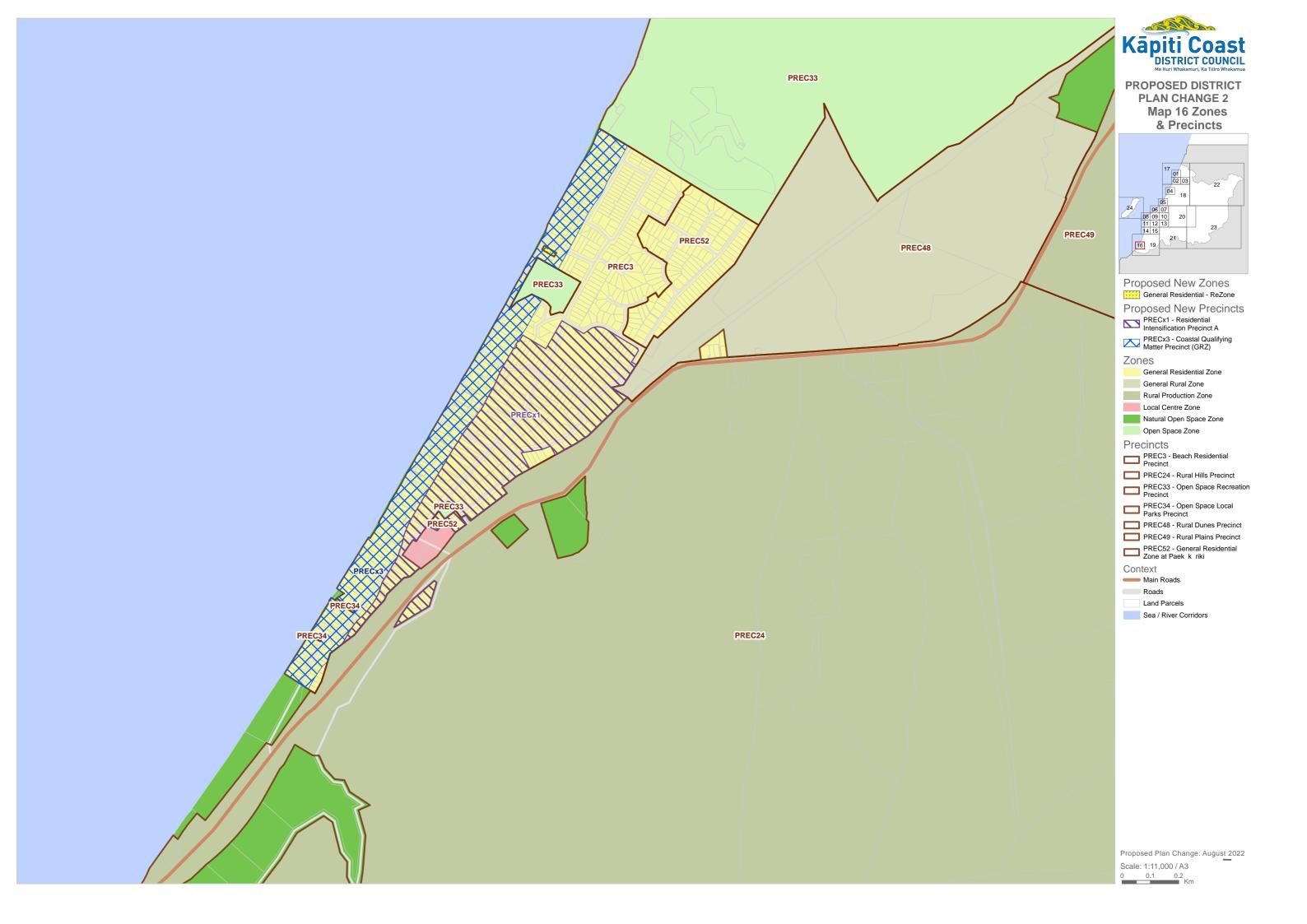


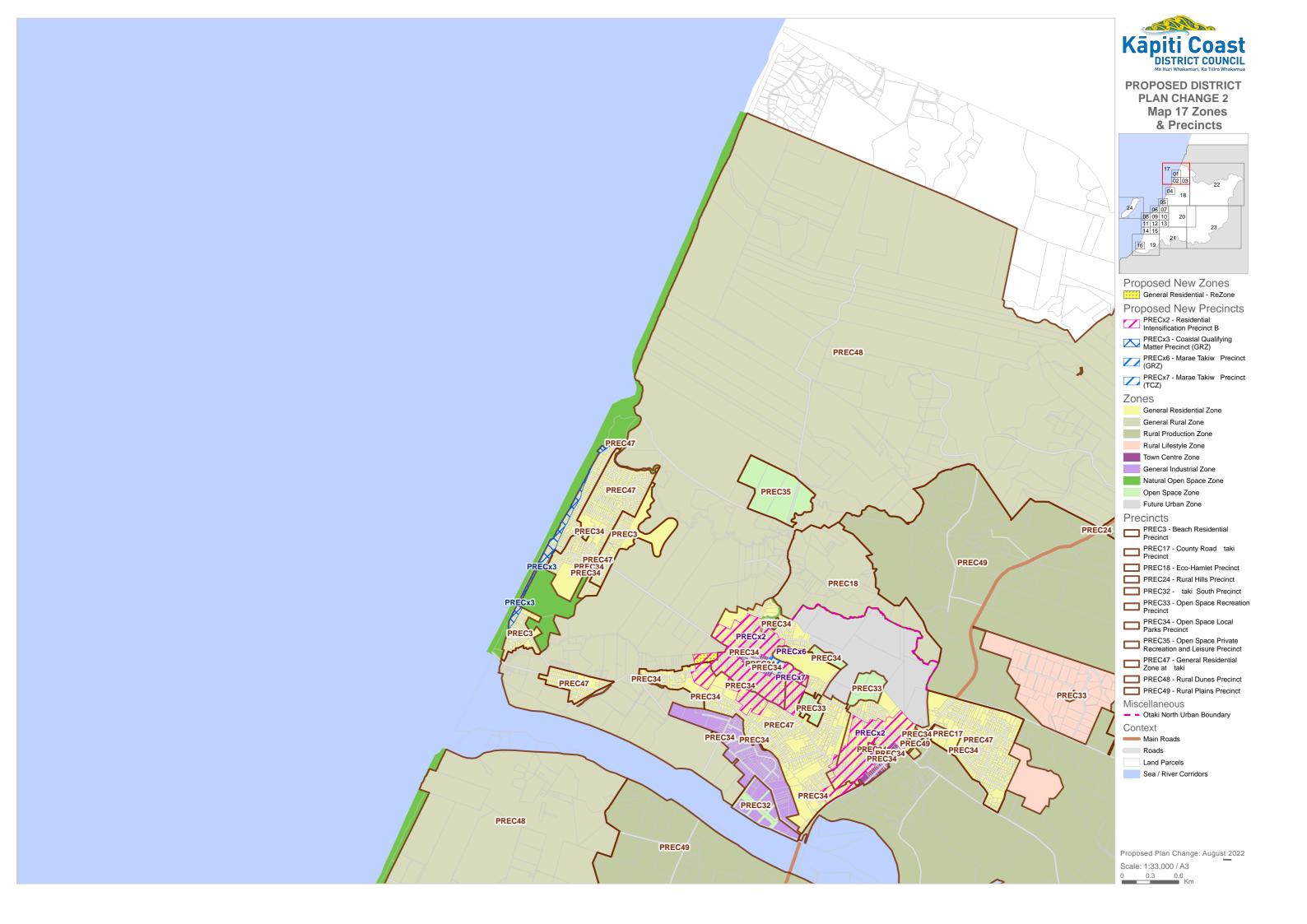


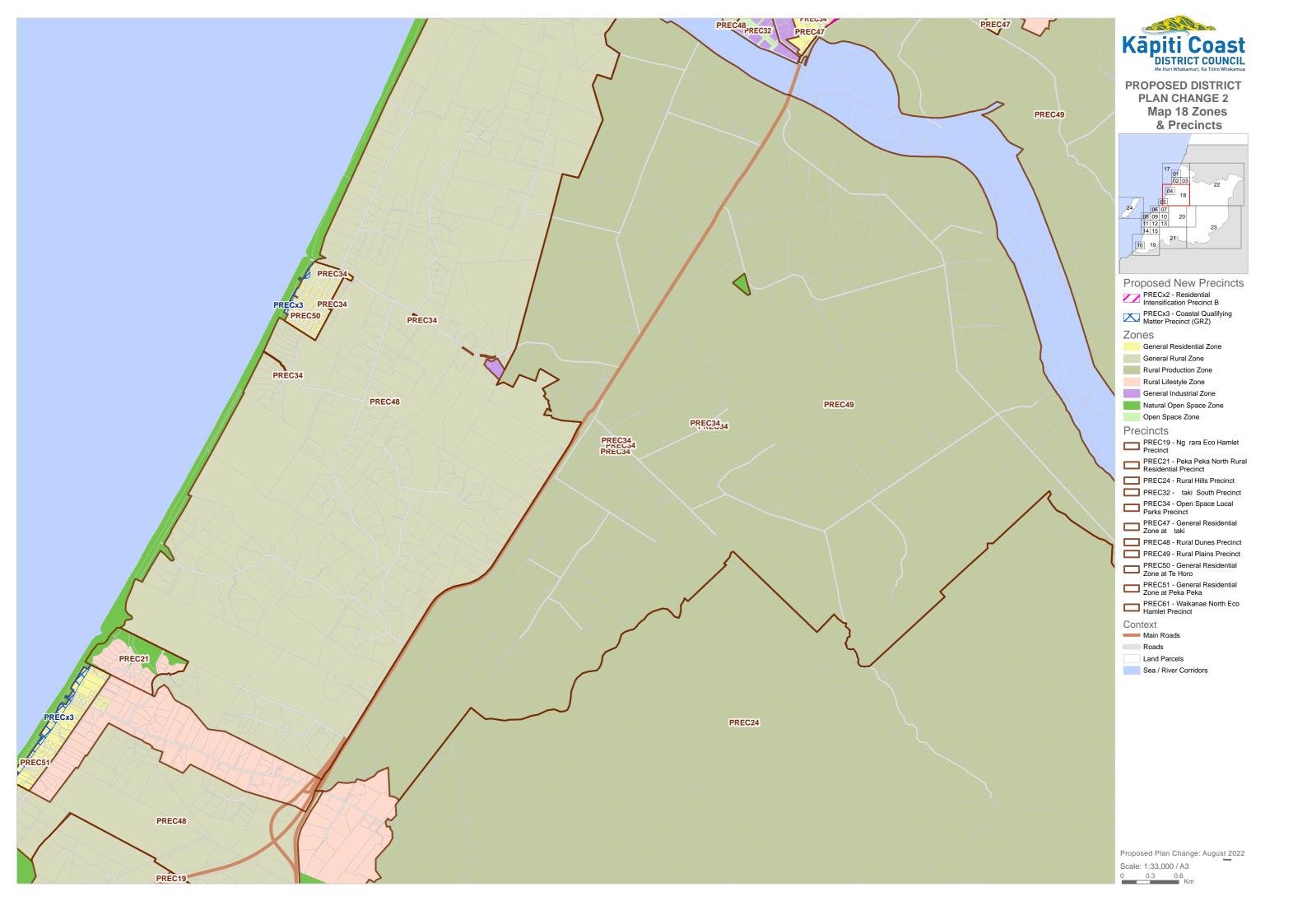




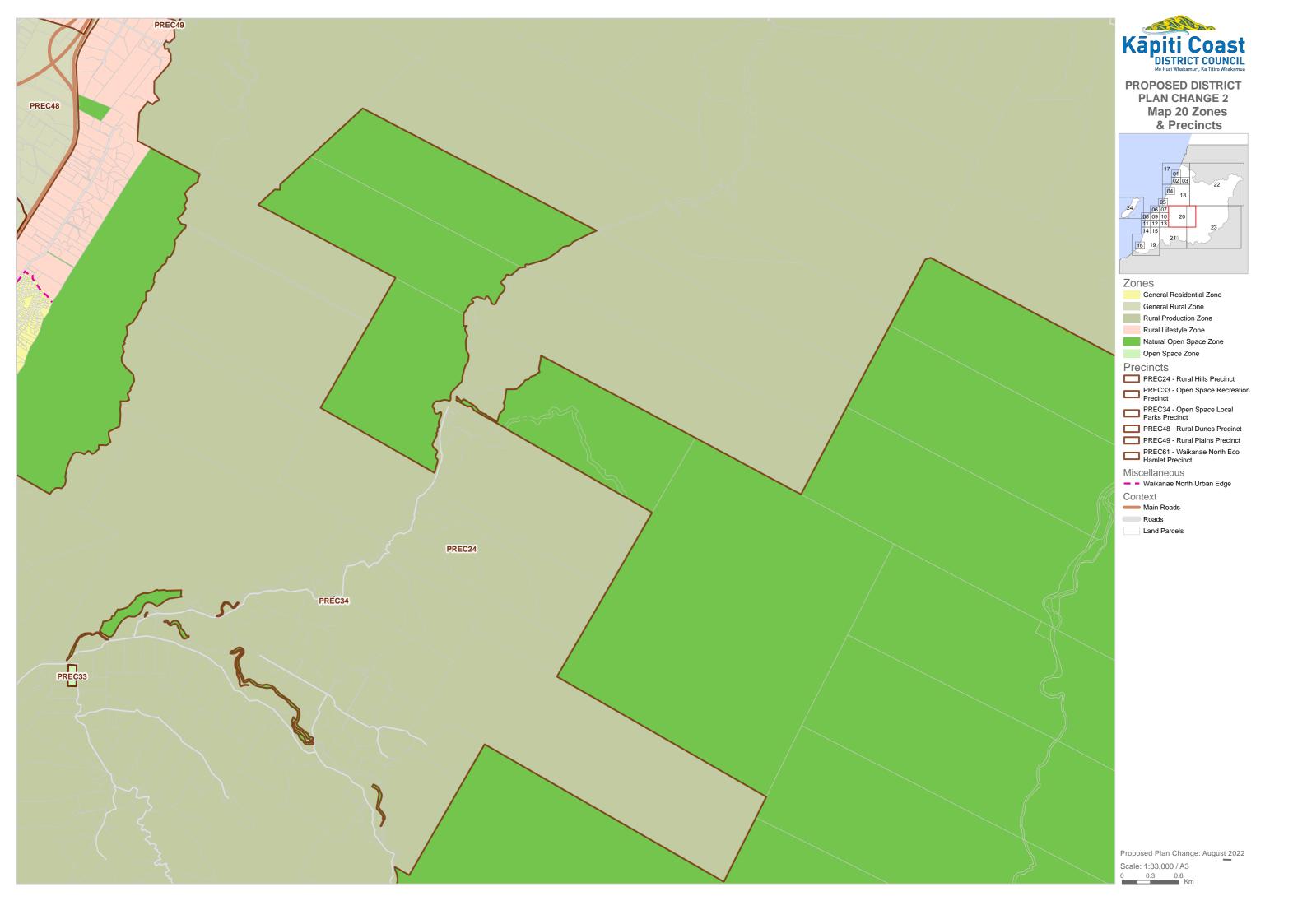


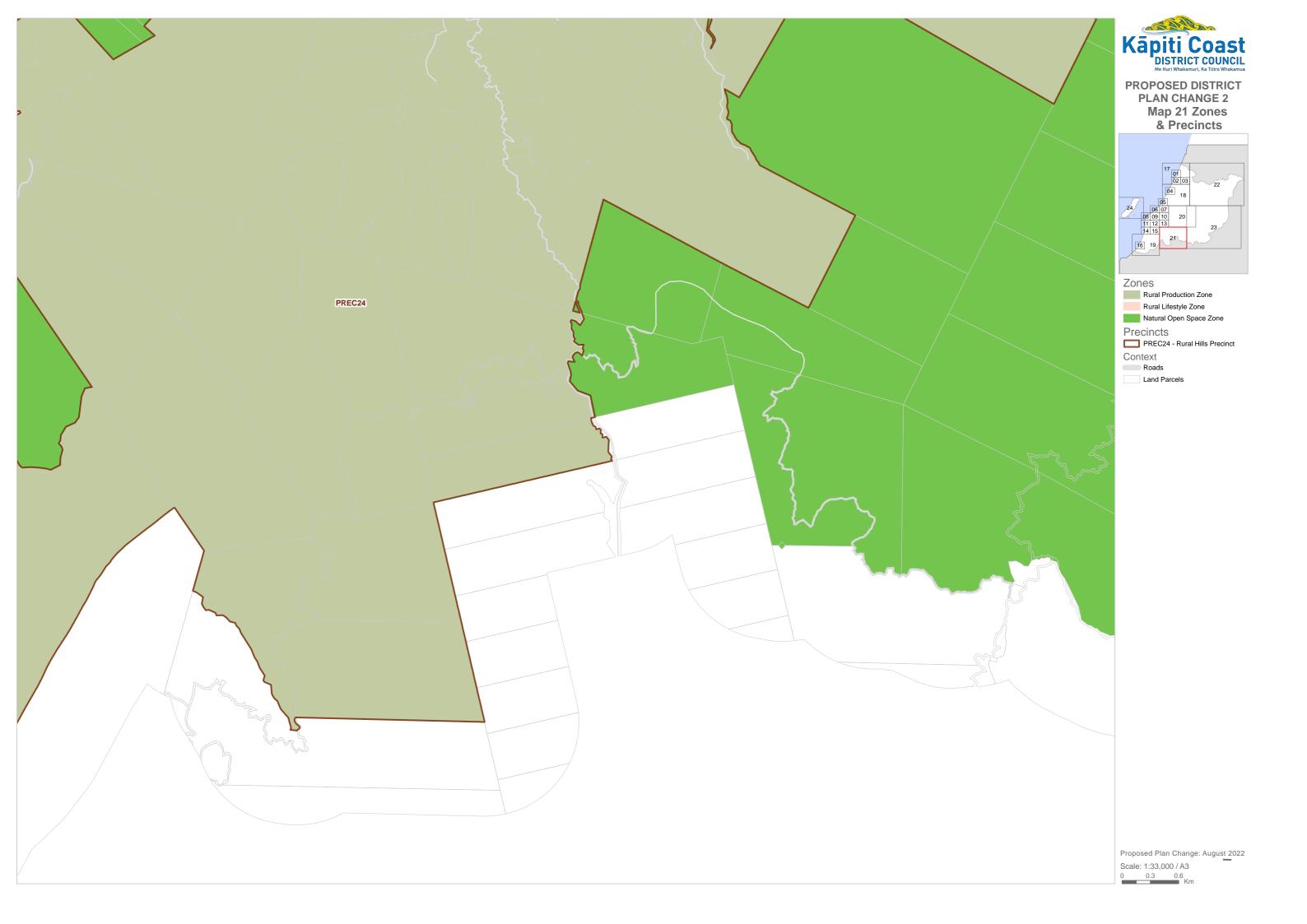


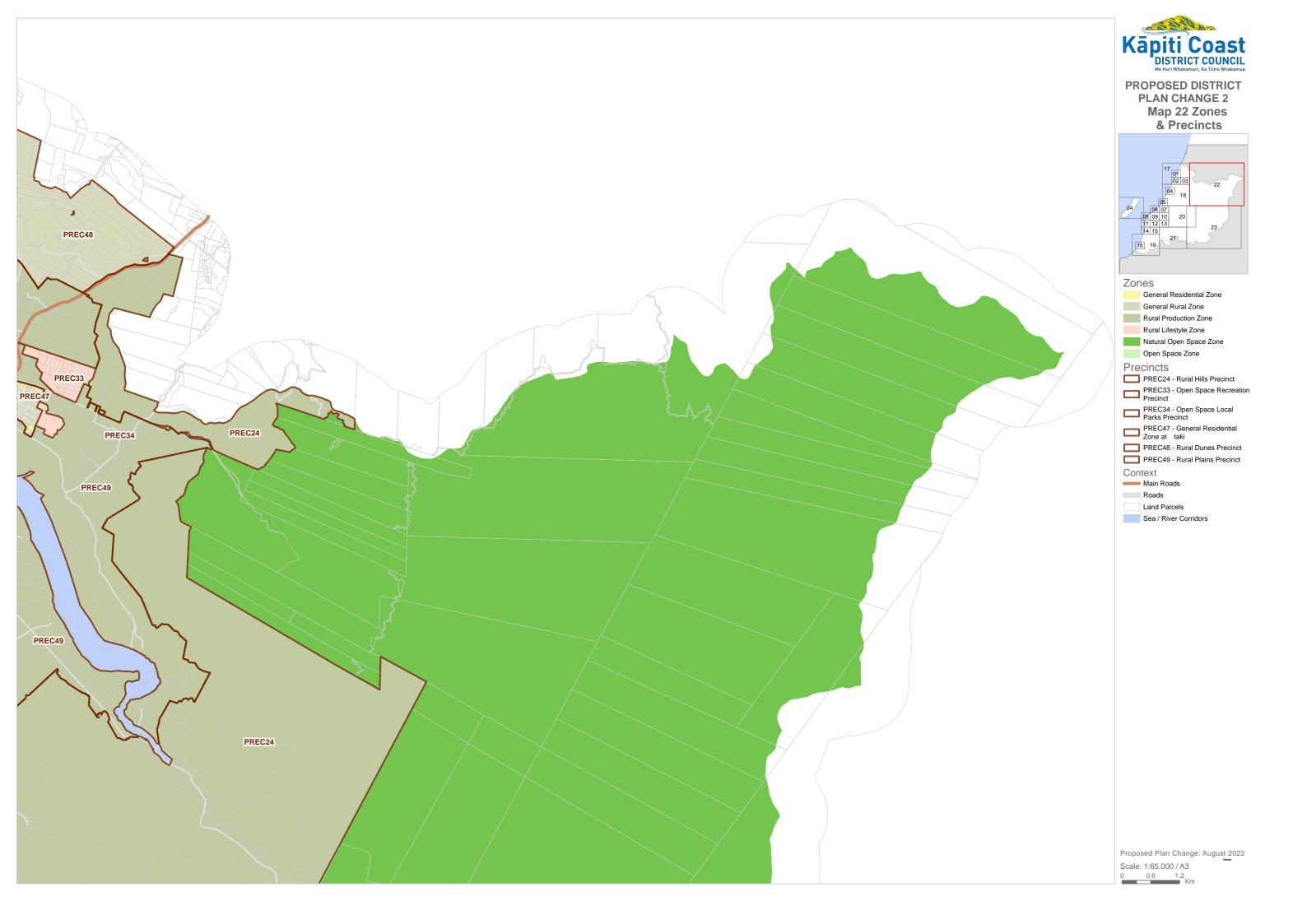


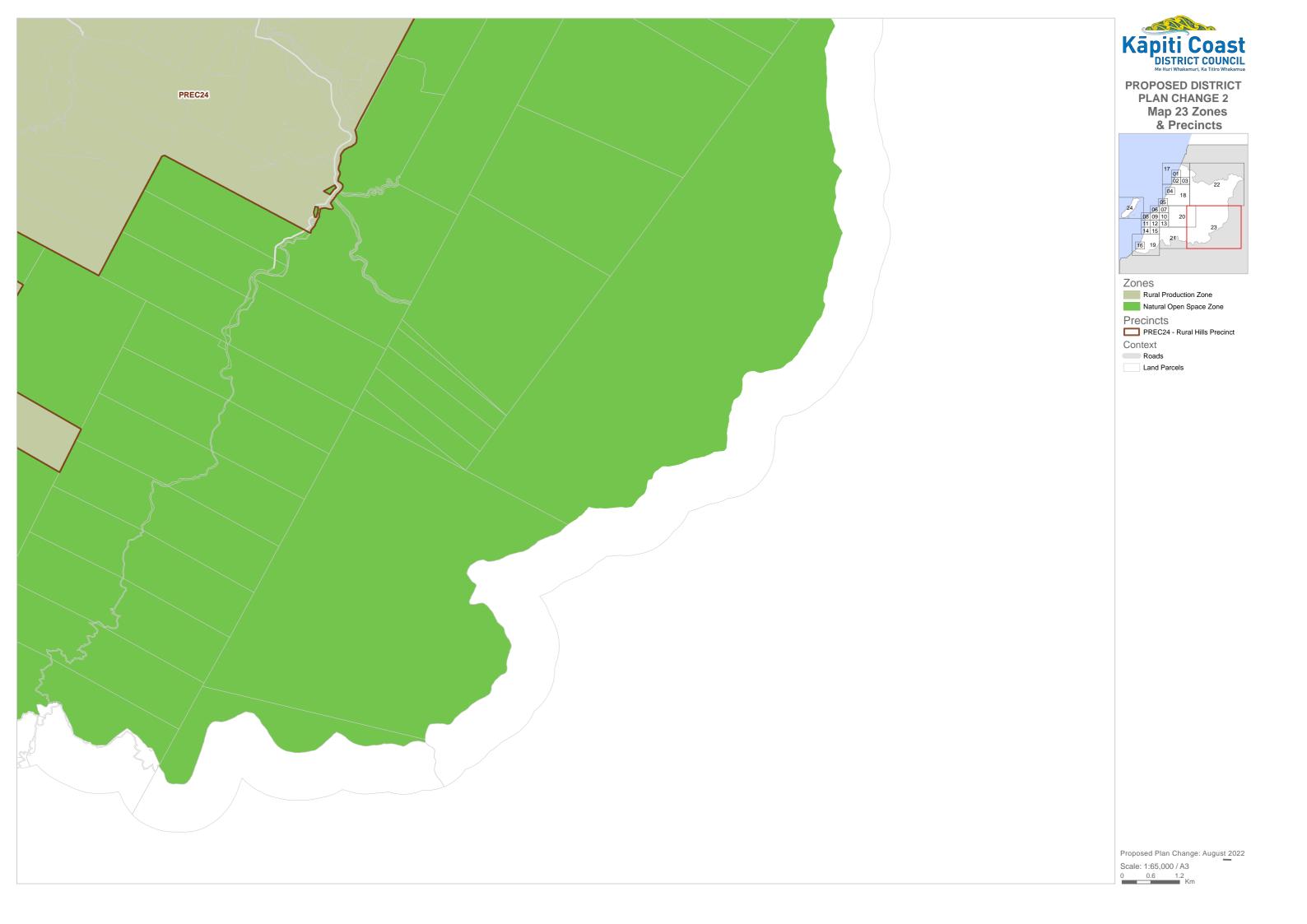


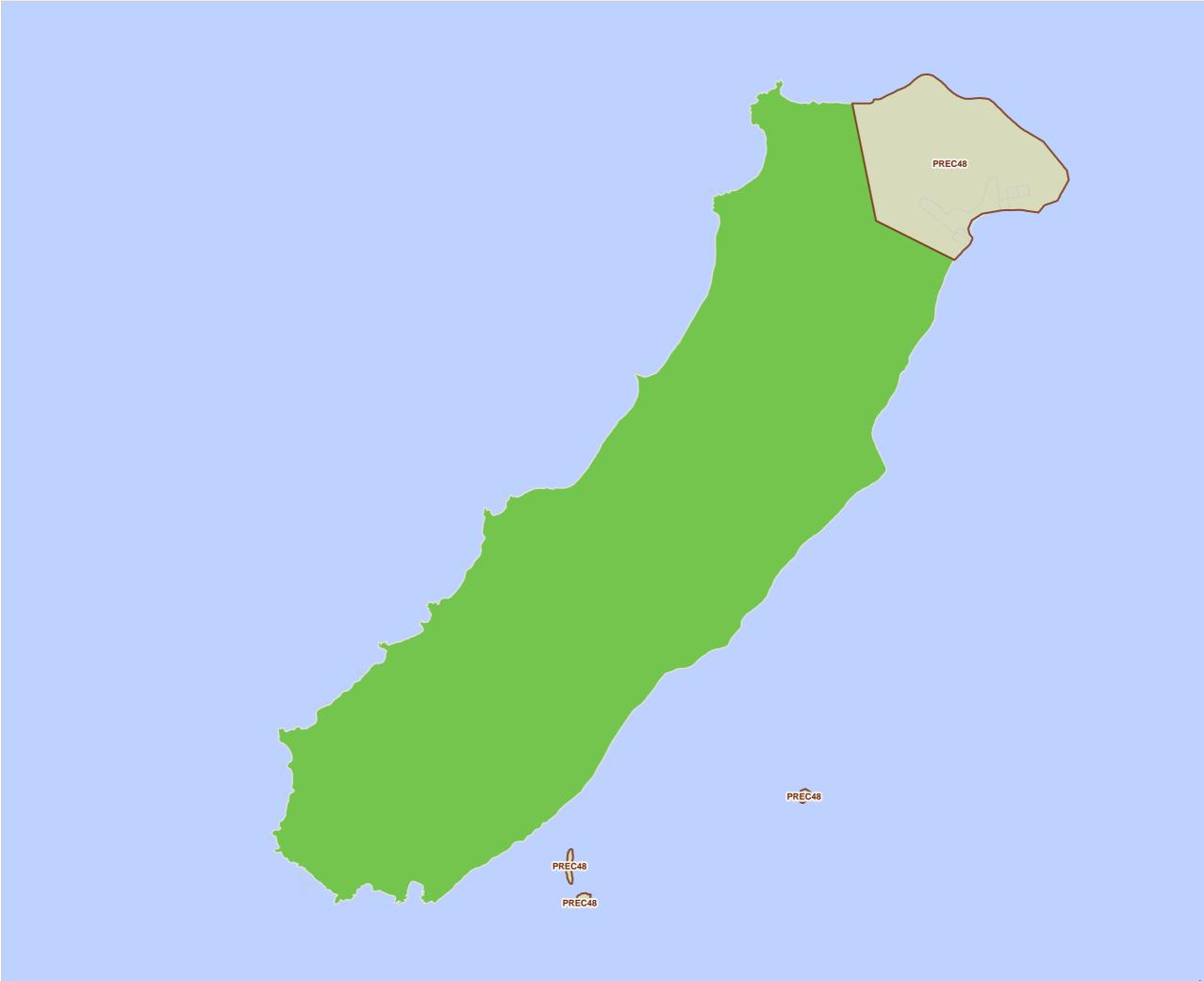






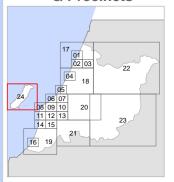








PROPOSED DISTRICT PLAN CHANGE 2
Map 24 Zones
& Precincts



Zones
General Rural Zone

Natural Open Space Zone

Precincts

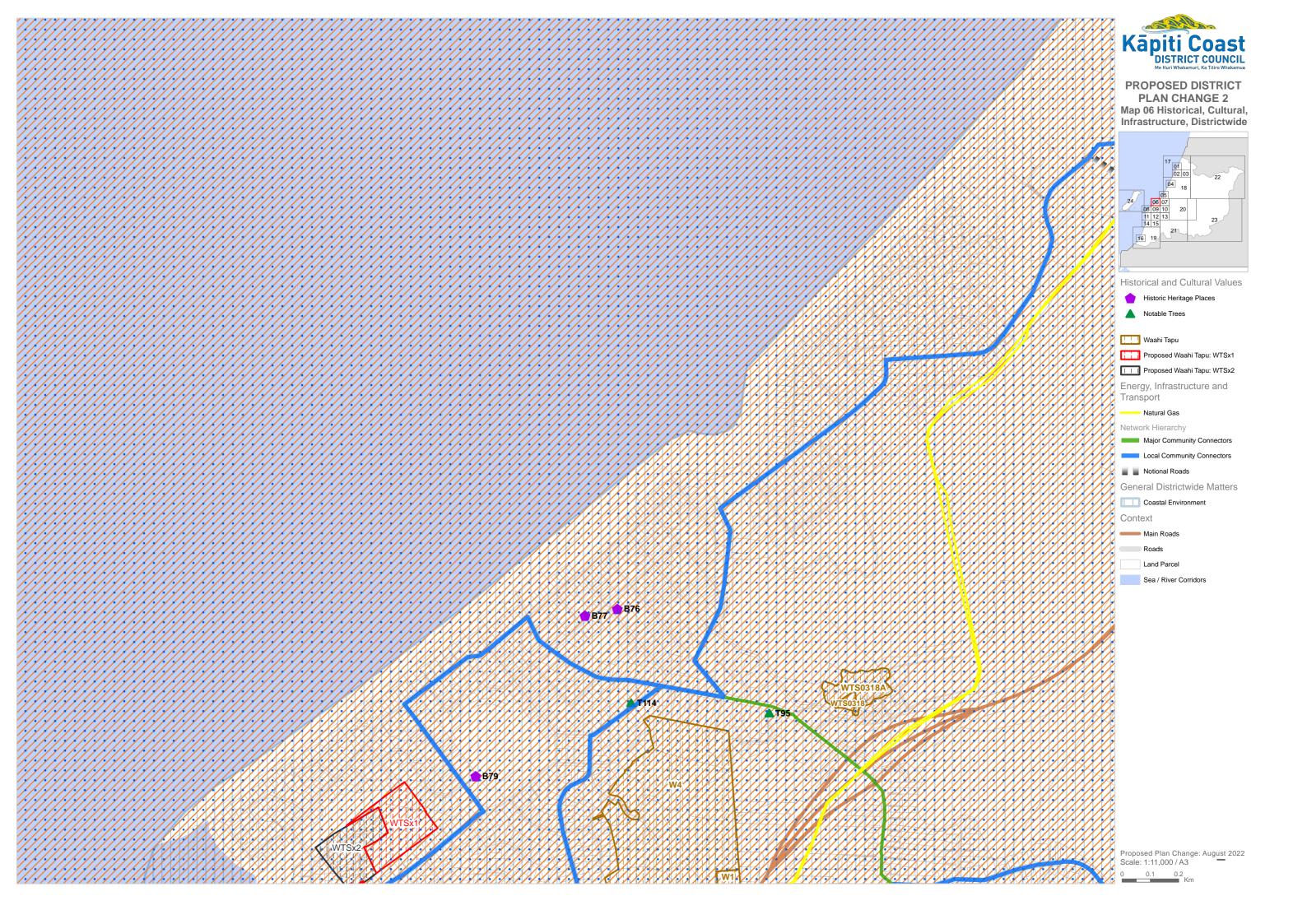
PREC48 - Rural Dunes Precinct

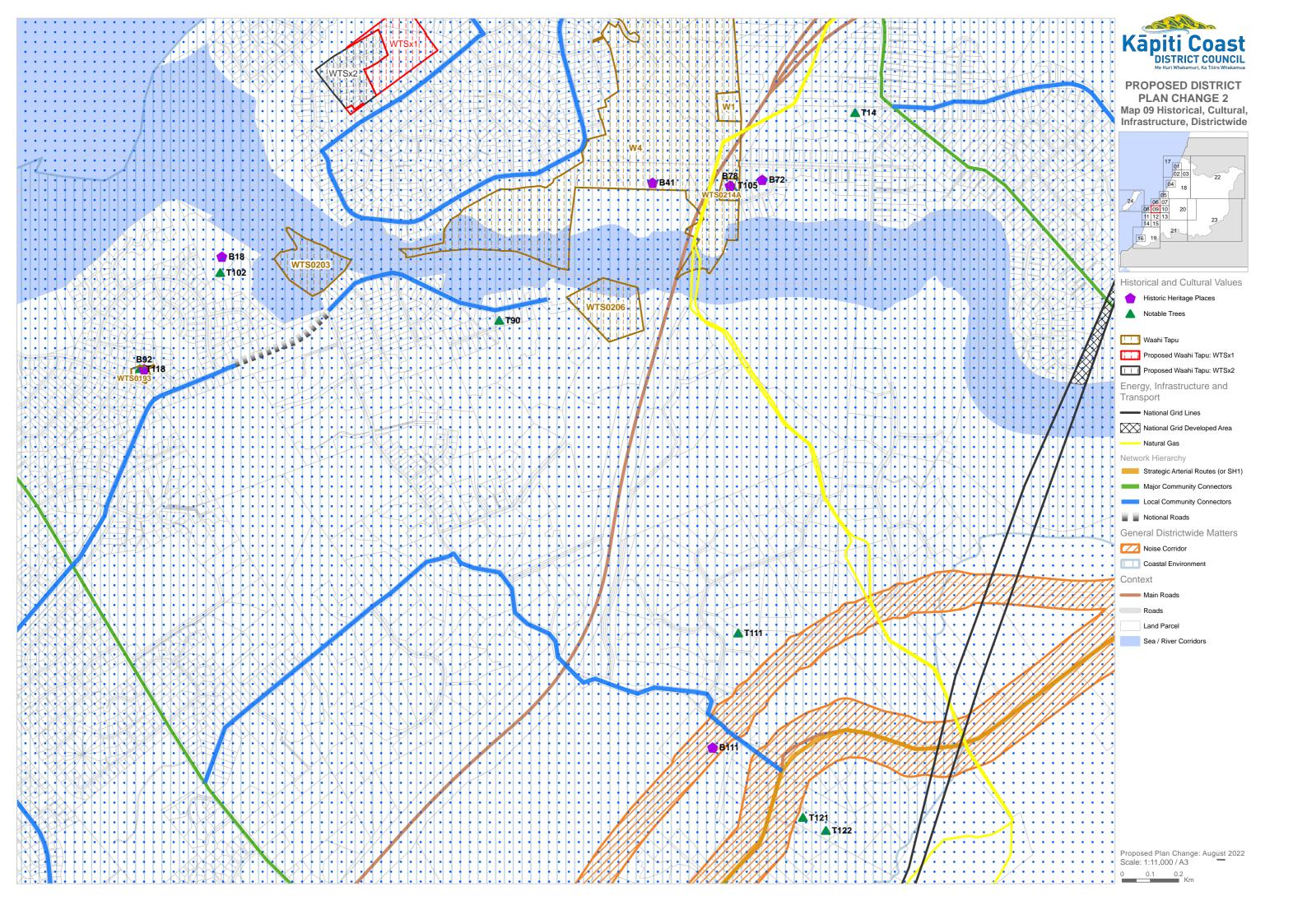
Context

Roads

Land Parcels

Sea / River Corridors





#### Appendix B. Proposed Residential Design Guide (PC(R2) Version)

PC(C) note: changes to the proposed Residential Design Guide are identified using the same tracked changes conventions used throughout PC(C).





# RESIDENTIAL DESIGN GUIDE

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(	6.1	Site Layout			
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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 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 quide 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:

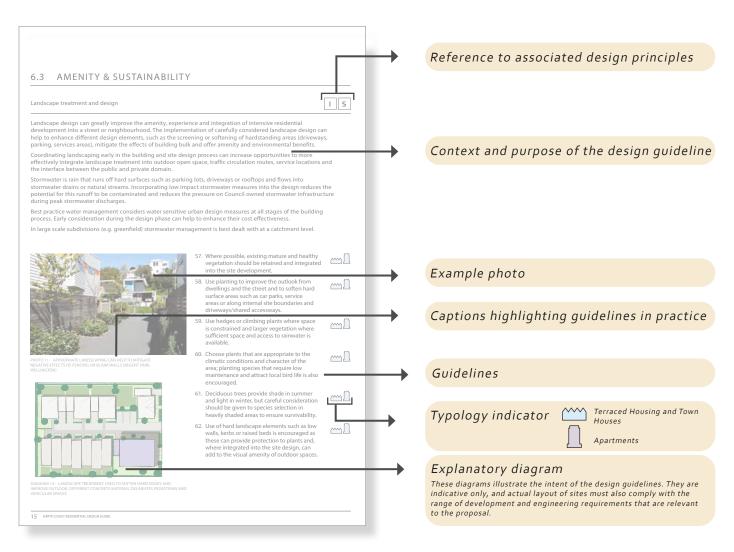
- » **Site Layout** covers the design elements that are related to effects of development at a site scale.
- » Built Form & Character covers elements related to the appropriateness of the building design.
- » Amenity and sustainability cover the elements that contribute to living comfort and environment

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



#### USING THIS GUIDE AS A PART OF A RESOURCE CONSENT APPLICATION 3

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 quide;
- 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.

#### **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)

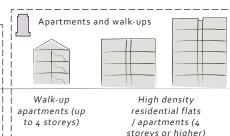
Sinale dwellina (+ one infill dwelling)

Infill (up to three dwellings of three storeys on one site)

Dual occupancy (semi-) attached



Multi dwelling housing



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 evnvironment of the Kāpiti Coast. These principles describe the design outcomes that are sought to be achieved by the design quidelines.



