

Appendix F. Tracked-changes versions of General Residential Zone and Subdivision in Residential Zones chapters

The General Residential Zone and Subdivision in Residential Zones chapters of the District Plan are proposed to include a significant number of alterations as part of this IPI. The purpose of this appendix is to provide tracked-changes versions of the full extent of these chapters, so that the proposed amendments can be seen in context.

As outlined in the IPI, there are a range of other chapters that will be subject to proposed amendments. Refer to the Operative District Plan [e-Plan](#) for the existing provisions related to all other chapters covered by this IPI.

This appendix is provided for information only, and does not form part of the IPI.

GRZ - General Residential Zone

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 Ngārara Development Area and Precincts 1, 2, 4 and 5 of the Waikanae North Development Area) are located within the Development Area chapters.

District-wide policies that set out *Council's* approach to managing urban development and *residential activities* in all areas and *zones* across the District are set out in the Strategic ~~Direction~~ Direction chapters. Rules and standards relating to *residential activities* in other *zones* are located in the relevant area-specific chapters (e.g. Commercial Mixed Use Zones, Rural Zones).

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

General Residential Zone

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

A mix of housing densities are provided for throughout the Zone, with higher densities enabled in areas that are well served by public transport or are close to a range of commercial activities and community services. Housing types anticipated in the Zone include detached housing, semi-

detached housing, terrace housing, low-rise apartments, and in some areas mid-rise apartments. The *development* of *papakāinga* is also provided for within the Zone. The Zone does not promote one form of housing over another but instead provides flexibility to meet the community's diverse housing needs.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Zone will change over time. Design guidelines help manage this change by promoting a high standard of urban design and encouraging new development to contribute positively to the changing character of the Zone.

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

Residential Intensification Precincts

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

Residential Intensification Precinct A

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

Residential Intensification Precinct B

This precinct encompasses the part of the Zone that is adjacent to the *Town Centre Zone* and the *Local Centre Zone*. The precinct enables the development of buildings up to 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. The purpose of this precinct is to identify the area within which the level of *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.

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

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

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

General Precincts

Waikanae Garden Precinct

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

Pekawy Precinct

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

Ferndale Area Precinct

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

Waikanae Golf Precinct

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

The Drive Extension Precinct

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

Te Horo Beach

~~Low Density Housing Precincts~~

~~Panorama Drive Precinct~~

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

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

~~Ōtaki Low Density Housing Precinct~~

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

~~Paraparaumu Low Density Precinct~~

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

~~Manu Grove Low Density Housing Precinct~~

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

~~County Road Ōtaki Low Density Precinct~~

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

~~Intensification Precincts~~

~~Focused Infill Precinct (Paraparaumu, Raumati Beach, Waikanae and Ōtaki)~~

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

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

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

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

Beach Residential Precincts

The four Beach Residential Precinct areas extend across the four coastal settlements of Ōtaki

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

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

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

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

General Residential Area

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

Strategic Context

The Primary Objectives that this chapter implements are:

- DO-O1 - Tāngata Whenua;
- DO-O3 - Development Management;
- DO-Ox1 – Well-functioning Urban Environments;
- DO-Ox2 – Housing Variety and Choice;
- DO-Ox3 – Residential Intensification Precincts;
- DO-O4 - Coastal Environment;
- DO-O8 - Strong Communities;
- DO-O11 - Character and Amenity Values;
- DO-O12 - Housing Choice and Affordability;
- DO-O13 - Infrastructure;
- DO-O14 - Access and Transport;
- DO-O15 - Economic Vitality; and
- DO-O17 - Open Spaces / Active Communities.

DO-O1 Tāngata 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, ~~which~~ and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 - a. that are in or near a *Centre Zone* or other area with many employment opportunities;
 - b. that are well serviced by existing or planned public transport; or
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;
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;
5. ~~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.

DO-Ox1 Well-functioning Urban Environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

[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.]

DO-Ox2 Housing Variety and Choice

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.]

DO-Ox3 Residential Intensification Precincts

Residential Intensification Precincts 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. 6-storey buildings within Residential Intensification Precinct A; and
 - b. 4-storey buildings within Residential Intensification Precinct B.

DO-04 Coastal Environment

To have a coastal environment where:

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

DO-08 Strong Communities

To support a cohesive and inclusive community where people:

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

DO-011 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:

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

DO-012 Housing Choice and Affordability

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

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

preference;

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

DO-O13 Infrastructure

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

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

DO-O14 Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effects* on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15 Economic Vitality

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

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

while:

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

DO-O17 Open Spaces / Active Communities

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

1. is developed, used and maintained in a manner that does not give rise to significant adverse

- effects* on the natural and physical *environment*;
- 2. protects the District’s cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
- 3. supports the identity, health, cohesion and resilience of the District’s communities; and
- 4. ensures that the present and future recreational and *open space* needs of the District are met.

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

See Rule NH-FLOOD-R2 for separation of *buildings* and *structures* from *waterbodies* standards, TR-PARK-R18 to TR-PARK-R21 for Parking, INF-MENU-R27 to INF-MENU-R29, INF-MENU-R35, INF-MENU-R37, SUB-DW-Rx, 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.

Policies

GRZ-Px1 *Medium Density Residential Standards – Policy 1*

Enable a variety of housing typologies with a mix of densities within the Zone, including 3-storey attached and detached dwellings, and low-rise apartments.

[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 *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*).

[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 *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 *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 *Medium Density Residential Standards – Policy 5*

Provide for *developments* not meeting *permitted activity* status, while encouraging high-quality *developments*.

[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-Px6 Residential Intensification Precincts

<p>Provide for higher-density housing within Residential Intensification Precincts, including:</p> <ol style="list-style-type: none"> 1. within Residential Intensification Precinct A, 6-storey residential <i>buildings</i>; and 2. within Residential Intensification Precinct B, 4-storey residential <i>buildings</i>; <p>where <i>development</i> meets the requirements of the Residential Design Guide.</p>	
GRZ-Px7	<u>Coastal Qualifying Matter Precinct</u>
<p>Within the Coastal Qualifying Matter Precinct, the level of <i>development</i> otherwise required by the <i>Medium Density Residential Standards</i> and policy 3 of the NPS-UD will not be enabled until the management of coastal hazards within the precinct is addressed through a future coastal environment plan change.</p>	
GRZ-P1	Medium Density Housing
<p>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 <i>centres</i>, <i>open spaces</i>, <i>public transport networks</i> and where existing <i>infrastructure</i> has sufficient capacity.</p> <p>Medium density housing developments will be designed and developed in a manner which:</p> <ol style="list-style-type: none"> 1. is of a suitable and compatible location, <i>height</i>, density, scale, and bulk relative to the context, adjacent <i>land uses</i>, streets and reserves; 2. ensures high quality, high amenity living conditions in comprehensive and coordinated <i>medium density housing</i> developments, including appropriate private <i>outdoor living areas</i> and <i>landscaping</i> which meet the on-site outdoor amenity needs of residents; 3. is consistent with the principles in the Medium Density Housing Design Guide in Appendix 2. The Design Guide will be used as an assessment tool for applications to establish new <i>medium density housing</i> or to modify lawfully established <i>medium density housing</i>; and 4. maintains <i>amenity values</i> of, and is sympathetic to, adjacent <i>residential buildings</i> and areas, and avoids excessive <i>building</i> dominance, including through <i>building height</i> and mass, materials and finishing. 	
GRZ-P2	Focused Infill Precincts
<p>Focused infill development will be provided for in identified precincts which are close to <i>centres</i>, other local services, and public <i>open spaces</i> and which have sufficient <i>infrastructure</i> capacity. The resulting density will be higher than <i>general residential</i> areas but lower than <i>medium density housing</i> precinct areas.</p>	
GRZ-P3	Special Character Areas
<p>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.</p> <p>The District's special character areas are the:</p> <ol style="list-style-type: none"> 1. Beach Residential Precinct at: <ol style="list-style-type: none"> a. Paekākāriki; b. Raumati; c. Waikanae Beach; d. Ōtaki Beach; and 2. Waikanae Garden Precinct. 	
<p>Note: Special Character Area Guidelines are included in Appendix 3 but only apply to the Beach Residential Precincts.</p>	

GRZ-P4	Beach Residential Precincts
<p>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.</p> <p>Where new subdivision or development is proposed in the Beach Residential Precincts, specific consideration will be given to the extent to which the proposal:</p> <ol style="list-style-type: none"> 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. <p><u>Subdivision, use and development</u> in the Beach Residential Precincts (excluding the Waikanae Beach Residential Precinct) will give consideration to:</p> <ol style="list-style-type: none"> <u>1. Maintaining, where practicable, the intactness of existing dune landforms;</u> <u>2. Retaining, where practicable, existing mature trees and areas of extensive vegetation; and</u> <u>3. The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).</u> 	
GRZ-P5	Waikanae Beach Residential Precinct
<p>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:</p> <ol style="list-style-type: none"> 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. <p><u>Subdivision, use and development</u> in the Waikanae Beach Residential Precinct will give consideration to:</p> <ol style="list-style-type: none"> <u>1. Maintaining, where practicable, the intactness of existing dune landforms;</u> <u>2. Cohesiveness, where practicable, with the historic subdivision pattern of the Precinct; and</u> <u>3. The relationship between built form and the landscape and streetscape setting, having regard to (1) and (2).</u> 	
GRZ-P6	Waikanae Garden Precinct
<p>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.</p> <p><u>Subdivision, use and development</u> in the Waikanae Garden Precinct will give consideration to:</p> <ol style="list-style-type: none"> <u>1. Retaining, where practicable, existing mature trees and areas of extensive vegetation; and</u> <u>2. The relationship between built form and the landscape and streetscape setting, having regard to (1).</u> 	
GRZ-P7	Development and Landforms
<p>Subdivision, use and development (including associated driveways) should be sited, designed and undertaken to integrate with the natural topography and landform of the land and to minimise:</p> <ol style="list-style-type: none"> 1. the visual impact, bulk and scale of buildings and structures on identified landscape values, 	

ecological sites, geological features or areas of high natural character;

2. the extent of cut and fill;
3. the need for and the *height* of retaining walls; and
4. the mass of *buildings* on sloping land, by variations in wall and roof lines and by floor plans which complement the contours of the land.

GRZ-P8	Reverse Sensitivity
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New residential *subdivision* and *development* will be located away from lawfully established industrial or intensive rural activities, or areas zoned for these activities, to minimise *reverse sensitivity effects*.

