

N.B.

- S42A recommended additions are shown in **red text** and underlined and deletions are ~~struck through~~.
- Recommended amendments to the provisions recommended in the S42A Report are shown in **blue text** and underlined, deletions are ~~struck through~~

DEV4 – 100 & 110 Te Moana Road

Development Area

Introduction

The Development Area provides for residential development at the Site identified in DEV4 — Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan.

This Section contains policies, rules and standards relating specifically to the 100 & 110 Te Moana Road Development Area. The provisions in this chapter apply in addition to the underlying General Residential Zone provisions and the provisions contained in the Part 2: District-Wide Matters chapters.

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

Policies

GRZ-P29 DEV4-P1	<u>100 and 110 Te Moana Road, Waikanae (being Lot 1 DP 71916 and Lot 2 DP 71916) Subdivision, Use and Development within the 100 & 110 Te Moana Road Development Area</u>
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Subdivision, use and development at 100 and 110 Te Moana Road (being Lot 1 DP 71916 and Lot 2 DP 71917) shall be sited, designed, and undertaken to:

1. Minimise adverse visual amenity effects on neighbouring properties on Fairway Oaks Drive through provision of a planted development setback commensurate with the height and scale of built development on that boundary
1. Ensure development occurs in a way that manages landscape and visual effects for properties at the northwestern boundary with Fairway Oaks Drive, in the location shown on DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan, including the provision of landscape treatment along this boundary, where appropriate
2. Avoid adverse effects on the ecological values and functioning of ecological site K068 through provision and maintenance of a planted buffer around the full extent of the ecological site
3. Manage the effects of trip generation on the safety and efficiency of the transport network including, but not limited to, the Te Moana Road/Kāpiti Expressway Interchange
4. Provide safe and legible vehicular access from Te Moana Road into the development
5. Provide safe and direct access to public transport and active transport facilities on Te Moana Road

Rules

<u>Rule GRZ-R42 DEV4-R1</u>	<u>Any activity at 100 and 110 Te Moana Road (being Lot 1 DP 71916 and Lot 2 DP 71916) within the 100 & 110 Te Moana Road Development Area, other than new buildings and structures, and minor works, additions or alterations to buildings or structures</u>
<u>Permitted Activity</u>	<u>Standards</u> <u>Land use activities must be in accordance with the structure plan shown in Appendix 27 DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan</u>
<u>GRZ-R43 DEV4-R2</u>	<u>New buildings and structures, and any minor works, additions or alterations to any building or structure at 100 and 110 Te Moana Road (being Lot 1 DP 71916 and Lot 2 DP 71916) within the 100 & 110 Te Moana Road Development Area</u>
<u>Permitted Activity</u>	<u>Standards</u> <u>Buildings must comply with the standards set out under rule GRZ-R33, except for Standard 4 in respect of the northwestern boundary with 4, 6, 8 and 10 Fairway Oaks Drive, Waikanae, as shown in Appendix 27 where standards 5 and 6 below apply instead</u> <u>A 10m planted setback from the boundary of ecological site K068 must be provided, as shown in Appendix 27 DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan, and</u> <u>Retention of the eight Pōhutukawa trees on the Te Moana Road boundary, as shown in Appendix 27-DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan</u> <u>Buildings and structures, including any minor works, additions or alterations to any building or structure must be in accordance with the structure plan shown in Appendix 27.</u> <u>Setbacks</u> <u>The following setback distances apply:</u> <u>5m where the height of the building or structure is no more than 8m in height</u> <u>10m where the height of the building or structure exceeds 8m in height</u> <u>The setbacks required in standard 5 must include native shrub and tree planting</u> <u>Setbacks from all other boundaries must comply with the setback standards in Rule GRZ-R33.</u>
<u>DEV4-R3</u>	<u>Subdivision of land within the 100 & 110 Te Moana Road Development Area</u> <u>Notification</u> <u>Public and limited notification of an application for resource consent under this rule is precluded.</u>

Controlled Activity	Standards Compliance with Rule SUB-RES-R33 Subdivision will occur in accordance with the structure plan included in Appendix 27 DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan	Matters of Control The matters of control in Rule SUB-RES-R33 The matters in policy DEV4-P1
GRZ-R44 DEV4-R4	New buildings and structures, any minor works, additions or alterations to any building or structure at 100 and 110 Te Moana Road (being Lot 1 DP 71916 and Lot 2 DP 71916) within the 100 & 110 Te Moana Road Development Area that do not comply with one or more of the standards under Rule GRZ-R43	
Restricted Discretionary Activity		Matters of Discretion The matters of discretion listed under rule GRZ-R37 The matters in Policy DEV4-P1 The extent of any inconsistency with the structure plan in Appendix 27 DEV4-Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan Consideration of the effects of the standard not being met Measures to avoid, remedy or mitigate adverse effects Cumulative effects.
DEV4-R5	Subdivision of land in the 100 & 110 Te Moana Road Development Area that is not a controlled activity under DEV4-R3. - - Notification Public and limited notification of an application for resource consent under this rule is precluded.	
Discretionary Activity		