#### 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



## 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 levle 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



#### PROVIDE APPROPRIATE BUILT FORM AND DESIGN

- » Achieve bulk, massing and scale appropriate to the anticipated design patterns of the surrounding neigbourhood
- » 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



#### 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	INTEGRATE WITH  PUBLIC REALM AND  SURROUNDINGS	PROVIDE APPROPRIATE BUILT FORM AND DESIGN	CREATE A COMFORTABLE AND SAFE ENVIRONMENT					
SITE LAYOUT									
Siting and street frontage	•	•	•	•					
Access and (bicycle) parking	•	•		•					
Outdoor living space	•	•	•	•					
Storage, waste and service areas	•			•					
BUILT FORM AND APPEARANCE									
Building mass and height	•	•	•						
Materials and façade articulation		•	•	•					
Entrances	•	•		•					
Responding to context	•	•	•						
Building diversity	•		•	•					
AMENITY AND SUSTAINABILITY									
Landscape treatment		•		•					
Sunlight and daylight		•	•	•					
Energy efficiency			•	•					
Privacy and safety	•	•	•	•					

# 6.1 SITE LAYOUT

Siting and street frontage

VIAS

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.

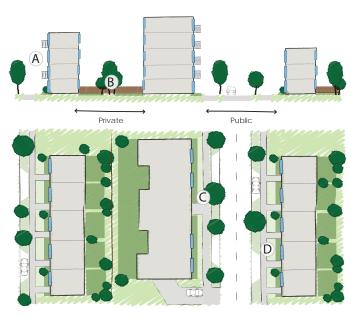


DIAGRAM 1 - FRONTAGE AND BUILDING ORIENTATION

- (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
- Access directly from the street with a visible house number and letter box

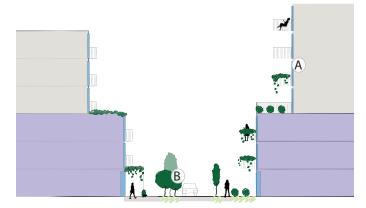


DIAGRAM 2 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL

- 1. Buildings should be orientated with the front of the dwelling(s) facing the street or public space.
- 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.



 Public, semi-public and private spaces should be clearly defined through planted landscaping, hard landscaping or fencing.



 Avoid tall solid fencing or vegetation between outdoor living spaces and the street or other public spaces.



 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.



 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.



- (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

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.
- 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).
- 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.
- 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