Residential activities (excluding *visitor accommodation* other than *temporary residential rental accommodation*) located at the urban-rural interface will be undertaken in a manner which is compatible with the activities undertaken in the Rural Zones.

GRZ-P9	<i>Residential Activities</i> (excluding <i>visitor accommodation</i> other than <i>temporary residential rental accommodation</i>)
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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 the planned built character of the Zone;
3. transport choice and efficiency 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; and
6. a limited number of *accessory buildings* and *buildings* which are *ancillary* to *residential activities* will be provided for.

GRZ-P10	Residential Amenity
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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:

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*;
4. *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 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;
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.

GRZ-P11	Residential Streetscape
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Development, use and *subdivision* will enhance the amenity, functionality and safety of the streetscape in the *Residential Zones*. To achieve a positive relationship between *development* and the street, *development* will be undertaken in accordance with the *Council's* Streetscape Strategy and Guideline:

<ol style="list-style-type: none"> 1. the sharing of <i>vehicle access ways</i> will be encouraged; 2. direct pedestrian access will be provided from the street to the front entrance of the <i>primary residential building</i>, where practicable; 3. where practicable, at least one <i>habitable room</i> will be orientated towards the street; 4. the safety of <i>road</i> users, including pedestrians and cyclists, will not be adversely affected; and 5. on-site vehicle manoeuvring will be provided for rear <i>allotments</i>, <i>allotments</i> with significant sloping driveways and on <i>strategic arterial routes</i>. 	
GRZ-P12	Landscaping
<p><i>Landscaping</i> will be required for <i>non-residential activities</i> and intensive residential development in the <i>Residential Zones</i> to enhance residential amenity, while promoting <i>water</i> conservation and biodiversity and allowing for the natural infiltration of surface <i>waters</i> through permeable treatments. <i>Landscaping</i> will be located and designed in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. the visual impact of large <i>buildings</i> will be reduced by appropriate screening and planting; 2. service areas, loading areas and <i>outdoor storage</i> areas will be screened; 3. on-site <i>outdoor living spaces</i> will be defined and enhanced by <i>landscaping</i>; 4. <i>sunlight</i> access and passive surveillance to adjoining areas will not be unreasonably restricted; 5. public <i>infrastructure</i> and services will not be damaged or blocked; 6. planting of locally <i>indigenous vegetation</i> will be encouraged; and 7. permeable surfaces will be provided for the natural infiltration of surface <i>waters</i>. 	
GRZ-P13	Energy Efficiency
<p>Where practicable, <i>development</i> and <i>subdivision</i> in the <i>Residential Zones</i> will be designed to minimise energy consumption by maximising <i>sunlight</i> access, and incorporating passive ventilation. Specifically, <i>development</i> will be undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. good <i>sunlight</i> access should be prioritised to main living areas, <i>habitable rooms</i> (including rooms used for hospital recovery) and the private <i>open space</i> associated with living areas; and 2. the potential for natural cross-ventilation will be maximised to enable cooling breezes to reduce internal temperatures in the summer months. 	
GRZ-P14	<i>Minor Residential Units</i>
<p>A <i>minor residential unit</i> will be provided for where it is <i>ancillary</i> to a <i>residential unit</i> and is undertaken in the following manner:</p> <ol style="list-style-type: none"> 1. it will be of a scale suitable to accommodate 1 or 2 persons; 2. it will not compromise the provision of sufficient <i>outdoor living space</i> areas; and 3. it will not unreasonably affect the privacy, outlook or <i>sunlight</i> access of the <i>primary residential building</i> or adjoining properties and public spaces. 	
GRZ-P15	<i>Accessory Buildings</i>
<p><i>Accessory buildings</i> will be provided for where they are <i>ancillary</i> to <i>residential activities</i> on-site (excluding <i>visitor accommodation</i> which is not a <i>temporary residential rental accommodation</i>) and are undertaken in accordance with the following principles:</p> <ol style="list-style-type: none"> 1. they will not unreasonably affect the privacy, amenity, outlook or <i>sunlight</i> access of other <i>residential buildings</i> or adjacent properties and public spaces; 2. their size, cumulative area, location and visual appearance will not dominate other <i>residential buildings</i> or streetscape; and 3. they will not compromise the provision of sufficient <i>outdoor living spaces</i>. 	
GRZ-P16	Supported Living and Older Persons Accommodation

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

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

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 reflect the 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.

GRZ-P17 | Shared and Group Accommodation

Shared and group accommodation may be provided for where facilities are shared by residents on-site at an intensity and scale compatible with other residential development within the locality.

Shared and group accommodation 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*;
2. 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 residential nature and character of the surrounding neighbourhood; and
5. 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.

GRZ-P18 | Home Businesses

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

GRZ-P19 | Non-Residential Activities

1. *Non-residential activities* other than activities managed under the Community Facilities Chapter will be allowed in the *Residential Zones* only if the activities are compatible with *residential activities* and the *amenity values* of residential areas, and if they provide a function which:
 - a. minimises the need to travel for daily goods and services;
 - b. supports the resilience of the local neighbourhood;
 - c. provides a service or function to the local neighbourhood; and
 - d. does not detract from the vitality of *centres* and other *Working Zones*.
2. In determining whether or not the scale of *effects of non-residential activities* is appropriate, particular regard shall be given to:

- a. the appropriateness of the scale, size and intensity of the proposed *buildings* and activities and visual or landscape mitigation proposed;
- b. 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;
- c. the appropriateness – in the design and amount – of proposed access and car parking for staff, customers, visitors and service/delivery vehicles;
- d. the hours of operation, including the timing and frequency of delivery/service vehicles;
- e. the *effects* on residential character and *amenity values* of the surrounding *environment* generated by the proposed *building* or activity;
- f. *nuisance effects* (including *noise*, odour, light, glare, smoke and *dust*) produced on-site;
- g. 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 amenity of the surrounding *environment*;
- h. whether the activities adversely affect the vitality of *centres*;
- i. whether the activity provides goods and services to meet the daily needs of the local neighbourhood; and
- j. any cumulative *effects*.

Rules

GRZ-R1	Any activity that is a <i>permitted activity</i> under the rules in this chapter.
Permitted Activity	<p>Standards:</p> <ol style="list-style-type: none"> 1. The activity must not cause offensive or objectionable odour, <i>dust</i> or smoke at or beyond the <i>boundary</i> of the <i>site</i> on which it is occurring. 2. Each <i>allotment</i> must have a permeable surface area that is not covered by <i>buildings</i>, paving or other impermeable objects of not less than 30% of the total <i>allotment area</i>. 3. Any lighting must be directed so that the spill of light is contained within the <i>boundaries</i> of the <i>site</i> on which the activity occurs. Light level from the activity must not exceed 10 lux, when measured 1.5 metres inside the <i>boundary</i> of any other <i>site</i> located in the <i>Residential Zones</i> or Rural Zones. This standard does not apply to street lighting on legal roads.
GRZ-R2	Any <i>residential activity</i> which is not specified as a <i>permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity</i> in the rules in this chapter.
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The activity complies with all <i>permitted activity</i> standards in this chapter.
GRZ-R3	Fences and Walls

<p>Permitted Activity</p>	<p>Standards</p> <p><i>Height (measured above original ground level)</i></p> <ol style="list-style-type: none"> 1. The maximum <i>height</i> of any fence or wall on a <i>boundary</i> shall be 2 metres, except: <ol style="list-style-type: none"> a. in the front <i>yard</i>, where the maximum <i>height</i> shall be 1.8 metres; b. in the front <i>yard</i> in the Waikanae Beach Precinct where the maximum <i>height</i> shall be 1.8 metres if it is at least 50% visually permeable otherwise the maximum <i>height</i> shall be 1.2 metres; c. along any <i>boundary</i> which adjoins any Natural Open Space or <i>Open Space Zone</i> (excluding the Private Recreation and Leisure Precinct), <i>esplanade</i> or any <i>access strip</i>, where the maximum <i>height</i> shall be 1.8 metres. 2. For the purposes of calculating maximum <i>height</i> under standard (1) above where a fence is erected atop a retaining wall, the <i>height</i> shall be the combined distance measured vertically from the base of the retaining wall to the top of the fence. <div data-bbox="456 792 1353 1196" data-label="Diagram"> <p>The diagram illustrates a cross-section of a fence and retaining wall. The retaining wall is shown as a series of horizontal blocks with vertical joints. On top of the retaining wall, a fence is constructed. A vertical double-headed arrow on the right side of the diagram indicates the measurement of the total height from the base of the retaining wall to the top of the fence. The word 'fence' is written inside the top section, and 'retaining wall' is written inside the middle section.</p> </div> <p>Note: For the avoidance of doubt, the standards for fences and walls do not apply to seawalls that are constructed for <i>natural hazard</i> mitigation purposes. In addition, any wall used as an internal partition or external surface of any <i>building</i> shall be excluded from this rule.</p>
<p>GRZ-R4</p>	<p><i>Shared and group accommodation and supported living accommodation.</i></p>
<p>Permitted Activity</p>	<p>Standards</p> <p>Number of residents and residential units</p> <ol style="list-style-type: none"> 1. No more than 6 residents shall be accommodated at any time. 2. No more than one <i>residential unit</i> shall be provided. <p>Buildings</p> <ol style="list-style-type: none"> 3. Any <i>building</i> (excluding <i>minor buildings</i>) used for the purposes of <i>shared and group accommodation</i> or <i>supported living accommodation</i> must comply with the standards in GRZ-R6 excluding standard <u>2.1 a)</u> i., <u>GRZ-Rx1</u> or <u>GRZ-Rx2</u>.
<p>GRZ-R5</p>	<p><i>Outdoor storage associated with non-residential activities.</i></p>
<p>Permitted Activity</p>	<p>Standards</p>

	<p>Location</p> <p>1. <i>Outdoor storage</i> must not be located in any front yard or any coastal yard.</p> <p>Screening</p> <p>2. <i>Outdoor storage</i> must be screened from neighbours and any legal road by landscaping or a fence or wall to a maximum height of 2 metres (measured above original ground level). <i>Outdoor storage</i> must not exceed the height of the screening.</p> <p>Maximum area</p> <p>3. <i>Outdoor storage</i> (including screening or landscaping) must not exceed a total area of 25m².</p>
<p>GRZ-R6</p>	<p>New buildings, and any minor works, additions or alterations to any building within the Coastal Qualifying Matter Precinct.</p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • Any listed historic heritage building (see the Historic Heritage chapter). • Minor Buildings <p>Residential unit measurement criteria, qualifying criteria, and measurement criteria apply to some activities under this rule.</p> <p><u>[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.]</u></p>
<p>Permitted activity</p>	<p>Standards</p> <p>Maximum number of residential units (as measured by the Residential Unit Measurement Criteria)</p> <p>1. For any allotment in a focused infill precinct, no more than one residential unit may be erected.</p> <p>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:</p> <p>a. up to four residential units may be erected on-site provided it can be shown that:</p> <ol style="list-style-type: none"> i. each residential 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 must be separated by a distance not less than 4.5 metres, except that this shall not apply to any attached residential units; iii. each residential unit must comply with the permitted activity standards under GRZ-R6; and iv. each residential 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*

- ~~5.~~ ~~6.~~—The combined maximum area of all *accessory buildings* on any *allotment* shall be 60m².