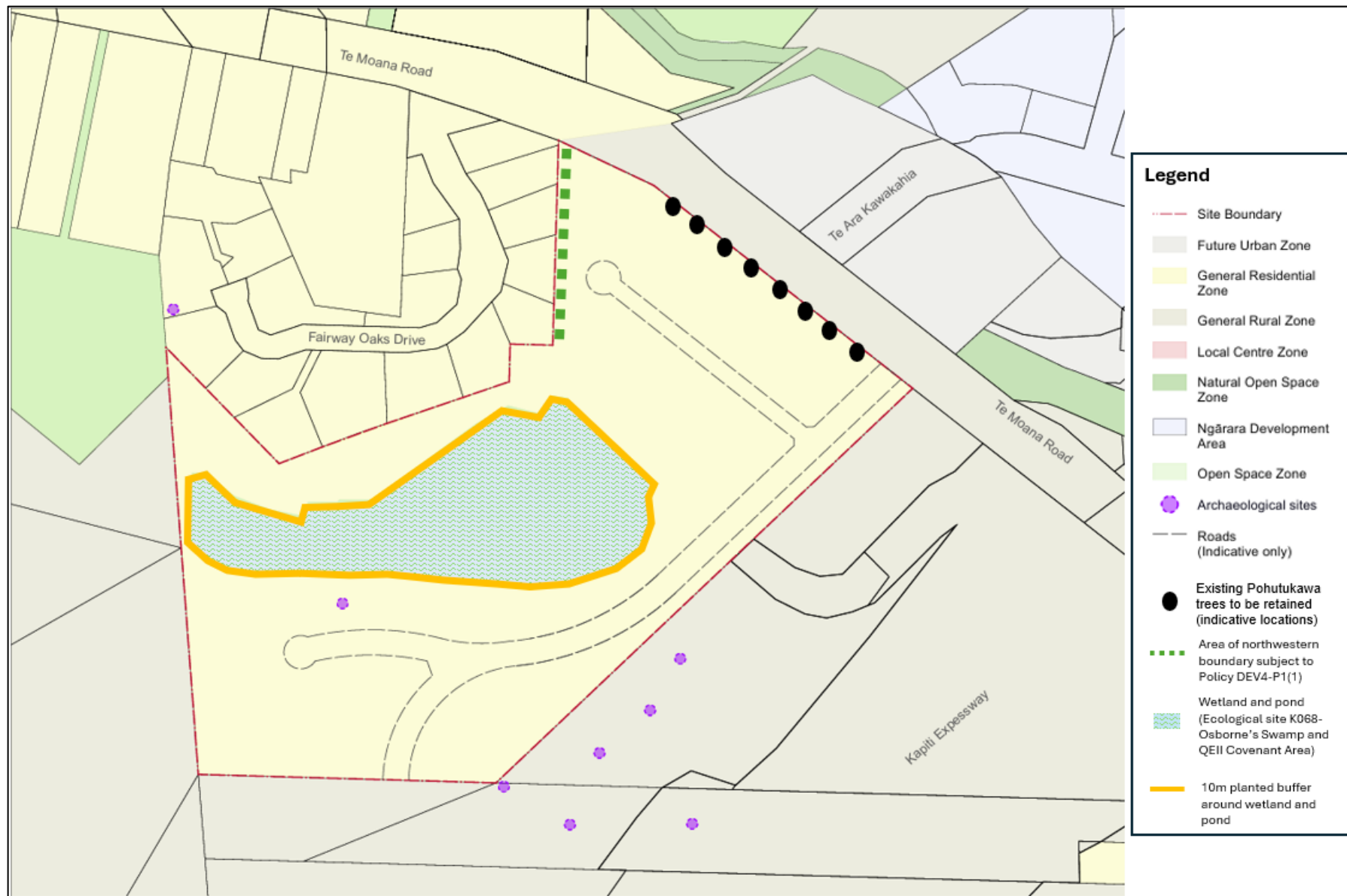


Figure 1: 100 & 110 Te Moana Road Development Area Structure Plan