DIAGRAM 3 - ON SITE CAR PARKING INTEGRATED INTO DESIGN

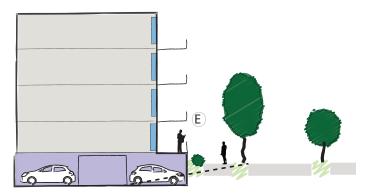


DIAGRAM 4 - UNDERGROUND CAR PARKING MAXIMISES POSITIVE STREET INTERFACE

- 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.
- 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











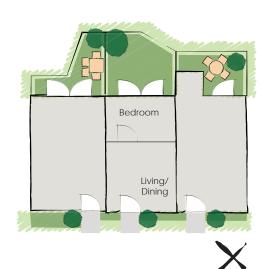




- (A) Clustered car parking allows for larger pockets of landscape treatment to soften outlook onto hard surfaces
- (B) Clear separation in surface treatment between driveways and pedestrian access
- (C) Where garages aren't provided, secure, covered bicycle parking provides safe and convenient storage
- 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.



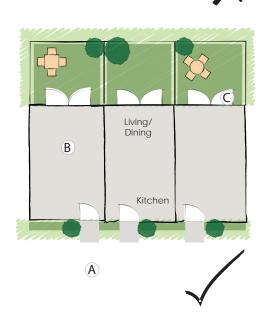


DIAGRAM 5 - ENSURE THAT OUTDOOR LIVING SPACES ARE USABLE AND OF AN APPROPRIATE SIZE

- (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
- 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.



 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.

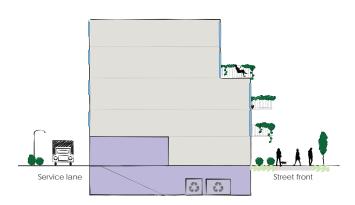


DIAGRAM 6 - SERVICE AREAS INCLUDED IN THE DESIGN, AWAY FROM PEOPLE-FOCUSSED SPACES

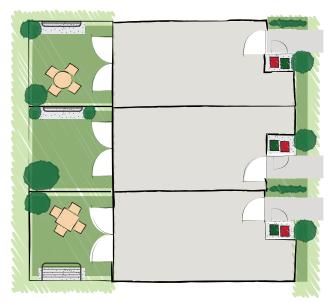


DIAGRAM 7 - BIN STORAGE AREA SCREENED WITH FENCING AND LANDSCAPE TREATMENT, WASHING LINES FOLD AWAY TO MAXIMISE USABLE OUTDOOR SPACE

- 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

VIA

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.

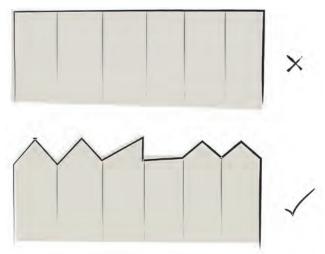


DIAGRAM 8 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE OF TERRACED HOUSING



PHOTO 4 - ROOF FORM INTEGRATED WITHIN THE DESIGN OF THE TOP STOREY, WELLINGTON

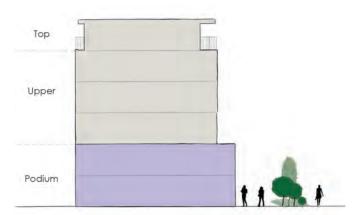
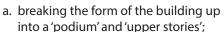


DIAGRAM 9 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'PODIUM' AND 'UPPER STOREY' WITH A ROOF FORM THAT IS INTEGRATED INTO THE DESIGN OF THE UPPER STOREY

38. Building mass and height should be designed to:



- a. create visual interest;
- b. minimise physical dominance;
- c. minimise potential shading or privacy effects on neighbouring sites.
- To minimise the effects of physical dominance, consider:



- b. stepping the upper stories back from the street;
- c. introducing variations in façade treatment (e.g. through balconies, shading devices or porches);
- d. 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.