Measurement Criteria:

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

Height

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

Measurement Criteria:

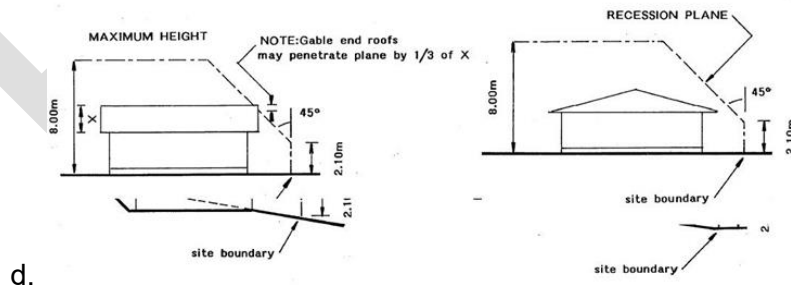
Height must be measured using the *height measurement criteria*.

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

7. 8. Any *building* or *structure* must fit within a *height in relation to boundary* envelope which is made up of recession planes which commence at a point 2.1 metres above the *original ground level* at the *site boundary* and inclines inwards at an angle of 45 degrees.

Measurement Criteria:

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



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

- ~~9. 10.~~ The *primary residential building* must have an *outdoor living space*. *Outdoor living space* must:

- a. have a minimum area of 40m² ~~except in any focused infill precinct where the minimum area shall be 30m²;~~
- 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.~~

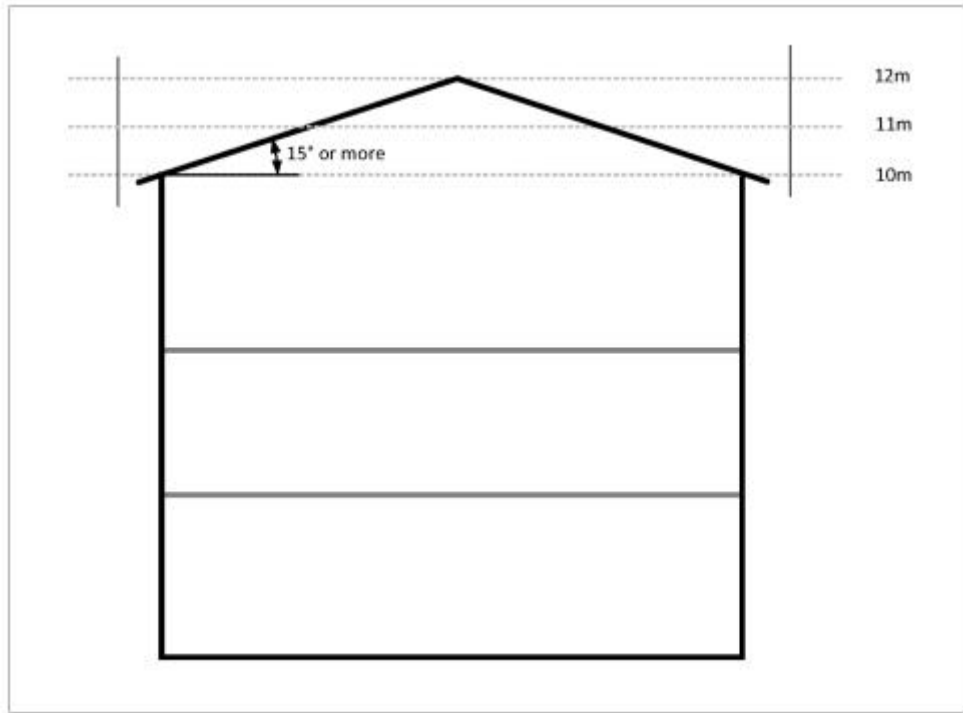
	<p>Buildings in the Ferndale Area Precinct</p> <p>13. Any <i>building</i> in the Ferndale Area Precinct must:</p> <p style="padding-left: 40px;">a. comply with the relevant <i>permitted activity</i> standards above and the additional <i>permitted activity</i> standards attached to the Ferndale Area Structure Plan (Appendix 4). For the avoidance of doubt, where the standards in Appendix 4 differ from standards 1-12 above, the standards in Appendix 4 shall apply;</p> <p style="padding-left: 40px;">and</p> <p style="padding-left: 40px;">b. be in general accordance with the Ferndale Area Structure Plan (Appendix 4).</p> <p>The Drive Extension Precinct – Finishes</p> <p>14. Any <i>building</i> (excluding glazing) in The Drive Extension Precinct, as shown on the District Plan Maps, must be finished in <i>recessive</i> colours and materials.</p>
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Notes

1. For the avoidance of doubt, where two or more contiguous *allotments* are owned by the same person and there is only one *residential 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.

<u>GRZ-Rx1</u>	<p><u>New buildings, and any minor works, additions or alterations to any building.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <u>Buildings within the Coastal Qualifying Matter Precinct (refer rule GRZ-R6)</u> • <u>Buildings within any Residential Intensification Precinct (refer rule GRZ-Rx2)</u> • <u>Minor Buildings</u> <p><u>[s80H(1)(a)(i) note: this rule incorporates the density standards in Part 2 of Schedule 3A of the Act. This note does not form part of the IPI and will be removed when the IPI becomes operative.]</u></p>
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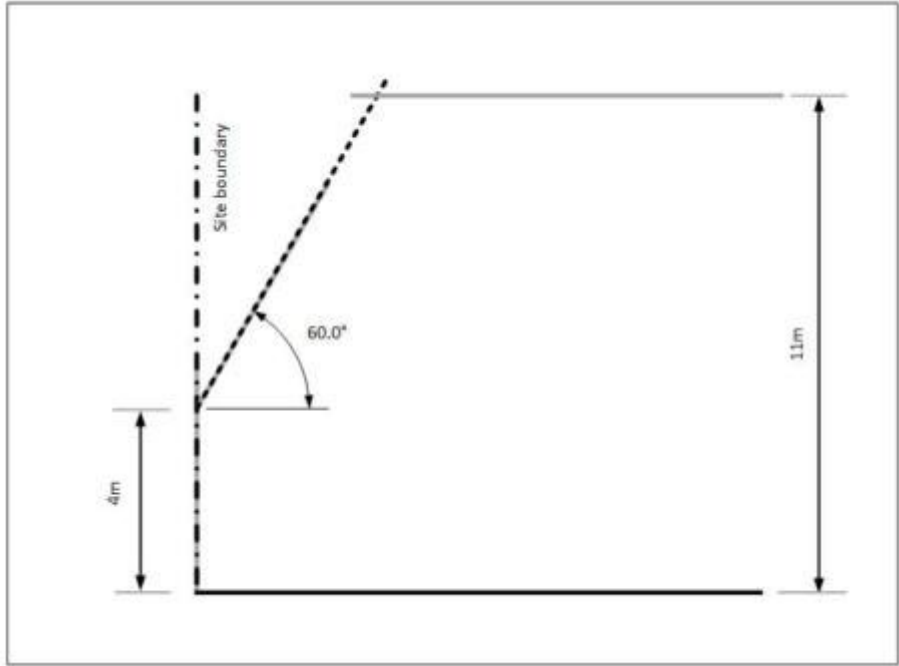
<u>Permitted Activity</u>	<p><u>Standards</u></p> <p><u>Number of residential units per site</u></p> <ol style="list-style-type: none"> 1. <u>There must be no more than 3 residential units per site.</u> <p><u>Building height</u></p> <ol style="list-style-type: none"> 2. <u>Buildings must not exceed 11 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:</u>
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GRZ-Diagram x1 – Building height

Height in relation to boundary

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



GRZ-Diagram x2 – Height in relation to boundary

This standard does not apply to:

- a. a boundary with a road;

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

Setbacks

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

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

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

Building coverage

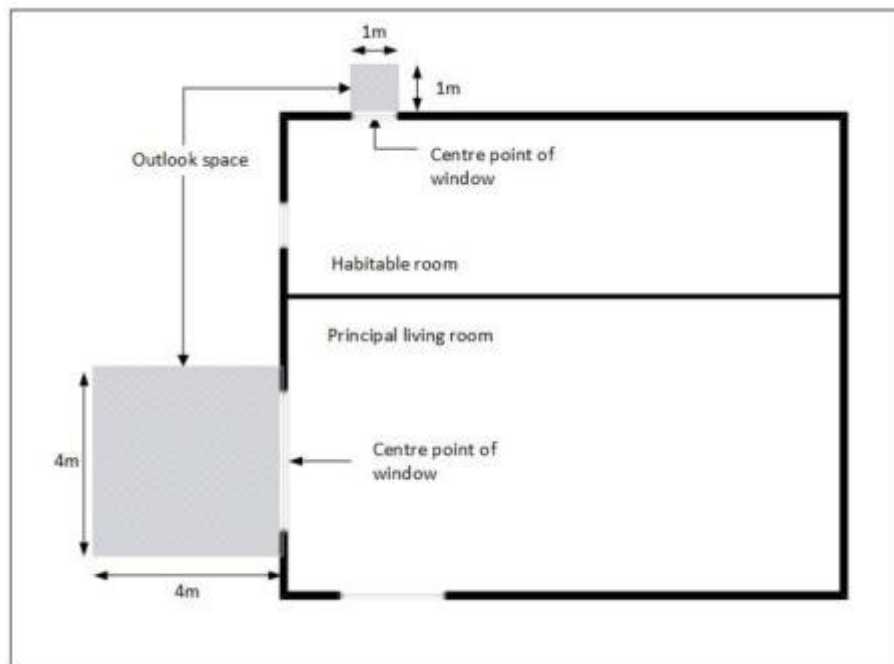
5. The maximum building coverage must not exceed 50% of the net site area.