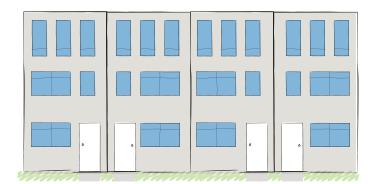




DIAGRAM 10 - COMPLEMENTARY DESIGN FEATURES AND RECESSED BUILDINGS CONTRIBUTE TO ATTRACTIVE AND LEGIBLE BUILDING DESIGN



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.

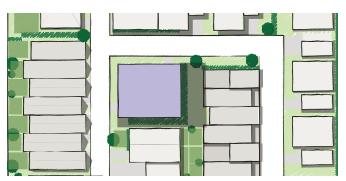


DIAGRAM 11 - VARIATION IN BUILDING SIZE AND TYPE

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 to 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

S

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)

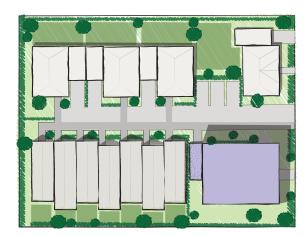


DIAGRAM 13 - LANDSCAPE TREATMENT USED TO SOFTEN HARD EDGES AND IMPROVE OUTLOOK, DIFFERENT CONCRETE MATERIAL DELINEATES PEDESTRIAN AND VEHICULAR SPACES

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.

~~/<sup>-</sup>

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.

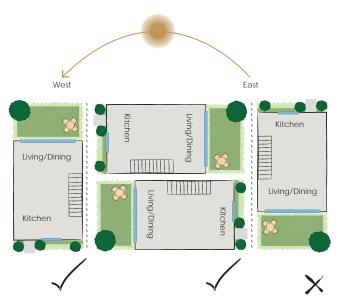


DIAGRAM 15 - ORIENTATION TO MAXIMISE SUNLIGHT ACCESS

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.



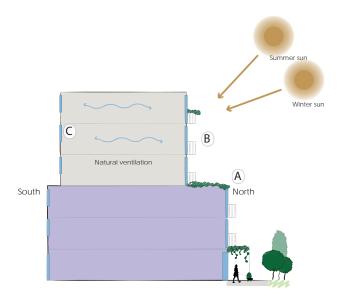
An energy efficient home promotes sustainable living, limits the impact on the environment by relying on sustainable energy sources and can produce long term cost savings to residents.

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

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

- Large windows on the sunny side, smaller windows on the side that gets the least sun hours
- Balconies blocking intense sunlight in the summer while allowing sunlight access in winter months
- 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.

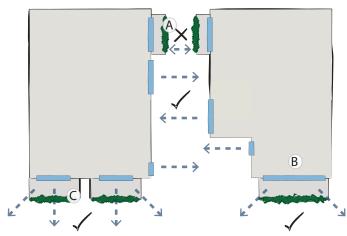


DIAGRAM 18 - BALANCE PRIVACY AND NATURAL SURVEILLANCE

- 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
- Soft landscaping or porous fencing to create natural surveillance while retaining privacy

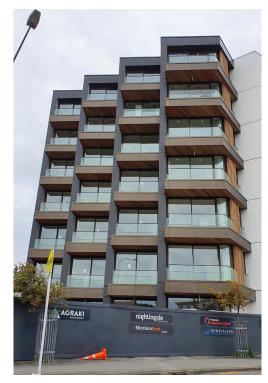


PHOTO 11 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

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 privace 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(C) note: changes to the proposed Centres Design Guide are identified using the same tracked changes conventions used throughout PC(C).





# CENTRES DESIGN GUIDE

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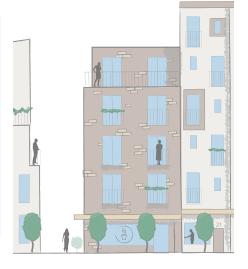
# 1 PURPOSE

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.

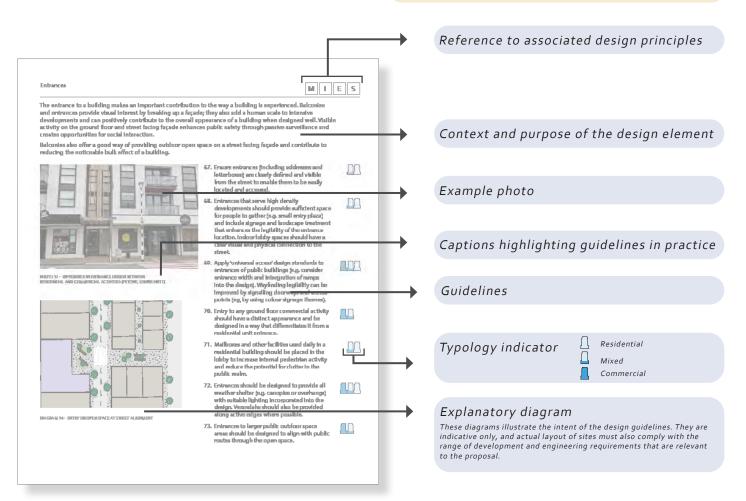
Key design considerations which help achieve the design principles are divided into 15 contributory elements split across three themes as follows:

- » 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)



# 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

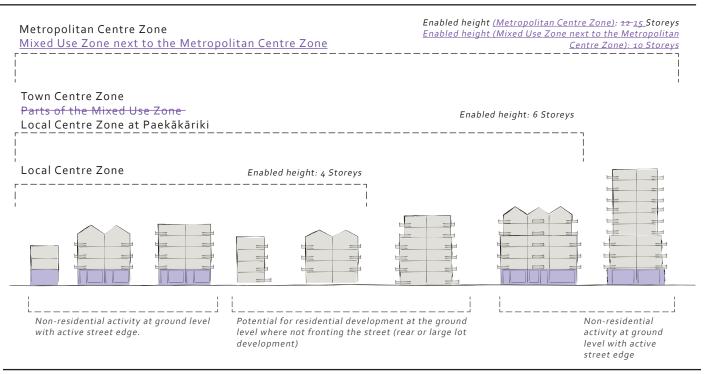
Where this design guide is relevant to a resource consent application, it is expected that a Design Statement will be included within the resource consent application to explain how the proposal meets the principles and guidelines contained within the design guide.

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



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.



# 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



# 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 levle 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



## PROVIDE APPROPRIATE BUILT FORM AND DESIGN

- » Achieve bulk, massing and scale appropriate to the anticipated design patterns of the surrounding neigbourhood
- » 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



# 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



# 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	INTEGRATE AND CONNECT WITH PUBLIC REALM AND SURROUNDINGS	PROVIDE APPROPRIATE BUILT FORM AND DESIGN	PROVIDE FOR AN ACTIVE STREET EDGE	CREATE A COMFORTABLE AND SAFE ENVIRONMENT					
SITE LAYOUT										
Siting and street frontage	•	•	•	•	•					
Connectivity		•		•	•					
Access and (bicycle) parking	•	•		•	•					
Private and communal open space		•	•		•					
Public open space	•	•	•	•	•					
Storage, waste and service areas	•			•	•					
BUILT FORM AND CHARACTER										
Building mass and height		•	•		•					
Materials and façade articulation		•	•	•						
Entrances	•	•		•	•					
Responding to context		•	•		•					
AMENITY & SUSTAINABILITY										
Landscape treatment and design			•	•	•					
Sunlight, daylight and wind		•	•		•					
Energy efficiency			•							
Privacy and safety		•	•		•					

# 6.1 SITE LAYOUT

Siting and street frontage

VIAES

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

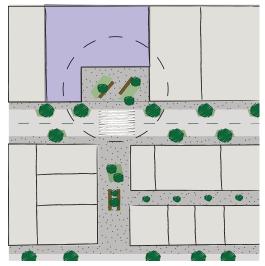


DIAGRAM 1 - A SETBACK CAN BE USED AS GATHERING SPACE IN FRONT OF THE ENTRANCE WHERE APPLICABLE (E.G. BUILDINGS WITH A CIVIC PURPOSE)

- (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

- 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.
- 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.



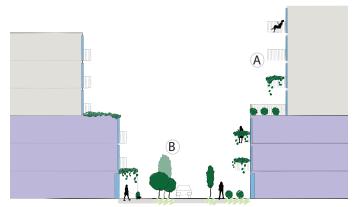


DIAGRAM 2 - GROUND FLOORS DESIGNED TO SUPPORT A HUMAN SCALE AT STREET LEVEL

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.

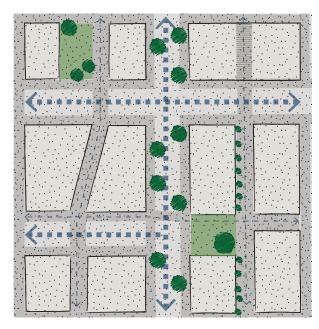


DIAGRAM 3 - ENABLE MID-BLOCK LINKS TO CONNECT WITH THE WIDER TRAFFIC AND OPEN SPACE NETWORK

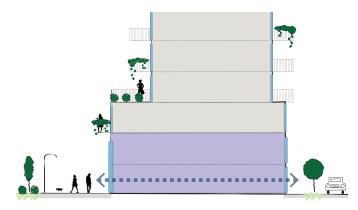


DIAGRAM 4 - PEDESTRIAN CONNECTIONS CAN CONNECT THE SHOPPING STREET WITH ADJACENT (PARKING) AREAS

 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.



- Activate the frontages of mid-block connections with entrances and display windows to create safe and comfortable pedestrian environments.
- 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.











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

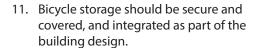


PHOTO 2 - CAR PARKING SCREENED FROM LANEWAY TO ENHANCE PEDESTRIAN AMENITY, EGMONT STREET, WELLINGTON



PHOTO 3 - CAR PARKING INTEGRATED INTO THE LANDSCAPE DESIGN OF THE PUBLIC REALM, WEST END CHRISTCHURCH

 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.



- 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.

















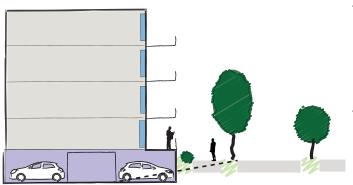
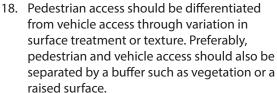


DIAGRAM 6 - UNDERGROUND CAR PARKING MAXIMISES POSITIVE STREET INTERFACE









### 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.

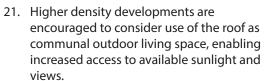
Outdoor living space is an important consideration when designing intensive developments and should be integrated into the design at an early stage in the design process. Private outdoor space for residential purposes can be provided by balconies, rooftops and communal open space on the ground floor.

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.



- 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.











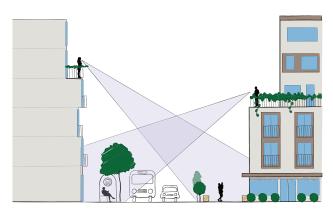


DIAGRAM 7 - OUTLOOK FROM BALCONIES CAN PROVIDE PASSIVE SURVEILLANCE AND INCREASE SAFETY ON THE STREET

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



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 - COURT YARDS 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 flood use of adjacent buildings wherever possible.



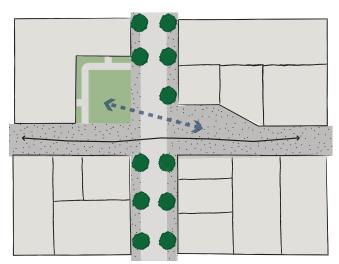


DIAGRAM 8 - HIGHLY VISIBLE AND ACCESSIBLE OPEN SPACE DUE TO ITS LOCATION AND DESIGN RESPONSE OF ADJACENT BUILDINGS

- 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.



 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

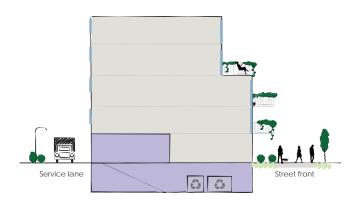


DIAGRAM 9 - SERVICE AREAS INCLUDED IN THE DESIGN, AWAY FROM PEOPLE-FOCUSSED SPACES



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

I A S

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.

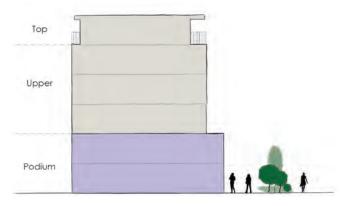


DIAGRAM 10 - BUILDING MASS FOR TALL BUILDINGS BROKEN DOWN INTO A 'PODIUM' AND 'UPPER STOREY'



PHOTO 9 - BULK OF THE BUILDINGS BROKEN DOWN BY LAYERS (BOTTOM, MIDDLE, TOP), CHRISTCHURCH.

46. To minimise the effects of physical dominance, consider:



- a. breaking the form of the building up into a 'podium' and 'upper stories';
- b. stepping the upper stories back from the street;
- c. introducing variations in facade treatment (for example, through balconies, shading devices or porches);
- d. 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:



- a. create visual interest;
- b. minimise the effects of physical dominance; and
- c. 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.



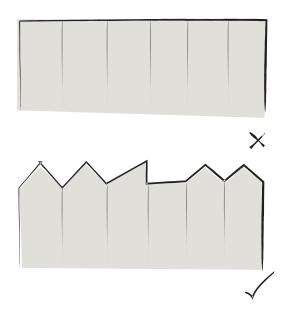


DIAGRAM 11 - REDUCE BULK BY ADDING VARIETY TO THE ROOFLINE OF TERRACED HOUSING

- 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 FACADE 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.

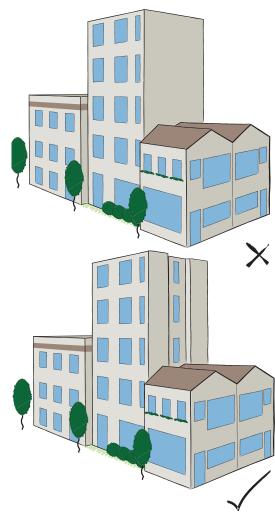


DIAGRAM 13 - VIEWS OF ALL SIDES OF THE BUILDING NEED TO BE CONSIDERED. WINDOWS AT BOUNDARIES ADJACENT TO OTHER BUILDINGS CAN BE USED FOR LIGHT SHAFTS BUT NOT TO RELY ON OUTLOOK.





PHOTO 10 - SIGNAGE SHOULD BE INTEGRATED AS PART OF A COHERENT DESIGN, HAWERA & PICTON

- 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.



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)

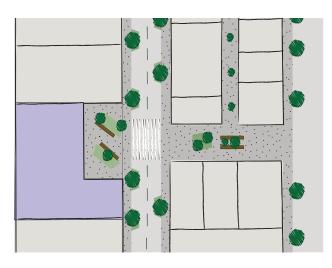
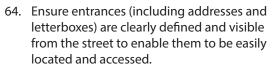


DIAGRAM 14 - ENTRY OR OPEN SPACE AT STREET ALIGNMENT





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.

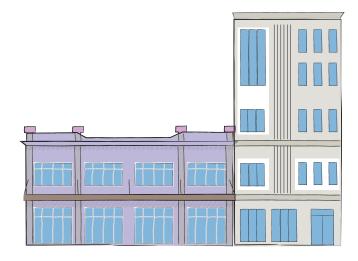


DIAGRAM 15 - RESPONDING TO HERITAGE BUILDING IN THE DESIGN OF NEW BUILDINGS

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 to 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

VI

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.



 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

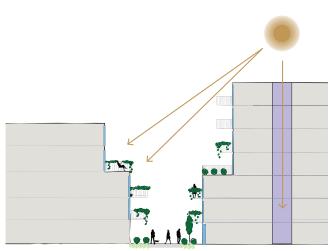


DIAGRAM 17 - HIGH LEVEL WINDOWS, SKYLIGHTS AND/OR ATRIUMS CAN IMPROVE SUNLIGHT PENETRATIONS

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).

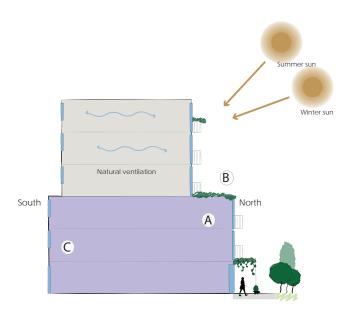


DIAGRAM 18 - SUNLIGHT ACCESS, EAVES AND INTERNAL VENTILATION

- 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.

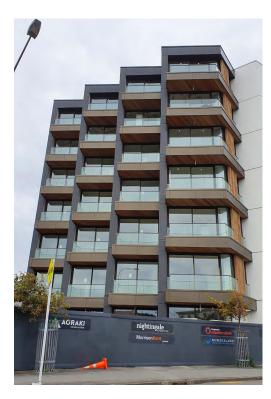


PHOTO 14 - STAGGERED BALCONIES MAXIMISE PRIVACY WHILE RETAINING OUTLOOK AND SUNLIGHT ACCESS (WELLINGTON)

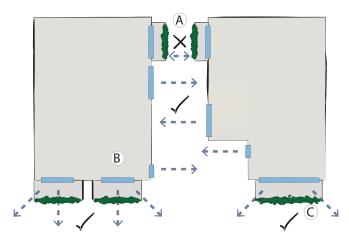


DIAGRAM 19 - BALANCE PRIVACY AND NATURAL SURVEILLANCE

- $\begin{tabular}{ll} \hline \end{tabular} \begin{tabular}{ll} \begin{t$
- 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.



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.



## Appendix D. PC(N) Proposed new areas of General Residential Zone (for information only)

PC(C) 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) and adopted as part of PC(C).

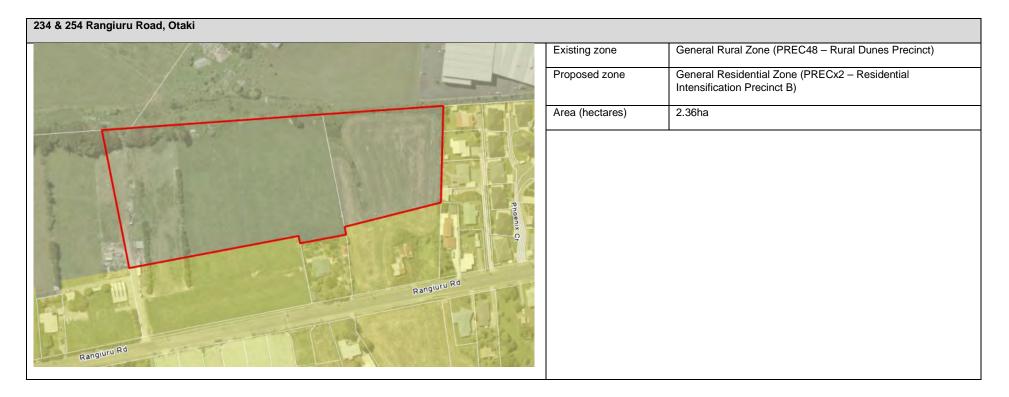
Refer to Appendix G and H for amendments to these maps recommended as part of PC(R2) and adopted as part of PC(C).

Refer to Appendix I for additional amendments to these maps recommended as part of PC(C).

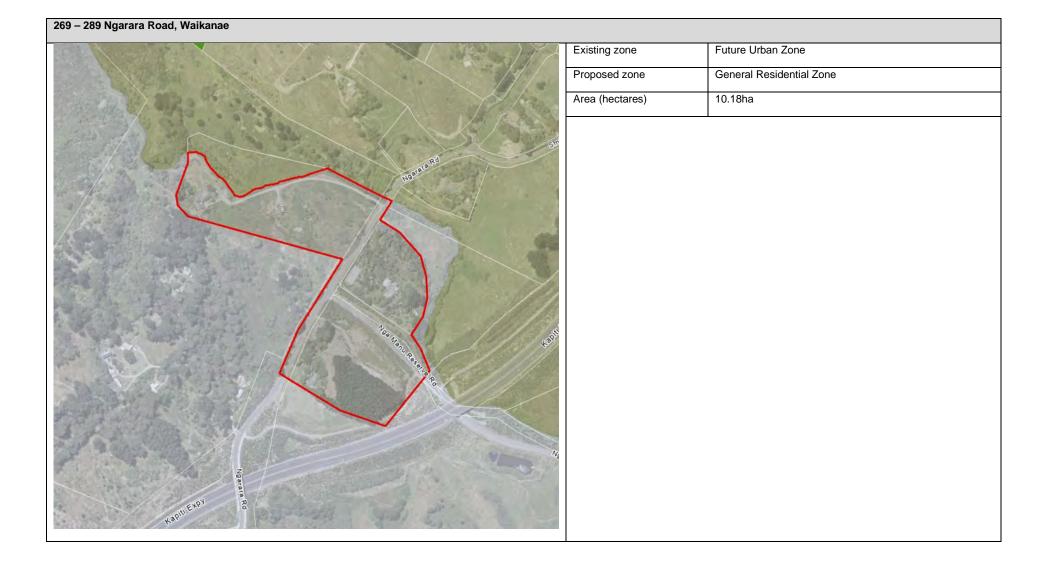
#### Areas proposed to be rezoned as General Residential Zone (for information only)

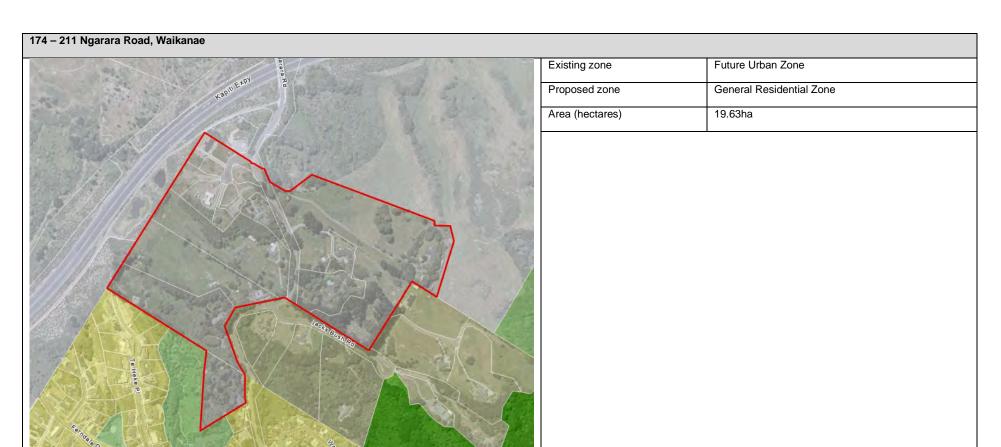
#### Notes:

- 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.

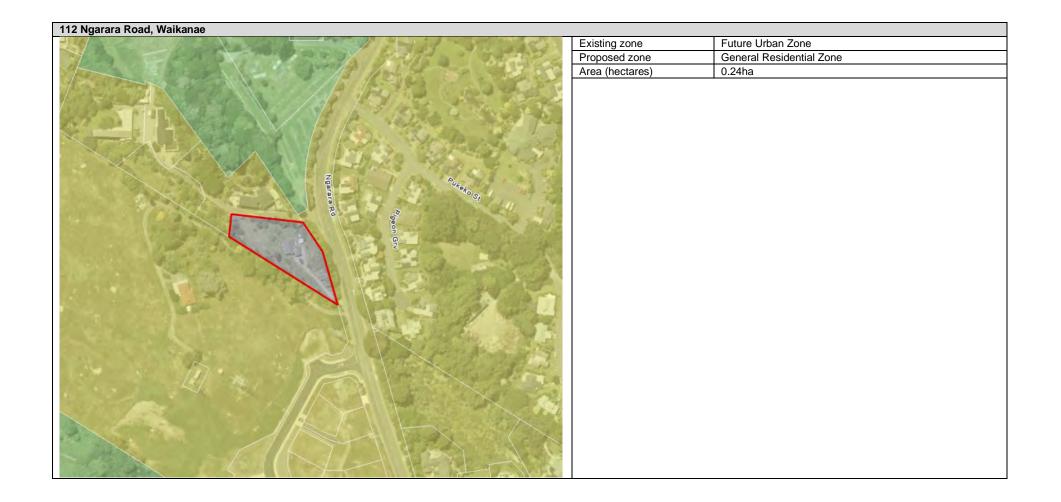


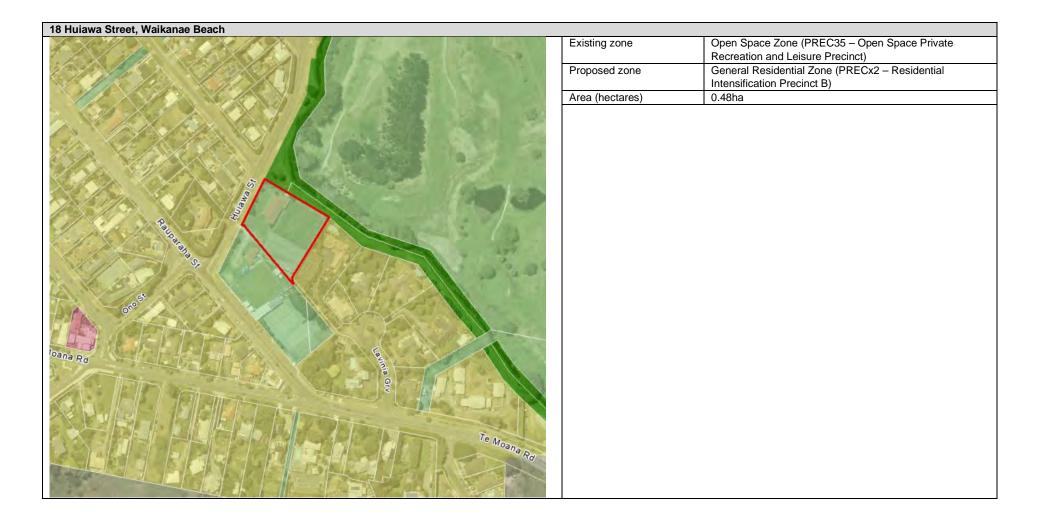
## 17 Jean Hing Place, Otaki Open Space Zone (PREC34 – Open Space Local Parks Existing zone Precinct) General Residential Zone (PRECx2 – Residential Intensification Precinct B) Proposed zone Area (hectares) 0.07ha