Outdoor living space (per unit)

6. A residential unit at ground floor level must have an outdoor living space that is at least 20m² 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 8m² and has a minimum dimension of 1.8 metres; and
 - c. is accessible from the residential unit; and
 - d. may be:
 - i. grouped cumulatively by area in 1 communally accessible location; or
 - ii. located directly adjacent to the unit; and
 - e. is free of buildings, parking spaces, and servicing and manoeuvring areas.
7. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
- a. is at least 8m² and has a minimum dimension of 1.8 metres; and
 - b. is accessible from the residential unit; and
 - c. may be:
 - i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - ii. located directly adjacent to the unit.

Outlook space (per unit)

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



GRZ-Diagram x3 – Outlook space

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

Windows to street

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

Landscaped area

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

GRZ-Rx2

New buildings, and any minor works, additions or alterations to any building within a

	<p><u>Residential Intensification Precinct.</u></p> <p><u>The following are excluded from this rule:</u></p> <ul style="list-style-type: none"> • <u>Minor Buildings</u> • <u>Buildings within the Coastal Qualifying Matter Precinct (refer rule GRZ-R6)</u> <p><u>Measurement criteria apply to some activities under this rule.</u></p>
<p><u>Permitted Activity</u></p>	<p><u>Standards</u></p> <p>1. <u>The standards set out under rule GRZ-Rx1, except for standard 2.</u></p> <p><u>Building height</u></p> <p>2. <u>Buildings must not exceed:</u></p> <ul style="list-style-type: none"> a. <u>20 metres in height, where located in Residential Intensification Precinct A;</u> b. <u>14 metres in height, where located in Residential Intensification Precinct B.</u> <p><u>Measurement criteria:</u> <u>Height must be measured using the height measurement criteria.</u></p>
<p>GRZ-R7</p>	<p>Relocation of any <i>building</i> excluding <i>minor buildings</i>.</p>
<p><u>Permitted Activity</u></p>	<p><u>Standards</u></p> <p>1. Any relocated <i>building</i> must be able to comply with the <i>permitted activity</i> standards for <i>buildings</i> set out under Rule GRZ-R6-, GRZ-Rx1 or GRZ-Rx2.</p>
<p>Notes</p> <p>1. Attention is drawn to Historic Heritage chapter, in which additional controls apply to the <i>relocation</i> of listed <i>historic heritage buildings</i>.</p> <p>2. Attention is also drawn to the Building Code requirements (under the Building Act 2004) that are relevant to all <i>building</i> works, including the removal and <i>relocation</i> of <i>buildings</i>. These requirements relate to a range of matters including for example: stability (which includes <i>building</i> and land stability, durability of materials and components); fire safety; access; moisture (which includes weather-tightness, surface <i>water</i> and drainage systems); safety of users; services and facilities (which includes airborne and sound impact, ventilation, piped services and plumbing/drainage systems); and energy efficiency. Under Section 17 of the Building Act (2004), all <i>building</i> work must comply with the Building Code to the extent required by the Building Act, whether or not a <i>building</i> consent is required in respect of that <i>building</i> work.</p>	
<p>GRZ-R8</p>	<p>Arable <i>farming</i> (including horticulture and market gardening), and the keeping of animals.</p>
<p><u>Permitted Activity</u></p>	<p><u>Standards</u></p> <p>1. No roosters and no more than 12 <i>poultry</i> (excluding roosters) shall be permitted on any <i>site</i>.</p> <p>2. No <i>intensive farming</i> activity shall be permitted.</p> <p>3. Any bird <i>aviary</i> must:</p> <ul style="list-style-type: none"> a. have a maximum floor area of 15m²; b. be sited at least 5 metres from any neighbouring <i>primary residential building</i>; and

	<p>c. include containers for the storage of seed where an excess of 10kg of seed is stored on-site.</p> <p>4. Except as provided for in Standard (3) above, the activity must meet the relevant <i>permitted activity</i> standards for <i>buildings</i> and small-scale detached <i>structures</i> in Rule GRZ-R6-, <u>GRZ-Rx1</u> or <u>GRZ-Rx2</u>.</p>
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Note For all activities involving the keeping of animals or bees in the General Residential Zone, attention is drawn to the requirements of the *Council's* Keeping of Animals, Bees and Poultry Bylaw (2010).

GRZ-R9	Development of Lot 2 DP 441854 (Milne Drive, Paraparaumu).
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Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. All proposed <i>buildings</i> and activities, and all changes to <i>buildings</i> and activities must demonstrate that <i>hydraulic neutrality</i> in any equivalent ARI 24-hour storm event up to a 1% Annual Exceedance Probability flood event will be achieved on-site. 2. No sealed <i>carpark</i> shall be formed and no <i>building</i> or <i>structure</i> shall be erected within the parts of the <i>site</i> identified on the Structure Plan in Appendix 18 as 'No Build Areas' other than fences, and <i>structures</i> required in association with on-site stormwater management and disposal. 3. Prior to the occupation of any <i>residential building</i>, the 'No-Build Area B' shall be developed to include: <ol style="list-style-type: none"> a. an earth bund of not less than 1.5 metres in <i>height</i>; 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 <i>height</i> of not less than 3.5 metres above <i>original ground level</i>) except as necessary to provide for pedestrian access if required; 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. establishment of vegetation to visually screen the fence, including tree species capable of growing to at least 4.0 metres in <i>height</i>. 4. The entire width of 'No-Build Area C' must be planted and maintained as a vegetated buffer for Andrews Pond. 5. Only eco-sourced indigenous plant species from the Foxton Ecological District must be used for planting to create the vegetated buffer in 'No-Build Area C'. 6. All <i>buildings</i> (excluding <i>minor buildings</i>) must comply with the permitted activity standards for <i>buildings</i> (excluding <i>minor buildings</i>) set out under Rule GRZ-R6, <u>Rules GRZ-Rx1 and GRZ-Rx2</u>.
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GRZ-R10	<p><i>Home businesses and home craft occupations</i></p> <p><i>Qualifying criteria</i> apply to activities under this rule.</p>
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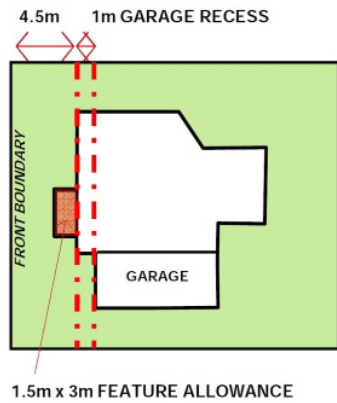
Permitted Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. <i>Home businesses and home craft occupations</i> must: <ol style="list-style-type: none"> a. be carried out within a lawfully established <i>residential building</i> (excluding <i>minor buildings</i>) or an associated accessory building that meets the <i>permitted activity</i> standards in Rule GRZ-R6; <u>GRZ-Rx1</u> or <u>GRZ-Rx2</u>. b. not involve the use of any source of motive power other than electric motors of not more than 0.56kw;
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	<p>c. be limited to one <i>home business</i> or <i>home craft occupation</i> per <i>site</i>, excluding <i>home offices</i>;</p> <p>d. not have more than one non-resident person working on the <i>site</i> at any one time; and</p> <p>e. not have any deliveries related to the activity made to or from the <i>site</i> between the hours of 7pm and 7am.</p> <p>2. The total floor area used for <i>home businesses</i> or <i>home craft occupations</i> must not exceed 40m².</p> <p>3. In addition to Standards (1) and (2) above, for any <i>home businesses</i>:</p> <p>a. any <i>retailing</i> must be an <i>ancillary activity</i> to the <i>home business</i>;</p> <p>b. no goods on display shall be visible from outside the <i>building</i> in which the <i>home business</i> is undertaken; and</p> <p>c. the maximum <i>retail floor space</i> or sales area must not exceed 10m².</p> <p>Qualifying Criteria:</p> <p><i>Home businesses</i> and <i>home craft occupations</i> are performed entirely within a <i>residential building</i> or <i>accessory building</i>. <i>Home businesses</i> and <i>home craft occupations</i> shall not include any activity involving any panel beating, spray painting, motor vehicle repairs, fibre glassing, <i>heavy trade vehicles</i>, sheet metal work, wrecking of motor vehicles, bottle or scrap metal storage, rubbish collection service (except that empty, clean drums may be stored in a suitably screened area), wrought iron work or manufacture, motor body building, fish processing, breeding or boarding of dogs or cats, <i>visitor accommodation</i> or any process which involves repetitive use of power tools, drills or hammering or any <i>business activity</i>, trade, craft or profession which creates a <i>nuisance effect</i> at or beyond the <i>boundary</i> of the <i>property</i> on which the activity is occurring, and does not include <i>temporary residential rental accommodation</i>.</p>
<p>Notes:</p> <p>1. For on-site vehicle parking, requirements for non-resident employees, deliveries and customers refer to the rules and standards in the Transport Chapter.</p> <p>2. For requirements in respect of <i>signs</i> and <i>noise</i>, refer to the rules and standards in the Noise and Signs Chapters</p>	
GRZ-Rx3	<i>Papakāinga</i> on land held under Te Ture Whenua Māori Act 1993.
<u>Permitted Activity</u>	<p><u>Standards</u></p> <p>1. <u>Any building (excluding minor buildings) must comply with the following Standards:</u></p> <p>a. <u>Standards 2, 3, 4 and 5 set out under rule GRZ-Rx1; or</u></p> <p>b. <u>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</u></p> <p>c. <u>where the papakāinga is in the Coastal Qualifying Matter Precinct, Standards 4, 6, 7 and 10 set out under rule GRZ-R6.</u></p> <p>2. <u>The gross floor area of all commercial activities must not exceed the lesser of 20% of the area of the subject site, or 500m².</u></p>
<p>Note: refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>.</p>	
GRZ-R11	<i>Visitor accommodation</i> , excluding <i>temporary residential rental accommodation</i> and excluding the use of land for accommodating five or less visitors, subject to a tariff being paid.