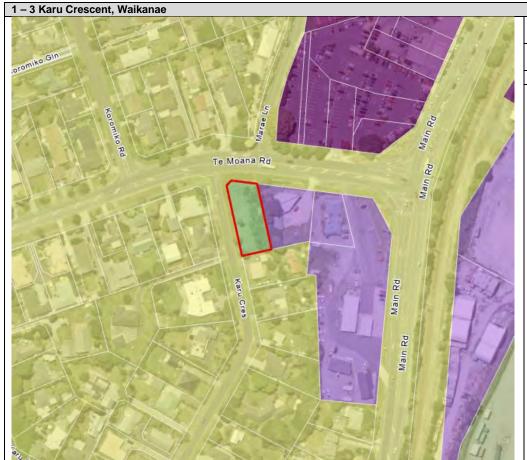




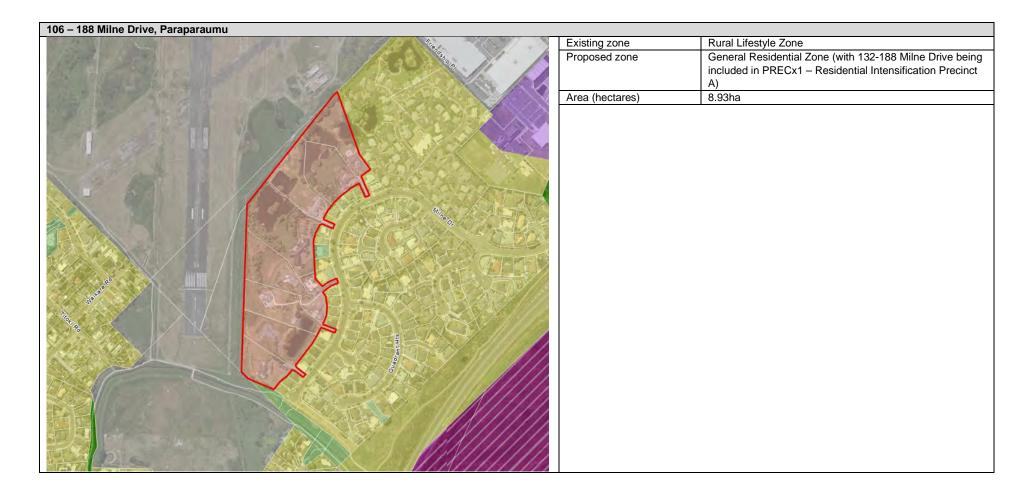
SCENIC RESERVE

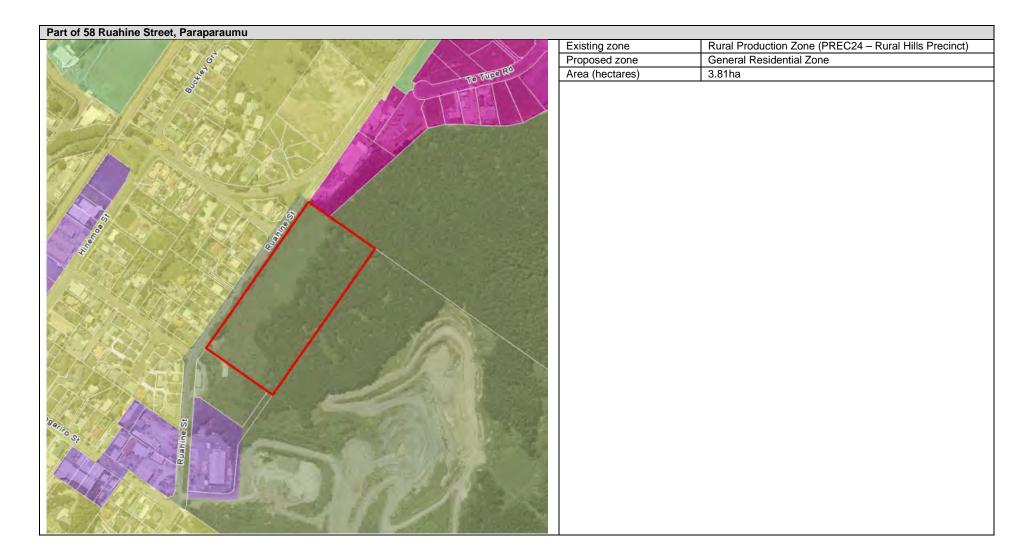


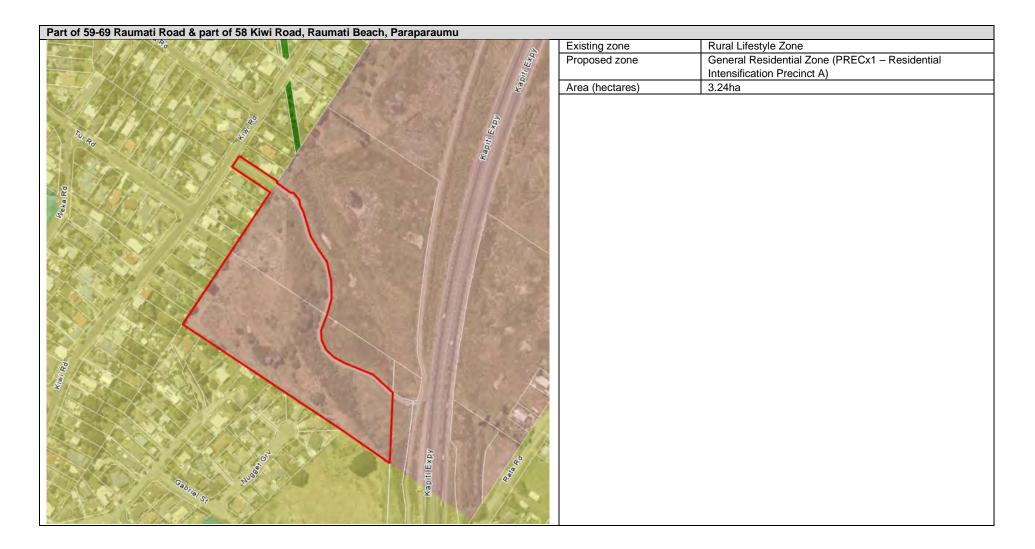


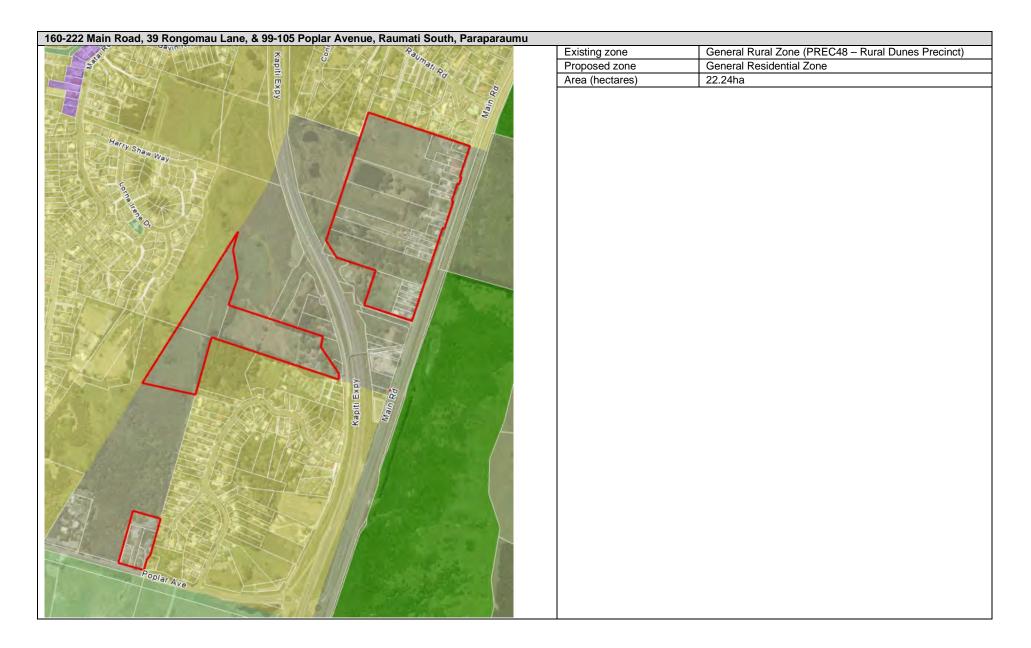


Existing zone	Open Space Zone (PREC34 – Open Space Local Parks
	Precinct)
Proposed zone	General Residential Zone (PRECx1 – Residential
	Intensification Precinct A)
Area (hectares)	0.10ha











## Appendix E. Spatial extent of areas proposed to be added to Schedule 9 of the District Plan (for information only)

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

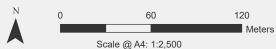
Refer to Appendix F for amendments to WTSx1 adopted as part of PC(C).

Refer to Appendix G for amendments to WTSx2 adopted as part of PC(C).

## Wahanga Tahi and Rua for Waikanae Beach







Date Printed: November 16, 2021

## Appendix F. Recommended amendments to the District Plan maps in response to submissions on PC(N)

S100.63: Amend the spatial extent of wāhi tapu site WTS0361 (Whakarongotai Marae)	
Affected District Plan map series	Historical, Cultural, Infrastructure and Districtwide
Affected maps	Map 10
Affected GIS spatial layer	Historical and Cultural Values   Waahi Tapu

#### **Recommended map amendments**

Extend WTS0361 (shown hatched brown) to include Frater Lane (outlined in red), in the following map:



S100.50: Amend the spatial extent of wāhi tapu site WTSx1 (Kārewarewa Urupā (Wāhanga Tahi))	
Affected District Plan map series	Historical, Cultural, Infrastructure and Districtwide
Affected maps	Map 09
Affected GIS spatial layer	Historical and Cultural Values   Waahi Tapu

Extend WTSx1 (shown hatched blue) to include the area of land outlined in red, in the following map:



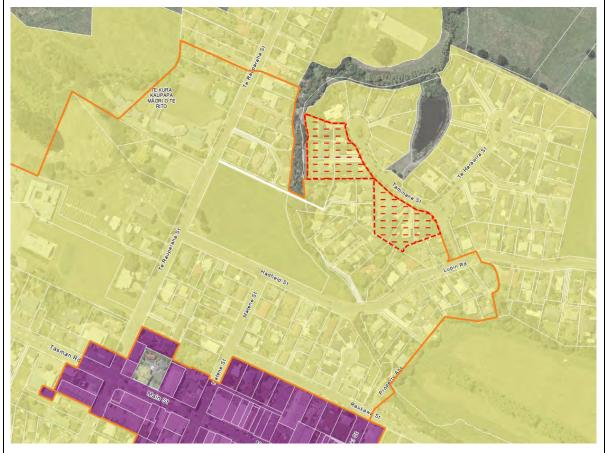
S098.03, S162.03, S163.03, S211.03: Amend the spatial extent of PRECx3PREC62 – Coastal Qualifying Matter Precinct (GRZ) at Peka Peka Beach	
Affected District Plan map series	Zones and Precincts
Affected maps	Map 05
Affected GIS spatial layer	Proposed New Precincts   PRECx3PREC62 – Coastal Qualifying Matter Precinct (GRZ)

Extend PRECx3PREC62 – 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:



S085.01: Amend the spatial extent of PRECx2 – 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   PRECx2 – Residential Intensification Precinct B

Amend the spatial extent of PRECx2 – 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:



S182.01, S188.01, S206.02: Amend the spatial extent of PRECx2 – 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   PRECx2 – Residential Intensification Precinct B

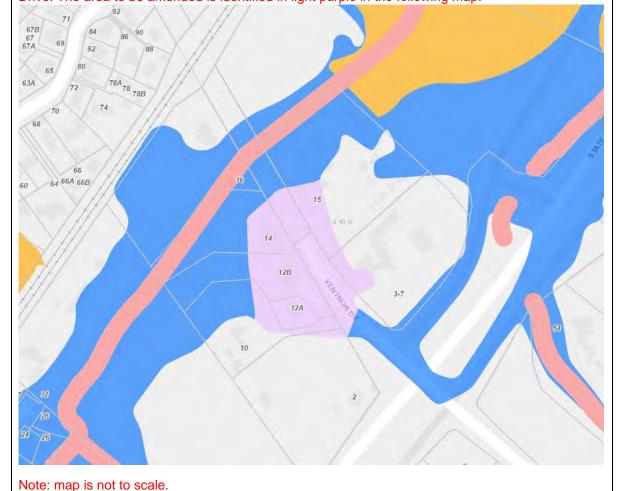
Amend the spatial extent of PRECx2 – Residential Intensification Precinct B (shown outlined orange) to the south-west of the Ōtaki Main Street Town Centre Zone to **incorporate** the land that was formerly at 15 and 16 Mātai Street (shown outlined in red with a red '+' hatching), in the following map:



# 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:



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

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:



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

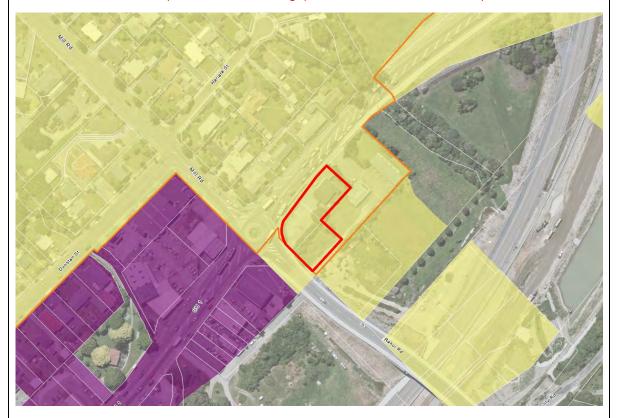
Amend the extent of land proposed to be rezoned as General Residential Zone (shown in the yellow hatching) to **remove** the land located at 99-105 Poplar Ave, Raumati South, outlined in a thick red outline in the following map:



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

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.



## 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(C) for the amendments relevant to this figure.

#### This map outlines:

- Recommended extent of PRECx8PREC67 Ōtaki Takiwā Precinct (General Residential Zone) and PRECx9PREC68 – 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(C) for the amendments relevant to this figure.

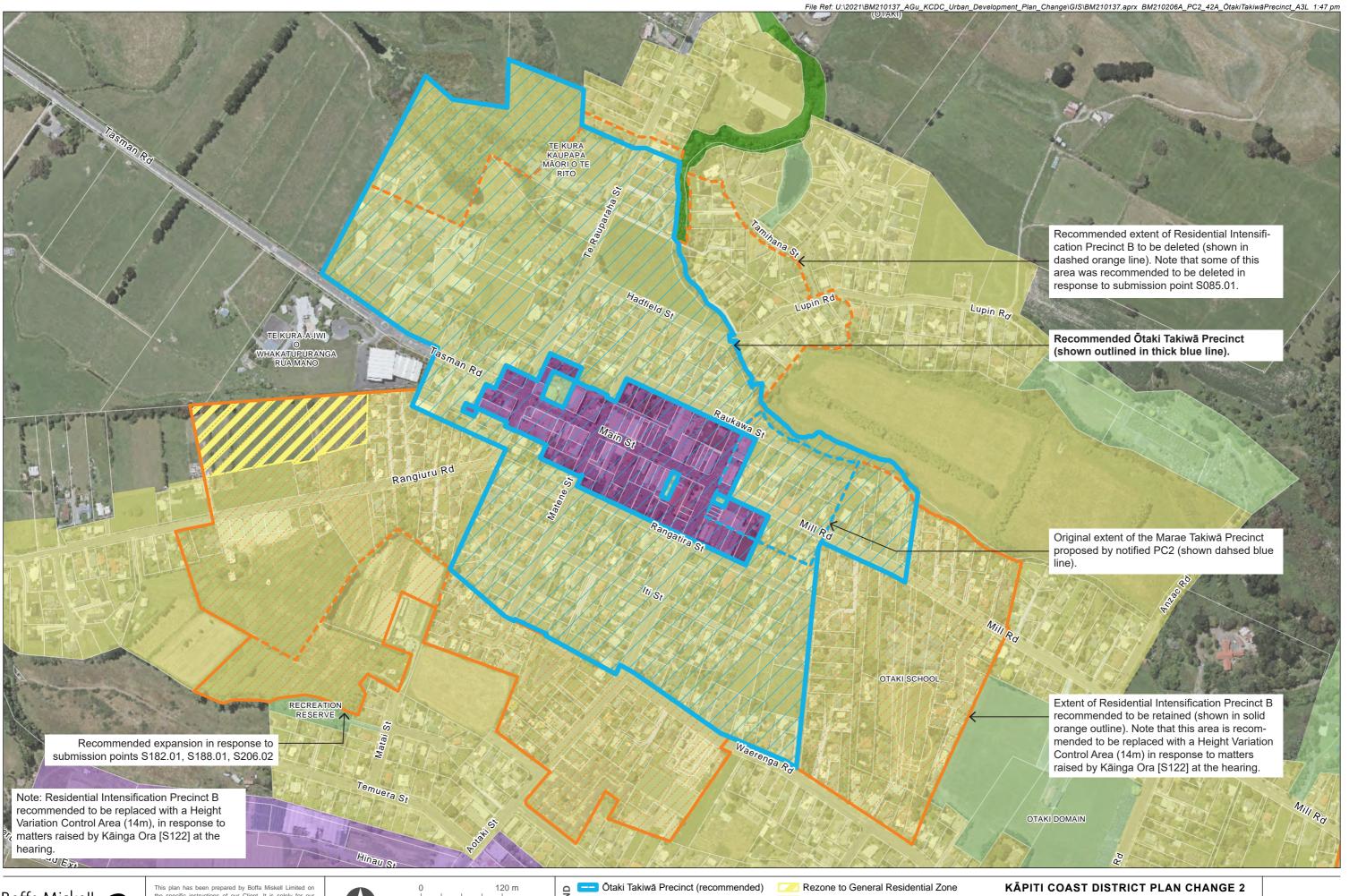
This map outlines the recommended extension of PRECx6PREC65 – Whakarongotai Takiwā Precinct (High Density Residential Zone) and PRECx7PREC66 - Whakarongotai Takiwā Precinct (Town Centre Zone) shown outlined in shown outlined in the blue hatched area.

#### Figure 3: Kārewarewa Urupā Schedule 9 Extensions

Refer to section 19.17 of PC(C) for the amendments relevant to this figure.

#### This map outlines:

- Recommended extension to the spatial extent of wāhi tapu site WTSx1 (Kārewarewa Urupā (Wāhanga Tahi)). 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.





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1:5,000 @ A3

Data Sources: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS, Eagle Technology, Land Information New Zealand, GEBCO, Community

Projection: NZGD 2000 New Zealand Transverse Mercator

Ötaki Takiwā Precinct (recommended)

Marae Takiwā Precinct (originally proposed by notified PC2) Height Variation Control Area (14m) (recommended - see note) Residential Intensification Precinct B

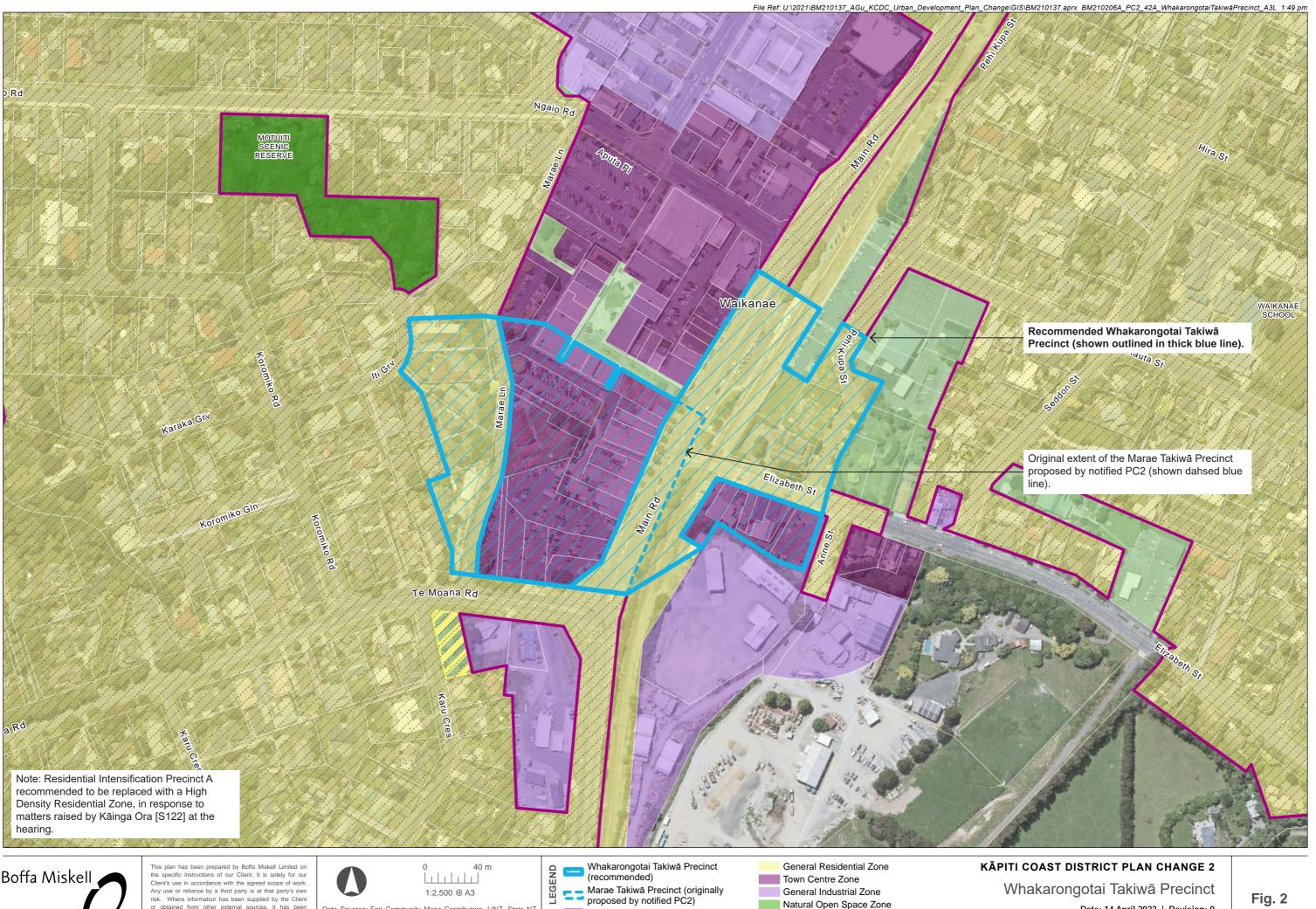
(originally proposed by notified PC2)

General Residential Zone Town Centre Zone General Industrial Zone Natural Open Space Zone

Open Space Zone

Ōtaki Takiwā Precinct

Date: 14 April 2023 | Revision: 0 Plan prepared for Kāpiti Coast District Council by Boffa Miskell Limited





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1:2,500 @ A3

Data Sources: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

Residential Intensification Precinct A Rezone to General Residential Zone General Industrial Zone Natural Open Space Zone Open Space Zone

Whakarongotai Takiwā Precinct

Date: 14 April 2023 | Revision: 0 Plan prepared for Kāpiti Coast District Council by Boffa Miskell Limited



This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



1:2,500 @ A3

Data Sources: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/NASA, USGS, Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

Natural Open C<sub>F</sub>
Open Space Zone
Proposed Wāhi Tapu: WTSx1

Recommendation Extend WTSx1

Extend WTSx2

Kārewarewa Urupā Schedule 9 Extensions Date: 14 April 2023 | Revision: 0

Plan prepared for Kāpiti Coast District Council by Boffa Miskell Limited

Fig. 3

Appendix H Recommended amendments to the District Plan maps in response to matters raised at the hearing by Kāinga Ora [S122]

## 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.

Not all aspects of these maps are to be incorporated into the District Plan. Refer to sections 19.1A and 19.2A of PC(C) for the amendments identified in these maps that are to be incorporated into the District Plan.

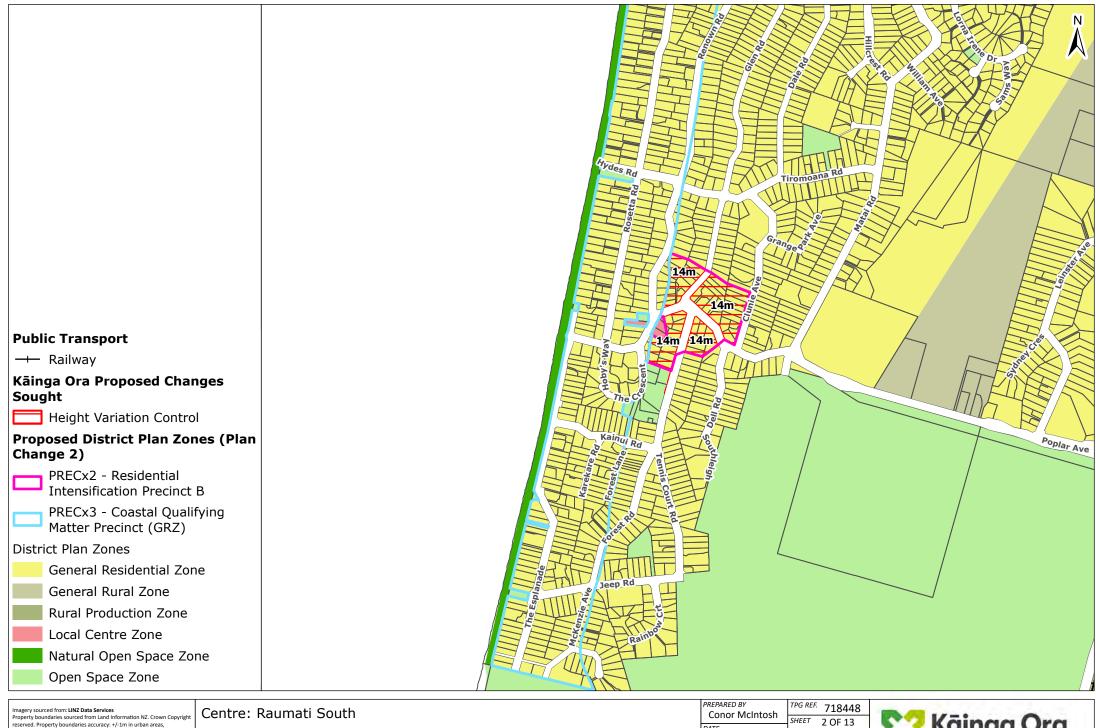


reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.

Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri). 9/03/2023

SHEET 1 OF 13 A4 Scale 1:10,000 260 Metres



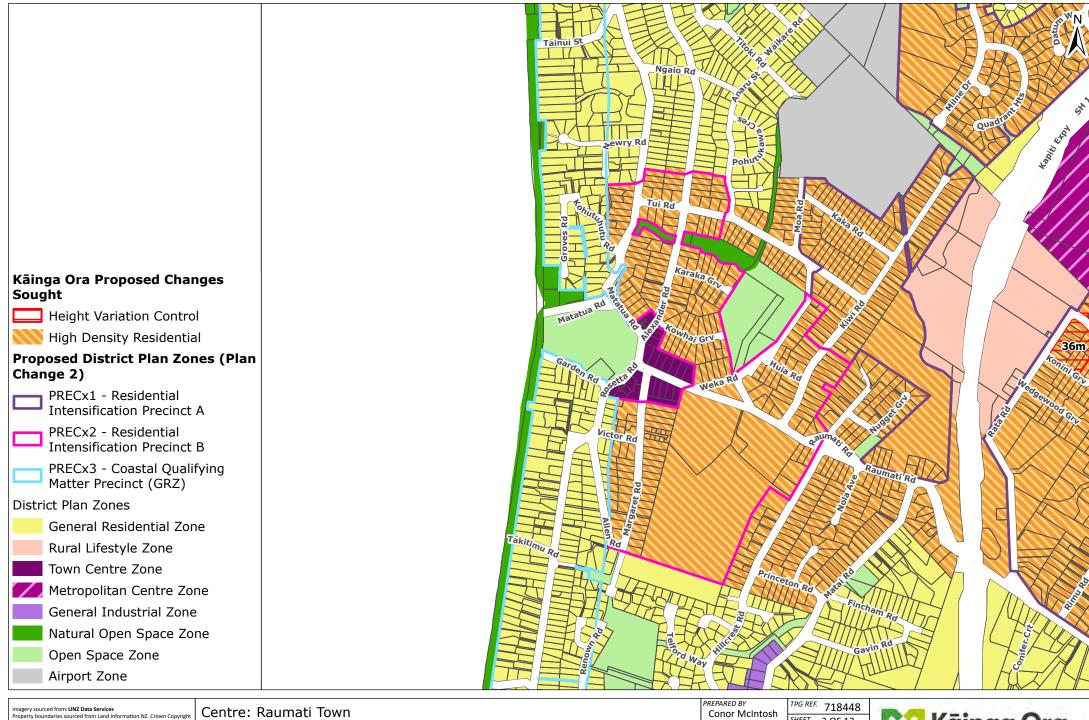


reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.

Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

9/03/2023 A4 Scale 1:10,000 260 Metres





reserved. Property boundaries accuracy: +/-1m in urban areas,

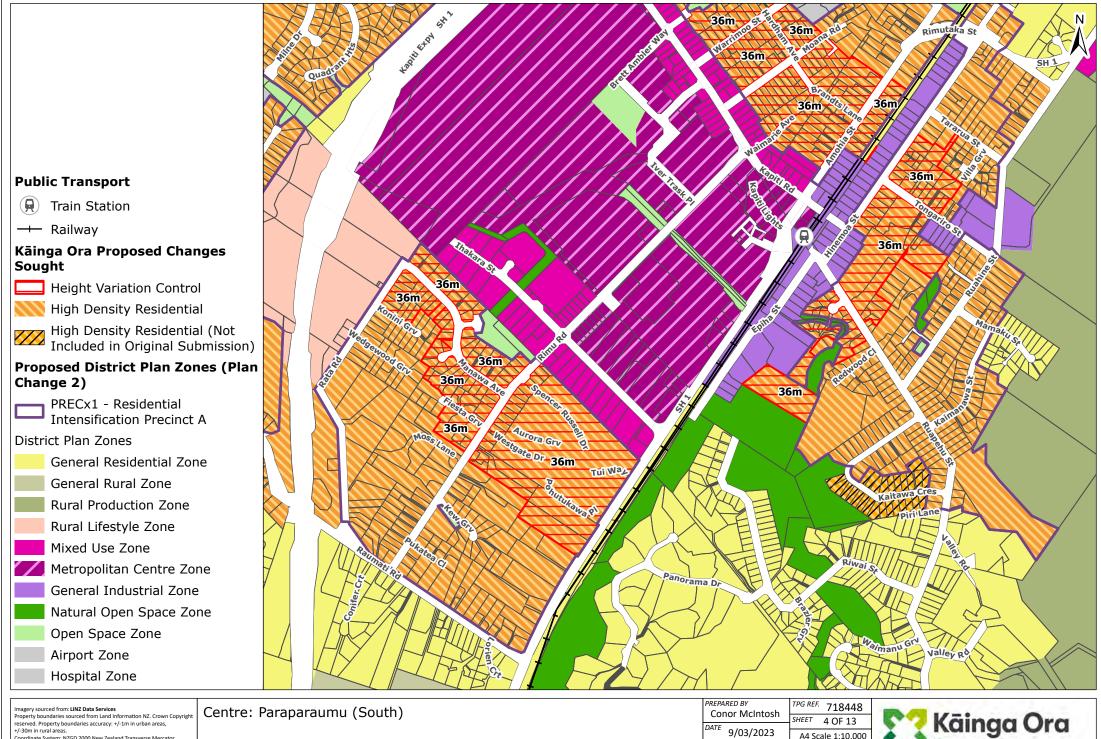
Coordinate System: NZGD 2000 New Zealand Transverse Mercator

SHEET 3 OF 13

9/03/2023

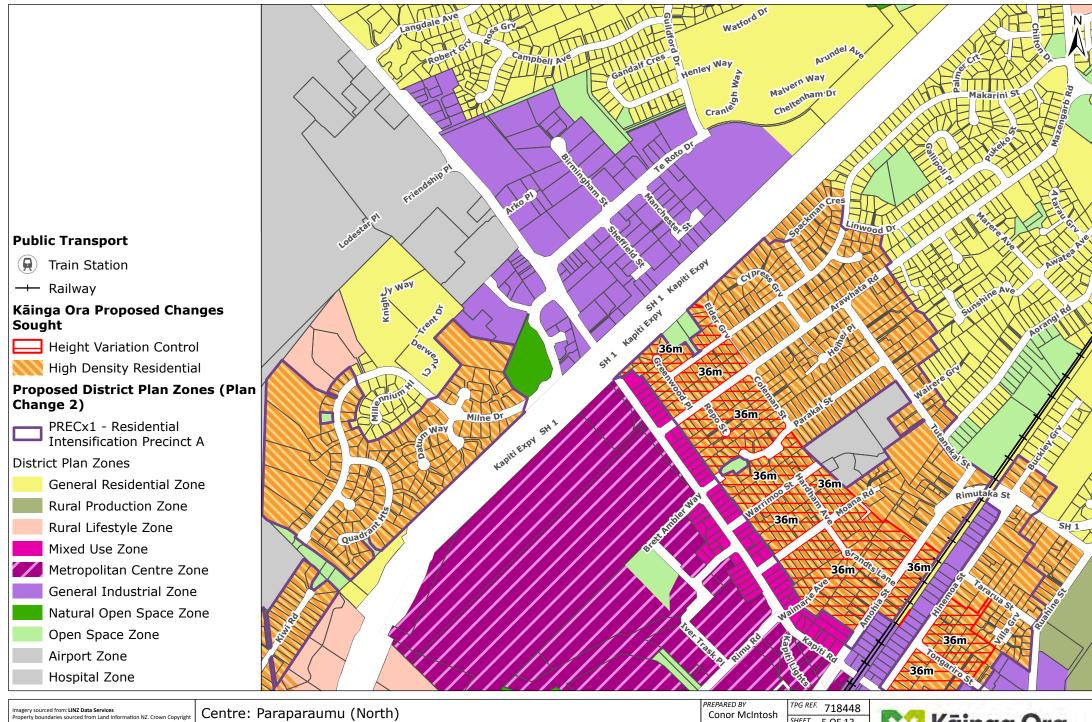






Coordinate System: NZGD 2000 New Zealand Transverse Mercator atum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri). 9/03/2023

A4 Scale 1:10.000 Homes and Communities



reserved. Property boundaries accuracy: +/-1m in urban areas,

Coordinate System: NZGD 2000 New Zealand Transverse Mercator

9/03/2023

SHEET 5 OF 13

A4 Scale 1:10.000

Kāinga Ora Homes and Communities

#### 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

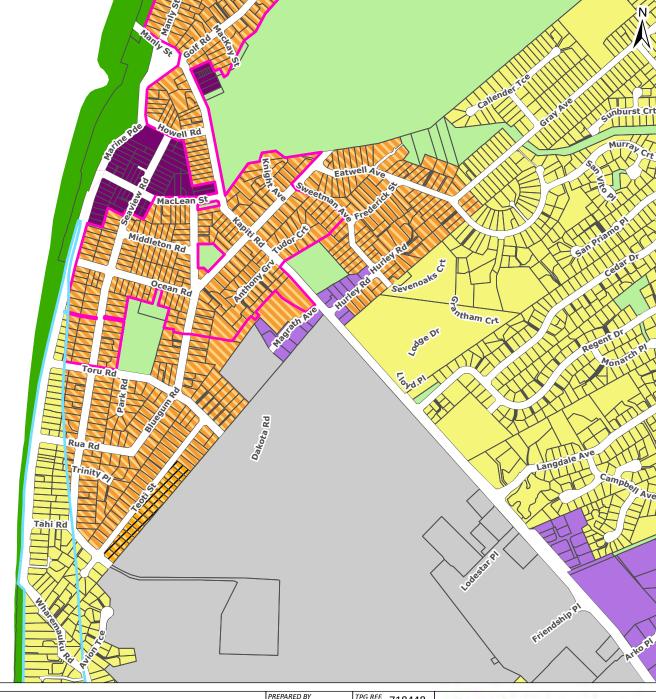
General Industrial Zone

Natural Open Space Zone

Open Space Zone

Airport Zone

Centre: Paraparaumu Beach



magery sourced from: LINZ Data Services

Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas,

Coordinate System: NZGD 2000 New Zealand Transverse Mercator
Datum: NZGD 2000 // This man was produced with ArcGIS Pro (Fsri).