Controlled Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. Any <i>building</i> (excluding <i>minor buildings</i>) associated with the activity must comply with the permitted activity standards under GRZ-R6, GRZ-Rx1 or GRZ-Rx2. 2. The activity must not receive any delivery between the hours of 7pm and 7am. 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. Transport <i>effects</i>. 2. <i>Landscaping</i>. 3. Noise <i>effects</i>. 4. Layout, size, design and location of any proposed <i>buildings</i> (excluding <i>minor buildings</i>) associated with the activity. 5. The imposition of conditions to manage visual, character and amenity <i>effects</i>. 6. Any positive <i>effects</i> to be derived from the activity. 7. Cumulative <i>effects</i>. 8. The imposition of <i>conditions</i> in accordance with section 108 of the Resource Management Act 1991. 9. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions Chapter of this Plan. <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p>
<p>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.</p>		
<p>GRZ-R12 Any activity which is listed as a <i>permitted activity</i> or a <i>controlled activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.</p>		
Restricted Discretionary Activity		<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>.
<p>GRZ-R13 Medium density housing. - Measurement criteria, and residential unit measurement criteria apply to activities under this rule.</p>		
Restricted Discretionary Activity	<p>Standards - General requirements 1. Medium density housing must:</p> <ol style="list-style-type: none"> a. be located in areas identified on the District Plan Maps as a Medium Density Housing Precinct; b. have a minimum proposed development <i>subject site</i> area 	<p>Matters of Discretion -</p> <ol style="list-style-type: none"> 1. The imposition of <i>conditions</i> in accordance with <i>Council's Best Practice Medium Density Housing Design Guide, Crime Prevention through Environmental Design Guidelines and Subdivision and Development Principles and Requirements 2012.</i> 2. Design and layout.

	<p>of 1,500m²;</p> <p>c. comprise at least four residential units, as measured by the Residential Unit Measurement Criteria.</p> <p>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</p> <p>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).</p> <p><i>Site development</i></p> <p>2. A detailed subject site analysis plan must be provided with any application. The subject site analysis plan must:</p> <p style="padding-left: 20px;">a. include consideration of the local environment within a 200 metre radius of the proposed development subject site; and</p> <p style="padding-left: 20px;">b. include details of all amenities, public transport stops with details of services (existing and proposed if possible) for the purposes of understanding the connections and networks around a proposed development subject site for medium density housing.</p> <p>3. A subject site development plan must be provided with any application including details of proposed:</p> <p style="padding-left: 20px;">a. access;</p> <p style="padding-left: 20px;">b. detailed landscaping (including a maintenance schedule); and</p> <p style="padding-left: 20px;">c. waste collection and service points as well as details of screening of waste collection areas.</p> <p>4. Each residential unit's development area must be capable of containing an 8 metre diameter circle.</p> <p>5. Where existing allotments are to be</p>	<p>3. The design, size, shape and location of reserves and esplanade reserves.</p> <p>4. Compatibility with adjacent development.</p> <p>5. Landscaping.</p> <p>6. The imposition of conditions to manage visual, character and amenity effects.</p> <p>7. Materials and finishing of any buildings (excluding minor buildings).</p> <p>8. Adequacy of proposed subject site analysis plan and subject site development plan.</p> <p>9. Energy efficiency and water conservation.</p> <p>10. Screening of rubbish storage areas.</p> <p>11. Solid waste management and collection.</p> <p>12. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>13. Transport effects.</p> <p>14. Any positive effects to be derived from the activity.</p> <p>15. Cumulative effects.</p> <p>-</p> <p>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.</p>
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	<p>amalgamated to achieve the requisite 1,500m² minimum proposed development <i>subject site</i> area, amalgamation of full existing <i>allotments</i> only shall be permitted. No <i>land use consent</i> shall be issued for a <i>medium density housing</i> development until any 'base' <i>allotments</i> required to form the 1,500m² minimum 'parent' <i>allotments</i> have been formally amalgamated.</p> <p>6. Each <i>residential unit</i> must have a <i>building area</i> above the estimated <i>1% Annual Exceedence Probability flood event</i>.</p> <p>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.</p> <p>Buildings</p> <p>7. The maximum <i>height</i> as determined by the <i>height measurement criteria</i>) of any <i>building or structure</i> shall be 10 metres except for residential land fronting Marine Parade, Paraparaumu as shown on the District Plan Maps where the <i>height</i> shall be 8 metres.</p> <p>8. A minimum front <i>yard</i> of 4.5 metres shall apply allowing an intrusion no greater than 1.5 metres into the <i>yard</i> 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 <i>habitable room</i> must face the street in any <i>residential building</i> that fronts a street.</p>	
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9. *Primary residential buildings* that front a street must have a main pedestrian 'front door' accessed from the street.
10. ~~Garages, irrespective of access, must be recessed a minimum 1.0 metre behind the front façade of a *primary residential building* (irrespective of whether the front façade fronts a street, a common lane, a rear *boundary*, etc.), and otherwise must be set back a minimum 5.5 metres from any front *boundary*.~~
11. ~~A *height in relation to boundary* control of 2.1 metres + 45° shall apply from all *boundaries* facing the southern half of a compass including north-south faces, and one of 3 metres + 45° shall apply to all *boundaries* facing the northern half. This standard shall not apply from the *road* frontage *boundary*.~~

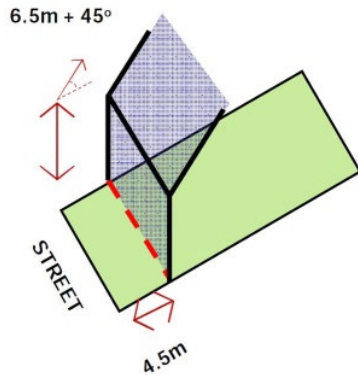
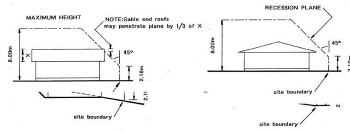
Measurement Criteria:

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

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

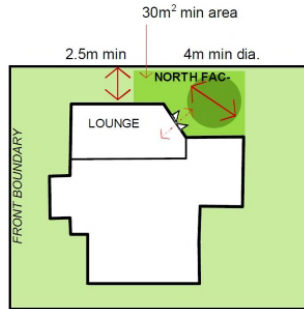
- Where there is a right-of-way or an *access strip/leg* adjoining the allotment *boundary*, the *height in*

~~relation to boundary envelope shall be measured from a point 2.1 metres above a point midway across the right-of-way or access strip/leg.~~



- ~~12. A height in relation to boundary control of 6.5 metres + 45° shall apply inwards from the 4.5 metre front yard line.~~
- ~~13. Maximum building length is 12 metres before a recess with a minimum dimension of 3 metres x 3 metres is required. This recess shall also have a maximum height of no less than 1 metre lower than the adjoining building mass. In addition, no more than 2 units may be terraced unless the connection is via a single storey garage, in which case an unlimited number may terrace to avoid long repetitive rows of units.~~
- ~~14. The maximum height of a front boundary fence, or any fence within the front yard, shall be 800 millimetres above original ground level. For any other fence, the maximum height shall be in accordance with Rule GRZ-R3.~~
- ~~15. Each unit must provide a private outdoor living space of at least 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

	<p>building and overhangs the ground</p> <p>c. The footprint of any <i>minor building</i></p> <p>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.</p> <p>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 L₁₀ (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.</p> <p>-</p> <p><i>Esplanades</i></p> <p>20. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW Table 1 must be complied with.</p> <p><i>Financial Contributions</i></p> <p>21. Compliance with FC Table 1.</p>	
<p><u>GRZ-Rx4</u></p>	<p><u>New buildings, and any minor works, additions or alterations to any building, that do not comply with one or more of the standards under rules GRZ-Rx1 or GRZ-Rx2, except for standard GRZ-Rx1.1.</u></p> <p><u>Notification</u> <u>Public notification of an application for resource consent under this Rule is precluded.</u></p>	
<p><u>Restricted Discretionary Activity</u></p>		<p><u>Matters of Discretion</u></p> <ol style="list-style-type: none"> 1. <u>The matters contained in the Residential Design Guide.</u> 2. <u>The matters contained in the Subdivision and Development Principles and Requirements 2012.</u> 3. <u>Consideration of the <i>effects</i> of the standard not met.</u> 4. <u>Cumulative <i>effects</i>.</u> 5. <u>The imposition of financial contributions in accordance with the <u>Financial Contributions Chapter.</u></u>
<p><u>GRZ-Rx5</u></p>	<p><u>New buildings, and any minor works, additions or alterations to any building, that comply with all of the standards under rules GRZ-Rx1 or GRZ-Rx2, except for</u></p>	

	<p>standard GRZ-Rx1.1.</p> <p>Notification Public and limited notification of an application for resource consent under this Rule is precluded.</p>	
<p><u>Restricted Discretionary Activity</u></p>		<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. <u>The matters contained in the Residential Design Guide.</u> 2. <u>The matters contained in the Subdivision and Development Principles and Requirements 2012.</u> 3. <u>Site layout.</u> 4. <u>Building density, form and appearance.</u> 5. <u>Streetscape.</u> 6. <u>Landscaping.</u> 7. <u>Reverse sensitivity.</u> 8. <u>Transport effects.</u> 9. <u>Cumulative effects.</u> 10. <u>The imposition of financial contributions in accordance with the Financial Contributions Chapter.</u>
<p>GRZ-Rx6</p>	<p><u>New buildings, and any minor works, additions or alterations to any building, that do not comply with one or more of the standards under rules GRZ-Rx1 or GRZ-Rx2, including standard GRZ-Rx1.1.</u></p> <p>Notification Public notification of an application for resource consent under this Rule is precluded.</p>	
<p><u>Restricted Discretionary Activity</u></p>		<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. <u>The matters of discretion listed under Rules GRZ-Rx4 and GRZ-Rx5.</u>
<p>GRZ-R14</p>	<p><u>Any local convenience retail outlet.</u></p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. The maximum <i>retail floor space</i> (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 <i>building</i> 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: <ol style="list-style-type: none"> a. GRZ-R5; and 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Layout, size design and location of any <i>building</i> associated with the activity. 2. Suitability of the <i>subject site</i> for the proposed activity. 3. Proximity to and potential adverse <i>effects</i> on the vibrancy and vitality of any <i>Centre</i> or lawfully established <i>local convenience retail outlet</i>. 4. The imposition of <i>conditions</i> to manage character and amenity <i>effects</i>. 5. Context and surroundings.

	<p>b. <u>GRZ-R6 (except that standards GRZ-R6.11(a) and (b) shall not apply); or</u></p> <p>c. <u>GRZ-Rx1 (except that the front yard requirement of standard GRZ-Rx1.4 shall not apply); or</u></p> <p>d. <u>GRZ-Rx2 (except that the front yard requirement of standard GRZ-Rx1.4 shall not apply).</u></p> <p>4. Where any <i>building</i> in which the activity is undertaken adjoins or is within 2 metres of any <i>road boundary</i>, at least 75% of the ground floor elevation(s) of the <i>building</i> that front onto the <i>road boundary</i> must be <i>active retail frontage</i> including pedestrian entrances and clear glass for the display of goods.</p> <p>5. The activity must have <i>road frontage</i> to a <i>Strategic Arterial Route</i> (excluding any <i>State Highway</i>), a <i>Major Community Connector Route</i>, or <i>Local Community Connector Route</i> (as identified in District Plan Maps and TR-Table 7 - Transport Network Hierarchy).</p> <p>6. The activity must not be located within 500 metres of (or within):</p> <p>a. any Metropolitan Centre, Local Centre, Mixed Use Centre or Town Centre <i>Zone</i>; or</p> <p>b. any lawfully established <i>local convenience retail outlet</i> in the General Residential Zone.</p>	<p>6. Transport <i>effects</i>.</p> <p>7. Any positive <i>effects</i> to be derived from the activity.</p> <p>8. Cumulative <i>effects</i>.</p> <p>9. The imposition of <i>financial contributions</i> in accordance with the Financial Contributions chapter of this Plan.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>10. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</p>
<p>GRZ-R15</p>	<p><i>Development</i>, which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.</p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <p>1. The amount of development proposed must not exceed or proceed earlier than the stipulations in the guideline.</p> <p>Note: For subdivision which is undertaken in accordance with the Development Incentives Guidelines, see SUB-RES-R29.</p>	<p>Matters of Discretion</p> <p>1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal.</p> <p>2. Layout, size, design and location of proposed <i>buildings</i> (excluding <i>minor buildings</i>).</p> <p>3. Covenants, easements and other legal mechanisms required.</p> <p>4. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>.</p> <p>5. Ecological or biodiversity <i>effects</i>, and</p>

		<p><i>effects</i> on natural character values.</p> <p>6. Transport <i>effects</i>.</p> <p>7. Proposed mitigation, remediation or ongoing management measures.</p> <p>8. Cumulative <i>effects</i>.</p>
GRZ-R16	<p>Any <i>building</i> (excluding <i>minor buildings</i>), and any <i>additions</i> or <i>alterations</i> to any <i>building</i> (excluding <i>minor buildings</i> and any listed <i>historic heritage building</i>) in the Beach Residential Precincts that does not comply with the <i>permitted activity</i> standards for <i>yard setbacks</i>.</p>	
Restricted Discretionary Activity	-	<p>Matters of Discretion</p> <p>-</p> <ol style="list-style-type: none"> 1. The consideration of effects with regard to <i>Council's Subdivision and Development Principles and Requirements 2012</i> and <i>Streetscape Strategy and Guideline</i>. 2. Compatibility with adjacent development. 3. The imposition of conditions to manage visual, character, amenity and cumulative effects. 4. Landscaping. 5. The imposition of <i>financial contributions</i> in accordance with the <i>Financial Contributions Chapter</i>. <p>Note: other contributions may be applicable under the provisions of the <i>Local Government Act 2002</i>.</p> <ol style="list-style-type: none"> 6. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.
GRZ-Rx7	<p><u>Papakāinga on general title land.</u></p> <p>Notification Public notification of an application for resource consent under this Rule is precluded.</p>	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. The applicant is a member of <u>Ngāti Toa Rangatira, Ngāti Raukawa te au ki te Tonga, or Te Āti Awa ki Whakarongotai.</u> 	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. <u>Whether the applicant has demonstrated their <i>whakapapa</i> or ancestral connection to the <i>land</i>;</u> 2. <u>Evidence of appropriate legal mechanism(s) to ensure that <i>land</i> is maintained in Māori ownership.</u> 3. <u>The matters contained in the Subdivision and Development Principles and Requirements 2012.</u>
<p>Notes:</p>		

<ol style="list-style-type: none"> 1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>. 2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include: <ol style="list-style-type: none"> a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the land; b. any other matter related to <i>tikanga Māori</i>. 	
GRZ-Rx8	<p><i>Papakāinga</i> on land held under Te Ture Whenua Māori Act 1993 or on <i>general title land</i> that do not comply with one or more of the Standards set out under Rule GRZ-Rx3.</p> <p>Notification Public notification of an application for resource consent under this Rule is precluded.</p>
Restricted Discretionary Activity	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. Consideration of the <i>effects</i> of the standard not met. 2. Measures to avoid, remedy or mitigate adverse <i>effects</i>. 3. Cumulative <i>effects</i>. 4. The matters contained in the Subdivision and Development Principles and Requirements 2012.
<p>Notes:</p> <ol style="list-style-type: none"> 1. Refer to chapter PK – Papakāinga for Objectives and Policies specific to <i>papakāinga</i>. 2. For resource consent applications under this rule, the <i>Council</i> will seek advice from the relevant <i>iwi authority</i> and will rely on this advice. The matters that <i>Council</i> will seek advice from <i>iwi authorities</i> on include: <ol style="list-style-type: none"> a. where the <i>papakāinga</i> is on <i>general title land</i>, whether the applicant has demonstrated a <i>whakapapa</i> or ancestral connection to the land; b. any other matter related to <i>tikanga Māori</i>. 	
GRZ-R17	Any activity which is listed as a <i>restricted discretionary activity</i> and does not comply with one of more of the associated standards, unless otherwise specifically stated.
Discretionary Activity	
GRZ-R18	Any <i>building</i> , minor works, and any <i>additions</i> or <i>alterations</i> to any <i>building</i> , which does not comply with one or more of the <i>permitted activity</i> standards under GRZ-R6
Discretionary Activity	
GRZ-R19	<i>Shared</i> or <i>group accommodation</i> or <i>supported living accommodation</i> which does not comply with one or more permitted activity standards under GRZ-R4.
Discretionary Activity	
GRZ-R20	<i>Visitor accommodation</i> , excluding <i>Temporary Residential Rental Accommodation</i> and excluding the use of land for accommodating five or less visitors subject to a tariff being paid, which does not comply with one or more of the <i>controlled activity</i> standards under GRZ-R11.
Discretionary	

Activity	
GRZ-R21	Any <i>home business</i> or <i>home craft occupation</i> that complies with Standard 3 of GRZ-R10 but does not comply with one or more of the other <i>permitted activity</i> standards under GRZ-R10.
Discretionary Activity	
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 <i>restricted discretionary activity</i> standards under GRZ-R13.
Non-complying Activity	-
GRZ-R23	Any <i>local retail convenience outlet</i> that does not comply with one or more of the <i>restricted discretionary standards</i> under GRZ-R14.
Non-complying Activity	
GRZ-R24	Any <i>home business</i> or <i>home craft occupation</i> which is not a <i>permitted activity</i> under GRZ-R10 or a discretionary activity under GRZ-R21.
Non-complying Activity	
GRZ-R25	Any <i>commercial, industrial</i> or <i>retail activity</i> that is not listed as a <i>permitted, controlled, restricted discretionary</i> or <i>discretionary activity</i> .
Non-complying Activity	
GRZ-R26	<p>The sale or otherwise disposal of a <i>minor residential unit</i> which is not in conjunction with its associated <i>residential unit</i>.</p> <p><i>Qualifying Criteria:</i></p> <ul style="list-style-type: none"> • In order to be self-contained a <i>minor residential unit</i> must contain a <i>kitchen</i> and <i>bathroom</i>. A <i>minor residential unit</i> has a gross floor area which is no greater than 54m². <p><i>Measurement Criteria:</i></p> <p>When measuring gross floor area for the purposes of a <i>minor residential unit</i>, include:</p> <ul style="list-style-type: none"> • covered yards and areas covered by a roof but not enclosed by walls <p>Exclude:</p> <ul style="list-style-type: none"> • decks and covered <i>outdoor living spaces</i> • uncovered stairways; • floor space in terraces (open or roofed), external balconies, breezeways or porches; • <i>car parking</i> areas; and • floor space of interior balconies and mezzanines not used by the public.

Non-complying Activity	
GRZ-R27	<i>Offensive trades.</i>
Non-complying Activity	
GRZ-R28	Boarding or housing of animals for commercial gain.
Non-complying Activity	
GRZ-R29	The keeping of goats, pigs, deer, roosters, or more than 12 pigeons or doves.
Non-complying Activity	
GRZ-R30	Car wrecking indoors and outdoors and the storage of wrecked or unroadworthy vehicles not within an enclosed <i>building</i> (excluding <i>minor buildings</i>).
Non-complying Activity	
GRZ-R31	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	
GRZ-R32	Commercial panelbeating and spraypainting.
Prohibited Activity	

SUB-RES - Subdivision in Residential Zones

This section contains subdivision requirements which apply in the General Residential Zone. Additional subdivision requirements may also apply in the District Wide Subdivision Matters chapter.

The Primary Objectives that this chapter implements are:

- DO-O1 - Tāngata Whenua;
- DO-O3 - Development Management;
- DO-Ox1 – Well-functioning Urban Environments;
- DO-Ox2 – Housing Variety and Choice;
- DO-Ox3 – Residential Intensification Precincts;
- DO-O4 - Coastal Environment;
- DO-O5 - Natural Hazards;
- DO-O9 - Landscapes, Features and Landforms;
- DO-O10 - Contaminated Land;
- DO-O11 - Character and Amenity Values;
- 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-O18 - Renewable Energy, Energy Efficiency and Conservation.

DO-O1 Tāngata 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, ~~which~~ and to provide for the development of new urban areas where these can be efficiently serviced and integrated with existing townships, delivering:

1. urban areas which maximise the efficient end use of energy and integration with infrastructure;
2. a variety of living and working areas in a manner which reinforces the function and vitality of centres;
3. an urban environment that enables more people to live in, and more businesses and community services to be located in, parts of the urban environment:
 - a. that are in or near a *Centre Zone* or other area with many employment opportunities;
 - b. that are well serviced by existing or planned public transport; or
 - c. where there is high demand for housing or for business land relative to other areas within the urban environment;
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;
5. ~~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.
10. urban environments that support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change.

DO-Ox1 Well-functioning Urban Environments

A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

[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.]

DO-Ox2 Housing Variety and Choice

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.]

DO-Ox3 Residential Intensification Precincts

Residential Intensification Precincts 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. 6-storey buildings within Residential Intensification Precinct A; and
 - b. 4-storey buildings within Residential Intensification Precinct B.

DO-O4 Coastal Environment

To have a coastal environment where:

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

DO-O5 Natural Hazards

To ensure the safety and resilience of people and communities by avoiding exposure to increased levels of risk from natural hazards, while recognising the importance of natural processes and

systems.

DO-09 Landscapes, Features and Landforms

To protect the District's identified *outstanding natural features and landscapes* from inappropriate *subdivision*, use and *development*; and

1. maintain or enhance the landscape values of *special amenity landscapes* and identified significant landforms; and
2. avoid, remedy or mitigate adverse *effects* of *earthworks* on natural features and landforms.

DO-010 Contaminated Land

To prevent or mitigate any adverse environmental *effects*, including risks to human health and the *environment*, arising from past, present or future activities involving *contaminated land*.

DO-011 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:

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

DO-012 Housing Choice and Affordability

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

1. is of densities, locations, types, attributes, 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-013 Infrastructure

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

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

DO-O14 Access and Transport

To ensure that the transport system in the District:

1. integrates with land use and urban form and maximises accessibility;
2. improves the efficiency of travel and maximises mode choice to enable people to act sustainably as well as improving the resilience and health of communities;
3. contributes to a strong economy;
4. avoids, remedies or mitigates adverse *effects* on land uses;
5. does not have its function and operation unreasonably compromised by other activities;
6. is safe, fit for purpose, cost effective and provides good connectivity for all communities; and
7. provides for the integrated movement of people, goods and services.

DO-O15 Economic Vitality

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

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

while:

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

DO-O17 Open Spaces / Active Communities

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

1. is developed, used and maintained in a manner that does not give rise to significant adverse *effects* on the natural and physical *environment*;
2. protects the District's cultural, ecological and *amenity values*, while allowing for the enhancement of the quality of *open space* areas;
3. supports the identity, health, cohesion and resilience of the District's communities; and
4. ensures that the present and future recreational and *open space* needs of the District are met.

DO-O18 Renewable Energy, Energy Efficiency and Conservation

Increase the development and use of energy from renewable sources, including on-site systems, and efficiency and conservation of energy use while avoiding, remedying or mitigating adverse *effects* on the *environment*.

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

Refer to the General Residential Zone chapter for the strategic context of this zone. The General Residential Zone chapter also contains policies and rules which may be relevant to subdivision and

associated *development* within the General Residential Zone.

Policies

SUB-RES-P1 General Residential Subdivision

~~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.

Rules

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*.
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 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-Rx, 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.

Matters of Control

1. Design and layout, including any associated *earthworks*.
2. *Vehicle* access points onto *legal road* including the *State Highway* network, and any transport *effects*.
3. 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 *Subdivision* and Development Principles and Requirements 2012.
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.

	<p><i>Boundary adjustment qualifying criteria:</i></p> <p>1. The adjustment of <i>boundaries</i> is for the rationalisation of existing <i>boundaries</i> to improve the practicality of <i>existing allotments</i>.</p>	<p>7. The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.</p> <p>8. The design, size, shape and location of reserves and <i>esplanade reserves</i>.</p> <p>9. The Ōtaki Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</p>
<p>SUB-RES-R26</p>	<p>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. <u>subdivision of land within the Coastal Qualifying Matter Precinct.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <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> 	
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. Each <i>allotment</i> must have legal and physical access to a <i>legal road</i>. 2. Each <i>allotment</i> must have a flood free <i>building area</i> above the estimated <i>1% Annual Exceedance Probability flood event</i>. <p>Parent allotment area</p> <ol style="list-style-type: none"> 3. The <i>land</i> to be <i>subdivided</i> shall be less than 3,000m² in area. <p>Note: <i>Subdivision of land</i> greater than 3,000m² is provided for under SUB-RES-R27.</p> <p>Minimum allotment size</p> <ol style="list-style-type: none"> 4. For all areas, excluding the General Residential Zone at Ōtaki, the minimum <i>allotment</i> area shall be 450m² (inclusive of access). 5. For the General Residential Zone at Ōtaki: <ol style="list-style-type: none"> a. the minimum <i>allotment</i> area for front <i>allotments</i> shall be 450m² and for rear <i>allotments</i> 550m² (exclusive of access); and b. the minimum average 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>. 2. The imposition of <i>conditions</i> to manage character and amenity <i>effects</i>. 3. The design, size, shape and location of reserves and <i>esplanade reserves</i>. 4. The imposition of <i>conditions</i> in accordance with <i>Council's Subdivision and Development Principles and Requirements 2012</i>. 5. The imposition of <i>financial contributions</i> in accordance the Financial Contributions chapter. <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <ol style="list-style-type: none"> 6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway</i> network and any transport <i>effects</i>. 7. Any legal mechanisms required for legal access. 8. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature,</i>

	<p style="text-align: center;">allotment area shall be 700m² or greater (exclusive of access).</p> <p>Shape factor</p> <p>6. Each allotment must be capable of accommodating an 18 metre diameter circle.</p> <p>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.</p> <p><u>Minimum allotment size and shape factor</u></p> <p>4. Compliance with SUB-RES-Table X.</p> <p>Infrastructure, access and services</p> <p>5. 8. Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the Council's Subdivision and Development Principles and Requirements 2012.</p> <p>6. 9. The maximum number of allotments gaining legal and physical access by rights of way shall be 6.</p> <p>7. 10. Access to all allotments must comply with the standards in the Transport chapter.</p> <p>Esplanades</p> <p>8. 11. The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial Contributions</p> <p>9. 12. Compliance with FC-Table 1.</p>	<p style="text-align: center;"><i>outstanding natural feature and landscape or area of high natural character.</i></p> <p>9. The imposition of <i>conditions</i> in accordance with sections 108 and 220 of the Resource Management Act 1991.</p> <p>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 <i>subdivision</i> under this rule.</p>
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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;

<p>are provided for under Rule SUB-RES-R27.</p>		
<p>SUB-RES-Rx</p>	<p>Except as provided for under Rule SUB-RES-R25 or SUB-RES-R26, <u>subdivision of land within the General Residential Zone.</u></p> <p>The following are excluded from this rule:</p> <ul style="list-style-type: none"> • <u>Subdivision of land in the Coastal Qualifying Matter Precinct.</u> <p>Notification Public and limited notification of an application for resource consent under this rule is precluded.</p>	
<p>Controlled Activity</p>	<p>Standards</p> <ol style="list-style-type: none"> 1. <u>Where the parent allotment contains an existing residential unit:</u> <ol style="list-style-type: none"> a. <u>the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1 or GRZ-Rx2; or</u> b. <u>the subdivision must comply with an approved land use resource consent.</u> 2. <u>Where the parent allotment does not contain an existing residential unit:</u> <ol style="list-style-type: none"> a. <u>it must be demonstrated that it is practicable to construct residential units on the parent allotment that comply with Rules GRZ-Rx1 or GRZ-Rx2; or</u> b. <u>the subdivision must comply with an approved land use resource consent.</u> 3. <u>Each allotment must have legal and physical access to a legal road.</u> 4. <u>Each allotment must have a flood free building area above the estimated 1% Annual Exceedance Probability flood event.</u> <p>Minimum allotment size and shape factor</p> <ol style="list-style-type: none"> 5. <u>Compliance with SUB-RES-Table x.</u> <p>Infrastructure, access and services</p> <ol style="list-style-type: none"> 6. <u>Access, water supply, wastewater and stormwater drainage systems, and underground power and telecommunications must be provided in accordance with the</u> 	<p>Matters of Control</p> <ol style="list-style-type: none"> 1. <u>The design and layout of the subdivision (excluding allotment size, shape, or other size-related subdivision requirements) and any associated earthworks.</u> 2. <u>The imposition of conditions to manage character and amenity effects.</u> 3. <u>The design and location of reserves and esplanade reserves.</u> 4. <u>The imposition of conditions in accordance with Council's Subdivision and Development Principles and Requirements 2012.</u> 5. <u>The imposition of financial contributions in accordance the Financial Contributions chapter.</u> <p>Note: <u>Other contributions may be applicable under the provisions of the Local Government Act 2002.</u></p> <ol style="list-style-type: none"> 6. <u>Vehicle access points onto legal road including the State Highway network and any transport effects.</u> 7. <u>Any legal mechanisms required for legal access.</u> 8. <u>The location of any associated building area(s) relative to any identified natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character.</u> 9. <u>The imposition of conditions in accordance with sections 108 and 220 of the Resource Management Act 1991.</u> <p>Note: <u>Where consent is required under</u></p>

	<p><u>Council's Subdivision and Development Principles and Requirements 2012.</u></p> <p>7. <u>The maximum number of allotments gaining legal and physical access by rights of way shall be 6.</u></p> <p>8. <u>Access to all allotments must comply with the standards in the Transport chapter.</u></p> <p><u>Wastewater disposal – non-sewered allotments</u></p> <p>9. <u>Any subdivision occurring on land that is not serviced by an existing community sewerage scheme must provide evidence from a suitably qualified and experienced person that on-site domestic wastewater disposal is suitable for each allotment in accordance with AS/NZS 1547:2012 "On-site Domestic Wastewater Management."</u></p> <p><u>Note: attention is drawn to the requirements for on-site domestic wastewater disposal enforced by the Regional Council.</u></p> <p><u>County Road Ōtaki Precinct</u></p> <p>10. <u>For land in the County Road Ōtaki Precinct:</u></p> <ul style="list-style-type: none"> a. <u>the protection of ecological site (K212) shall be secured via an encumbrance on the new allotments within which K212 is located; and</u> b. <u>an integrated traffic assessment must be undertaken for all subdivisions creating more than six allotments with vehicle access only onto County Road.</u> <p><u>Esplanades</u></p> <p>11. <u>The Esplanade Reserve and Esplanade Strip provisions of SUB-DW-Table 1 must be complied with.</u></p>	<p><u>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.</u></p>
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	<p><u>Financial Contributions</u></p> <p>12. <u>Compliance with FC-Table 1.</u></p>	
<p>SUB-RES-R27</p>	<p>Any sSubdivision of land (excluding land within a Focused Infill Precinct) which is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx.</p> <p>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.</p>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <p>1. <u>Where the parent allotment contains an existing residential unit:</u></p> <p>a. <u>the subdivision must not increase the degree of any non-compliance with Rules GRZ-Rx1 or GRZ-Rx2; or</u></p> <p>b. <u>the subdivision must comply with an approved land use resource consent.</u></p> <p><u>This standard does not apply to the subdivision of land in the Coastal Qualifying Matter Precinct.</u></p> <p>2. <u>Where the parent allotment does not contain an existing residential unit:</u></p> <p>a. <u>it must be demonstrated that it is practicable to construct residential units on the parent allotment that comply with Rules GRZ-Rx1 or GRZ-Rx2; or</u></p> <p>b. <u>the subdivision must comply with an approved land use resource consent.</u></p> <p><u>This standard does not apply to the subdivision of land in the Coastal Qualifying Matter Precinct.</u></p> <p>3. 1. Each allotment must have legal and physical access to a legal road.</p> <p>Minimum and average allotment sizes</p> <p>2. Each allotment must meet the following minimum requirements:</p> <p>a. the minimum allotment area</p>	<p>Matters of Discretion</p> <p>1. The design and layout of the subdivision and any associated earthworks.</p> <p>2. The imposition of conditions to manage character and amenity effects.</p> <p>3. The design, size, shape and location of reserves and esplanades.</p> <p>4. The imposition of conditions in accordance with Council's Subdivision and Development Principles and Requirements 2012.</p> <p>5. The imposition of financial contributions in accordance with the Financial Contributions chapter.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. Vehicle access points onto legal road including the State Highway network and any transport effects.</p> <p>7. Any legal mechanisms required for legal access.</p> <p>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 landscape and area of high natural character.</p> <p>9. The Ōtaki Beach, Waikanae Beach, Raumati, Paekākāriki Special Character Areas Design Guidelines in Appendix 3.</p> <p>Note: Where consent is required under other Rules in the Plan which are associated with an activity</p>

considered under this Rule, additional matters of discretion may also apply.

shall be 950m² for any *allotment* in:

- ~~i. the Beach Residential Precinct or General Residential Zone at Paekākāriki;~~
 - ~~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 5,000m²; 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~~

	<p>Density Precinct and Paraparaumu Low Density Precinct:</p> <ul style="list-style-type: none"> i. the minimum <i>allotment</i> area shall be 800m² (inclusive of access); and ii. the minimum average <i>allotment</i> area for the precinct shall be 950m²; <p>f. for <i>land</i> in the Ferndale Area Precinct, the minimum <i>allotment</i> area shall be as set out in Appendix 4 Ferndale Area Structure Plan Notations;</p> <p>g. for <i>land</i> in the Pekawy Precinct, any <i>subdivision</i> shall:</p> <ul style="list-style-type: none"> i. conform to the layout of <i>boundaries, vehicle access, open space</i> and planting proposals shown on the Structure Plan in Appendix 5; and ii. be subject to the “<i>subdivision controls</i>” as set out in the Structure Plan in Appendix 5; <p>h. for <i>land</i> in the County Road Ōtaki Low Density Precinct:</p> <ul style="list-style-type: none"> i. the minimum average <i>allotment</i> area for the <i>subdivision</i> shall be 700m²; ii. the number of residential <i>allotments</i> created by <i>subdivision</i> of the <i>land</i> contained in Lot 37 DP1429 shall not exceed 20 (including any balance of Lot 37 DP1429); iii. the protection of <i>ecological site</i> (K212) shall be secured via an encumbrance on the new <i>allotments</i> within which K212 is located; and iv. an integrated traffic assessment must be undertaken for all <i>subdivisions</i> creating more 	
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	<p>than six <i>allotments</i> with vehicle access only onto County Road.</p> <p>i. for land in the Beach Residential Precinct at Waikanae Beach, the minimum lot area shall be 550m² (exclusive of access);</p> <p>j. for all other <i>land</i> in the General Residential Zone where the <i>land to be subdivided</i> is less than 3,000m² in area:</p> <p style="padding-left: 40px;">i. the minimum <i>allotment</i> area shall be 450m² (exclusive of access); and</p> <p style="padding-left: 40px;">ii. the minimum average <i>allotment</i> area for the entire <i>subdivision</i> shall be 600m² (exclusive of access);</p> <p>k. for all other <i>land</i> in the General Residential Zone where the <i>land to be subdivided</i> is greater than 3,000m² in size:</p> <p style="padding-left: 40px;">i. at least 50% of all front <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 550m² and at least 25% of all front <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 700m²; and</p> <p style="padding-left: 40px;">ii. at least 50% of all rear <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 650m² (exclusive of access) and at least 25% of all rear <i>allotments</i> in the <i>subdivision</i> shall have a minimum <i>allotment</i> area of 800m² (exclusive of access);</p> <p>l. in addition to the minimum <i>allotment</i> area requirements in standards (i) and (j) above, the</p>	
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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. 700m² 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

- ~~4. Compliance with SUB-RES-Table X.~~

Wastewater disposal – non-sewered allotments

- 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

- 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.

	<p>Esplanades</p> <p>7. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>Financial contributions</p> <p>8. Compliance with FC-Table 1.</p>	
SUB-RES-R28	<i>Subdivision of land in the Focused Infill Precinct which is not a controlled activity under Rule SUB-RES-R25.</i>	
<p>Restricted Discretionary Activity</p>	<p>Standards</p> <p>-</p> <p>1. Each <i>allotment</i> must have legal and physical access to a legal road.</p> <p>Size and shape</p> <p>2. Each <i>allotment</i> shall have a minimum area of 300m² (exclusive of access).</p> <p>3. Each <i>allotment</i> must be capable of accommodating a 12 metre diameter circle.</p> <p>-</p> <p>Road frontage</p> <p>4. Any front <i>allotment</i> shall have a minimum <i>road</i> frontage of 6 metres.</p> <p>-</p> <p>Esplanades</p> <p>5. The <i>Esplanade Reserve</i> and <i>Esplanade Strip</i> provisions of SUB-DW-Table 1 must be complied with.</p> <p>-</p> <p>Financial contributions</p> <p>6. Compliance with FC-Table 1.</p>	<p>Matters of Discretion</p> <p>-</p> <p>1. The design and layout of the <i>subdivision</i> and any associated <i>earthworks</i>.</p> <p>2. The imposition of conditions to manage character and amenity <i>effects</i>.</p> <p>3. The design, size, shape and location of reserves and esplanades.</p> <p>4. The imposition of <i>conditions</i> in accordance with <i>Council's</i> Subdivision and Development Principles and Requirements 2012.</p> <p>5. The imposition of <i>financial contributions</i> in accordance with this chapter.</p> <p>Note: Other contributions may be applicable under the provisions of the Local Government Act 2002.</p> <p>6. <i>Vehicle access</i> points onto <i>legal road</i> including the <i>State Highway Network</i> and any transport effects.</p> <p>7. Any legal mechanisms required for legal access.</p> <p>8. The location of any associated <i>building area(s)</i> relative to any identified <i>natural hazards, historic heritage feature, notable tree, ecological site, key indigenous tree, key indigenous tree species, rare and threatened vegetation species, geological feature, outstanding natural feature and landscape or area of high natural character</i>.</p> <p>9. <i>Council's</i> Crime Prevention through Environmental Design Guidelines Appendix 6.</p> <p>10. Consistency with any relevant <i>structure plan</i> and the notations</p>

		<p>attached to the <i>structure plan</i>, including any additional matters over which <i>Council</i> reserves discretion.</p> <p>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.</p>
SUB-RES-R29	Subdivision which is undertaken in accordance with the Development Incentives Guidelines set out in Appendix 1.	
Restricted Discretionary Activity	<p>Standards</p> <ol style="list-style-type: none"> 1. <i>Subdivision</i> under this rule must comply with all other relevant <i>subdivision</i> standards unless otherwise specified in Appendix 1. <p>Note: For development which is undertaken in accordance with the Development Incentives Guidelines, see GRZ-R15.</p>	<p>Matters of Discretion</p> <ol style="list-style-type: none"> 1. The scale of biodiversity, energy or <i>water</i> quality benefits created by the proposal. 2. The design, size, shape and location of reserves and <i>esplanade reserves</i>. 3. Covenants, easements and other legal mechanisms required. 4. The imposition of <i>conditions</i> to manage visual, character and amenity <i>effects</i>. 5. Ecological or biodiversity <i>effects</i>, and <i>effects</i> on natural character values. 6. Transport <i>effects</i>. 7. Proposed mitigation, remediation or ongoing management measures. 8. Cumulative <i>effects</i>. 9. The matters of discretion set out under SUB-RES-R27 or SUB-RES-R28 (whichever is applicable).
SUB-RES-R30	<p>Any <i>subdivision of land</i> in the General Residential Zone at Raumati, Paraparaumu, Waikanae and Ōtaki (excluding land within any precinct identified in UFD P13 where the <i>land to be subdivided</i> is less than 3,000m² in area and it:</p> <ol style="list-style-type: none"> 1. is not a <i>controlled activity</i> under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx; 2. meets all standards under SUB-RES-R27 except standard (3)2; 3. has a minimum <i>allotment</i> area of 450m²; and 4. each <i>allotment</i> can accommodate a 15m diameter circle. 	
Discretionary Activity		
SUB-RES-R34	Any <i>subdivision of land</i> in the Focused Infill Precinct which is not a restricted discretionary activity under SUB-RES-R28.	
Discretionary Activity		
SUB-RES-R32	Any <i>subdivision of land</i> which is not a controlled activity under SUB-RES-R25, or SUB-RES-R26 or SUB-RES-Rx, a <i>restricted discretionary activity</i> under SUB-RES-R27, or a <i>discretionary activity</i> under SUB-RES-R30.	

Non-Complying Activity				
SUB-RES-Table x – Minimum allotment size and shape factor	Allotment type	Minimum allotment area	Minimum average allotment area for the entire subdivision	Minimum allotment shape factor
	<u>Vacant allotment</u>	<u>450m² (inclusive of access)</u>	<u>No minimum average allotment area</u>	<u>Must be capable of accommodating an 18 metre diameter circle. Where a rear allotment is created, the shape factor circle for the front allotment(s) may extend over the access leg for the rear allotment by up to 3 metres.</u>
	<u>Any allotment in the Coastal Qualifying Matter Precinct, except where otherwise provided for in this table</u>	<u>450m² (inclusive of access)</u>	<u>No minimum average allotment area</u>	
	<u>Any allotment in the Coastal Qualifying Matter Precinct where the parent allotment is greater than 3,000m² in size</u>	<u>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 800m² (exclusive of access).</u>	<u>No minimum average allotment area</u>	
	<u>Any allotment in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct</u>	<u>550m² (exclusive of access)</u>	<u>No minimum average allotment area</u>	

	<u>within at Waikanae Beach</u>		
	<u>Any allotment in the Coastal Qualifying Matter Precinct within the Beach Residential Precinct at Raumati</u>	<u>450m² (exclusive of access)</u>	<u>700m² (exclusive of access)</u>
	<u>Any allotment in the Coastal Qualifying Matter Precinct at Ōtaki Beach</u>	<u>450m² (exclusive of access)</u>	<u>600m² (exclusive of access)</u>
	<u>Any allotment in the Coastal Qualifying Matter Precinct at Paekākāriki, Peka Peka or Te Horo Beach</u>	<u>950m² (inclusive of access)</u>	<u>No minimum average allotment area</u>