Conor McIntosh

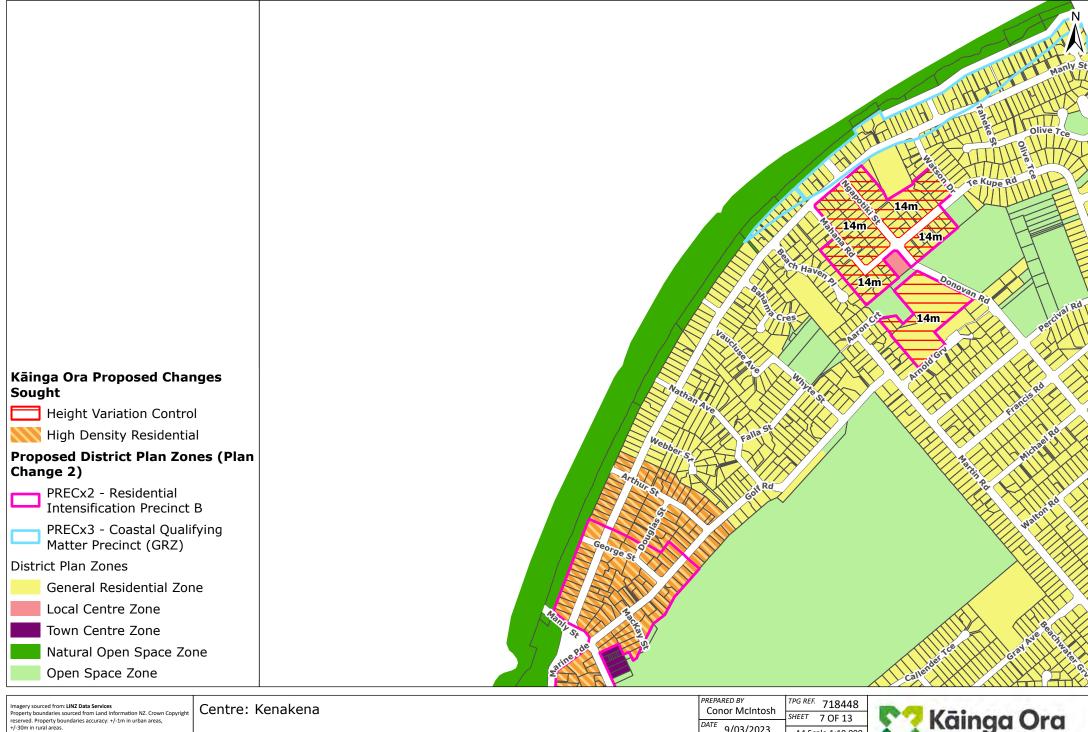
AATE 9/03/2023

A4 Scale 1:10,000

0 260 Metres

TPG REF. 718448
SHEET 6 OF 13

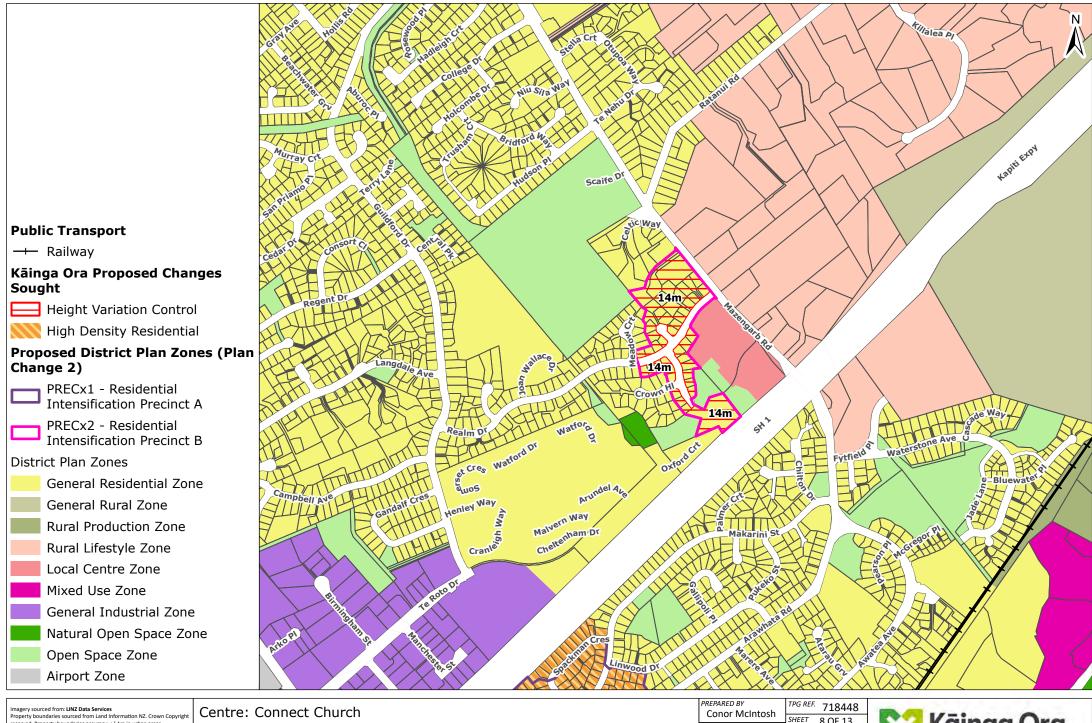
A4 Scale 1:10,000
Homes and Communities



Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri). 9/03/2023

A4 Scale 1:10,000 260 Metres





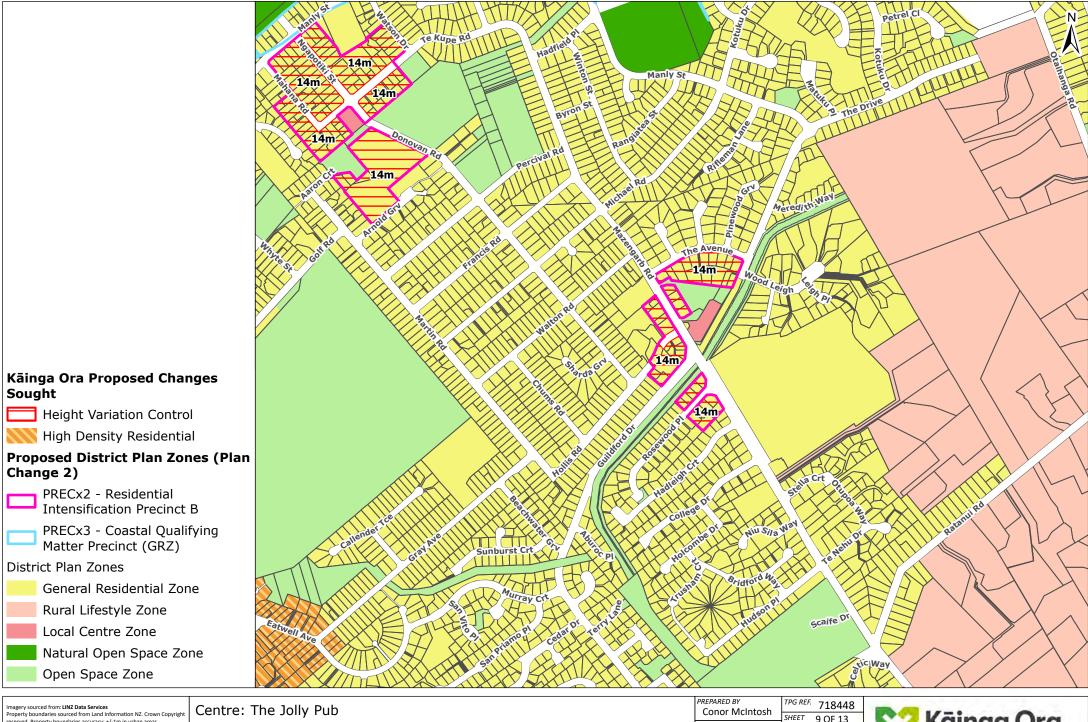
reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.

Coordinate System: NZGD 2000 New Zealand Transverse Mercator Patum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

SHEET 8 OF 13

9/03/2023 A4 Scale 1:10.000



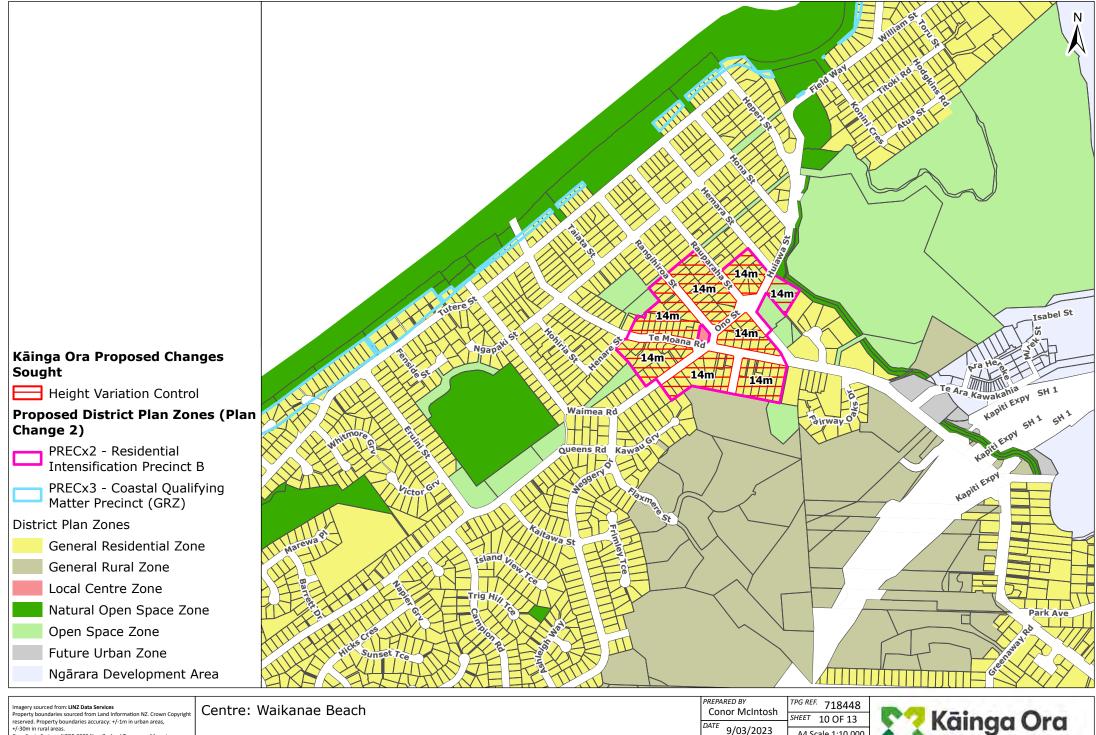


reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.

Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri). 9/03/2023

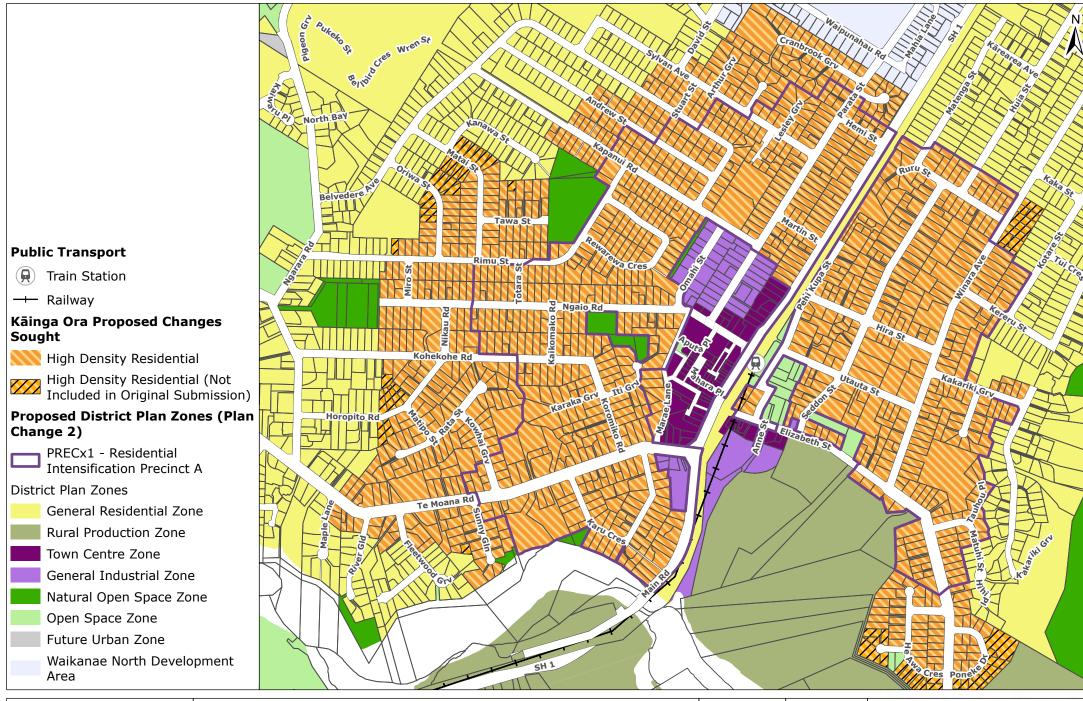
SHEET 9 OF 13 A4 Scale 1:10,000 260 Metres





Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri). 9/03/2023 A4 Scale 1:10,000 260 Metres





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

PREPARED BY
Conor McIntosh

DATE 9/03/2023

TPG REF. 718448
SHEET 11 OF 13

A4 Scale 1:10,000 260 Metres



## Appendix I. Additional rezoning recommended by the Independent Hearings Panel as part of PC(C)

S023.01: Rezone a series of sites at Tieko Street, Otaihanga from Rural Lifestyle Zone to General Residential Zone.

Affected District Plan map series

Zones and Precincts

Map 09

Affected GIS spatial layers

Zones | Rural Lifestyle Zone (extent removed)

Zones | General Residential Zone (extend added)

Rejected by the Council

#### **Recommended map amendments**

Rezone the sites at Tieko Street, Otaihanga identified in red in the map below from Rural Lifestyle Zone to General Residential Zone:



S123.01, S205.01: Amend the extent of land proposed to be rezoned as General Residential Zone at 39 Rongomau Lane, Raumati South, to include additional land.	
Affected District Plan map series	Zones and Precincts
Affected maps	Map 14
Affected GIS spatial layers	Zones   General Rural Zone (extent removed)
	Precincts   PREC48 – Rural Dunes Precinct (extent removed)
	Zones   General Residential Zone (extend added)

Amend the extent of land proposed to be rezoned as General Residential Zone (shown in the yellow hatching) to include the land identified in the red outline in the following map:

