

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Whare Ātea

Stadium Zone

STADZ	Stadium Zone
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Introduction

The purpose of the Stadium zone is to enable the continuing use, operation, and development of the Wellington Regional Stadium in a way that provides for its role as a multi-purpose stadium facility catering to a wide range of sporting, entertainment, education, cultural, and conference functions and events.

Wellington Regional Stadium is a landmark building at the entrance to the city and highly visible within the cityscape due to its size, function, and prominence. The Stadium zone is bordered by port and freight activities, and rail activities in the adjacent Port zone and City Centre zone.

Wellington Regional Stadium is directly connected to the railway station, in close proximity to the bus interchange, and has extensive car park provision. Pedestrian connections and public transport networks are accessed via the Fran Wilde Walkway which connects Wellington Regional Stadium to the City Centre zone, Waterfront zone, Inner Harbour Port Precinct and surrounding suburbs. Maintenance of pedestrian networks and integration with public transport nodes supports the operation and use of Wellington Regional Stadium without compromising residential amenity and the efficiency of the roading network.

The operation, use, and function of the Wellington Regional Stadium, and associated structures contribute to the social, cultural, and economic wellbeing of people and communities and has significant benefits at both the local and regional level. It is important to recognise and provide for special entertainment events at Wellington Regional Stadium. However, controls are needed to provide the community with some certainty about the degree of any effects generated from these types of events. Special entertainment events relating to the Stadium are managed under the Temporary Activities Chapter.

This chapter seeks to ensure that Wellington Regional Stadium and any associated structures are designed and maintained in a way that enhances the 'landmark' status of the Stadium as a prominent building within the cityscape at the entrance to city. This chapter also seeks to ensure that Wellington Regional Stadium is well integrated with existing and any future public transport nodes and pedestrian routes to maintain high quality pedestrian access, particularly via the Fran Wilde Walkway.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
STADZ-01	Purpose Wellington Regional Stadium operates efficiently and effectively as a multi-purpose facility, that contributes to the economic, social, and cultural wellbeing of the local and regional community.
STADZ-02	Amenity and design

	Development in the Stadium Zone positively contributes to creating a well-functioning urban environment as a landmark building within the cityscape.
STADZ-O3	<p>Fran Wilde Walkway</p> <p>The Fran Wilde Walkway is retained and enhanced as a key pedestrian connection between Wellington Regional Stadium and Wellington City including the City Centre, Waterfront, and Thorndon.</p>
STADZ-O4	<p>Managing effects</p> <p>Adverse effects generated by use and development in the Stadium Zone will be managed effectively particularly in relation to more sensitive environments in neighbouring zones.</p>
Policies	
STADZ-P1	<p>Stadium activities</p> <p>Enable stadium activities.</p>
STADZ-P2	<p>Other activities</p> <p>Provide for compatible activities, having regard to:</p> <ol style="list-style-type: none"> 1. Whether the activity has potential to compromise or constrain the safe and efficient use, development and operation of Wellington Regional Stadium; 2. Whether the activity is necessary for the safe and efficient operation of the Wellington Regional Stadium; 3. Whether the activity will result in any positive effects either within the Zone or beyond its boundary; and 4. Whether the activity has potential to result in adverse effects that cannot be avoided or appropriately remedied or mitigated, including on: <ol style="list-style-type: none"> a. Amenity values of adjacent sensitive activities, including visual, light-spill and noise effects; and b. A heritage building, heritage structure or heritage area.
STADZ-P3	<p>Access and connections</p> <p>Require that the use, development, and operation of Wellington Regional Stadium:</p> <ol style="list-style-type: none"> 1. Incorporates universal design principles; 2. Contributes to creating an accessible environment for people of all ages and mobility; 3. Retains, facilitates, and encourages pedestrian access and connections between the Stadium, City Centre Zone and Waterfront Zone; 4. Retains and promotes key links to existing and planned active and public transport nodes, including access and connections to the railway station and bus interchange; and 5. Does not negatively affect the safe and efficient operation of the transport network, including both roading network and public transport network.
STADZ-P4	<p>Fran Wilde Walkway</p> <p>Maintain and enhance the safety, efficiency and connectivity of the Fran Wilde Walkway and enable new connections.</p>
STADZ-P5	<p>Urban Form, quality and amenity</p> <p>Require new development to positively contribute to the quality and amenity of the Stadium Zone and adjoining zones by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> 1. Maintains or enhances the Stadium's landmark status; 2. Recognises and enhances the amenity values, safety, character and coherence of the surrounding area at the site boundary and street interfaces;

	<ol style="list-style-type: none"> 3. Has regard to the form, scale, design and detailing of the building/structure or building additions/alterations; 4. Encourages sustainable, seismically and climatically resilient buildings; 5. Recognises and incorporates public artwork, and the provision of interpretation and references to the area's heritage and culture; 6. Maintains and enhances existing pedestrian network routes, particularly the Fran Wilde Walkway, and creates new links that increase access and connectivity; and 7. Integrates with existing and planned active and public transport movement networks, including proposed rapid transport stops.
STADZ-P6	<p>Cultural, and historical and ecological values</p> <p>Ensure that use and development within the Stadium Zone recognises and has regard to the cultural and historical significance of the area, in particular:</p> <ol style="list-style-type: none"> 1. The cultural, spiritual and historical values and interests and associations of importance to tangata whenua and other Māori, including scheduled sites and areas of significance within or adjoining the site; and 2. Recognises and incorporates public artwork, and the provision of interpretation and references to the area's heritage and culture.
Rules: Land use activities	
STADZ-R1	Stadium activities
	1. Activity status: Permitted
STADZ-R2	All other activities
	1. Activity status: Discretionary
	Where:
	<ol style="list-style-type: none"> a. The activity is not otherwise provided for as a permitted activity.
Rules: Building and structure activities	
STADZ-R3	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
STADZ-R4	Construction of, or additions and alterations to, buildings and structures
	1. Activity status: Permitted
	Where:
	<ol style="list-style-type: none"> a. The construction, alteration or addition of a building or structure: <ol style="list-style-type: none"> i. Is not visible from public spaces; and ii. Compliance with STADZ-S1 and STADZ-S2 is achieved.
	2. Activity status: Restricted Discretionary
	Where:
	<ol style="list-style-type: none"> a. Compliance with any of the requirements of STADZ-R4.1 cannot be achieved.
	Matters of discretion are:
	<ol style="list-style-type: none"> 1. With regards to additions or alterations to buildings the matters in STADZ-P5 and STADZ-P6; 2. With regards to the construction of a new building the matters in STADZ-P3, STADZ-P4, STADZ-P5 and STADZ-P6; and 3. The extent and effect of non-compliance with any relevant Standard as specified in the associated

assessment criteria for the infringed standard							
STADZ-R5	Demolition or removal of buildings and structures						
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The demolition or removal is required to avoid an imminent threat to life and/or property; b. The demolition or removal enables the creation of public open space; c. The demolition or removal is required for the purposes of constructing a new building or adding to or altering an existing building that has an approved resource consent or resource consent is being sought concurrently under STADZ-R4.2; or d. The demolition or removal of a structure, excluding any building. 							
<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of STADZ-R5.1.a-c cannot be achieved. 							
STADZ-R6	Outdoor storage areas						
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage area is screened by a fence or landscaping of 1.8m in height from any adjoining road or site. 							
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of STADZ-R6.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in STADZ-P5 and STADZ-P6; 2. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; and 3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas. <p>Notification status: An application for resource consent made in respect of rule STADZ-R6 is precluded from being publicly notified.</p>							
Effects Standards							
STADZ-S1	Maximum height of buildings and structures						
<p>1. Buildings and structures must not exceed the following maximum heights above ground level:</p> <table border="1"> <thead> <tr> <th>Building or structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Lighting towers associated with the stadium</td> <td>60m</td> </tr> <tr> <td>b. All other buildings and structures</td> <td>27m</td> </tr> </tbody> </table>		Building or structure	Maximum height limit above ground level	a. Lighting towers associated with the stadium	60m	b. All other buildings and structures	27m
Building or structure	Maximum height limit above ground level						
a. Lighting towers associated with the stadium	60m						
b. All other buildings and structures	27m						
<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Visual amenity and dominance effects; and 2. The extent to which the additional height is necessary for the functional needs and operational needs of Wellington Regional Stadium. 							

<p>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</p>	
STADZ-S2	Wellington Regional Stadium site access
<p>1. Only three vehicle access points may be provided, two of which shall be for emergency vehicles only; and</p> <p>2. Site layout shall enable all vehicles to enter or leave the site in a forward direction.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which development supports active and public transport; and 2. Contribution to the visual quality and interest of streets and other public open spaces.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe o Ara Poutama Aotearoa

Corrections Zone

CORZ	Corrections Zone
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Introduction

Ara Poutama Aotearoa, the Department of Corrections operates a custodial prison facility for women located at 13 Main Road, Tawa, known as Arohata Prison. Ara Poutama Aotearoa, the Department of Corrections is responsible for the operational management of the prison. The site is designated by the Minister of Corrections for the purpose of “Arohata Prison”.

Arohata Prison is an important part of the corrections facility network which provides for the safety and security of all New Zealand communities and is of national significance. It is one of just three women’s prison facilities in the country and the only women’s prison in the Greater Wellington area, and therefore has significance in a regional and district context. The facility plays a vital role in the region in allowing Ara Poutama Aotearoa, the Department of Corrections to meet its responsibilities under the Corrections Act 2004 for enforcing sentences and orders of the criminal courts and the New Zealand parole board.

In accordance with Section 176 of the RMA, the provisions of the District Plan shall apply in relation to the land that is subject to the designation only to the extent that the land is used for a purpose other than the designated purpose.

While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are enabled under the Corrections Zone provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial reintegration activities, community corrections activities and **supported residential activities care accommodation**. The Corrections Zone also adopts some of the provisions of the adjacent General Rural Zone.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
CORZ-O1	<p>Corrections Zone</p> <p>The Corrections Zone provides for:</p> <ol style="list-style-type: none"> 1. The continued operation and development of Arohata Prison; 2. The ongoing maintenance, upgrading, and expansion of Arohata Prison; and 3. Activities with operational needs and functional needs to be located within the Corrections Zone without being constrained or compromised by incompatible activities.
CORZ-O2	<p>Managing effects</p> <p>Adverse effects of activities and development in the Corrections Zone are managed effectively</p>

	within the Zone and at interfaces with adjoining zones, scheduled sites, public spaces and key movement streets.
CORZ-O3	<p>National importance</p> <p>Arohata Prison is recognised as a nationally important facility which contributes to the economic and social well-being, and health and safety of the region and district.</p>
Policies	
CORZ-P1	<p>Operation and development</p> <p>Enable the ongoing operation and development of custodial corrections facilities and associated activities.</p>
CORZ-P2	<p>Compatible activities</p> <p>Provide for activities that are compatible with the purpose and function of the Corrections Zone, including:</p> <ol style="list-style-type: none"> 1. The following activities provided for as permitted activities in the General Rural Zone: <ol style="list-style-type: none"> a. Rural activities; b. Cleanfill areas; and c. Conservation activities. 2. Non-custodial rehabilitation activities; 3. Community corrections activities; and 4. Supported Limited residential <u>activities associated with the Arohata Prison care accommodation</u>.
CORZ-P3	<p>Other activities</p> <p>Manage the effects of other activities which are otherwise compatible with the function and predominant character of the General Rural Zone.</p>
CORZ-P4	<p>Amenity values</p> <p>Manage activities within the Corrections Zone so that they do not unduly detract from the rural and residential amenity values of properties beyond the Corrections Zone.</p>
Rules: Land use activities	
CORZ-R1	Custodial corrections facilities
	1. Activity status: Permitted
CORZ-R2	Non-custodial reintegration activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The loading and unloading of vehicles, or the receiving of deliveries, will only occur between the hours of 7:00am and 7:00pm on any day; and b. The operation of machinery only occurs between the hours of 7:30am and 7:00pm on any day.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of CORZ-R2.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of

<p>nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule CORZ-R2.2.a is precluded from being publicly notified.</p>	
CORZ-R3	Community corrections activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The hours of operation are between the hours of 7:00am and 7:00pm on any day.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CORZ-R3.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule CORZ-R3.2.a is precluded from being publicly notified.</p>	
CORZ-R4	Supported residential care accommodation Residential Activities (excluding custodial corrections facilities)
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of residents to be accommodated at any one time is 30; and b. No more than five supported residential care accommodation buildings are to be located within the Corrections Zone.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CORZ-R4.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule GRZ-R4.2.a is precluded from being publicly notified.</p>	
CORZ-R5	Rural activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity does not include the keeping of goats.</p>	
CORZ-R6	Cleanfill areas
<p>1. Activity status: Permitted</p> <p>Where:</p>	

	a. The volume of material is less than 100m ³ per title, per year.
	2. Activity status: Discretionary Where: a. Compliance with the requirements of GRZ-R6.1.a cannot be achieved. Notification status: An application for resource consent made in respect of rule GRZ-R6.2.a is precluded from being publicly notified.
CORZ-R7	Conservation activity
	1. Activity status: Permitted
CORZ-R8	Rural Industry
	1. Activity status: Discretionary
CORZ-R9	Intensive indoor primary production
	1. Activity status: Discretionary
CORZ-R10	Quarrying or mining activities
	1. Activity status: Discretionary
CORZ-R11	Any activity not otherwise listed in this table
	1. Activity status: Non-complying
Rules: Building and structure activities	
CORZ-R12	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
CORZ-R13	Demolition or removal of buildings and structures
	1. Activity status: Permitted
CORZ-R14	Construction, addition or alteration of buildings and structures including accessory buildings, relating to non-custodial reintegration, community corrections or supported residential care accommodation activities
	1. Activity status: Permitted Where: a. Compliance is achieved with CORZ-S1 and CORZ-S2.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CORZ-R14.1.a cannot be achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in CORZ-P4. Notification status: An application for resource consent made in respect of rule CORZ-R14.2.a is precluded from being publicly notified.
Standards	

CORZ-S1	Maximum height	
<p>1. Buildings and structures must not exceed a maximum height of 8m above ground level. This standard does not apply to buildings, accessory buildings and structures associated with custodial corrections facilities.</p>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining properties; 2. The ability to mitigate adverse effects through screening, planting and landscaping; 3. Whether topographical or other site constraints make compliance with the standard impractical; and 4. Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site.
CORZ-S2	Minimum boundary setbacks for buildings	
<p>1. No building or structure may be located within 6m of any boundary. This standard does not apply to fences or standalone walls.</p>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining properties.

This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

He Rohe Taunga Wakarererangi

Airport Zone

AIRPZ	Airport Zone
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Introduction

~~The purpose of the Airport Zone is to provide for the ongoing management and development of Wellington International Airport in relation to its site and the surrounding environment. The District Plan recognises and protects the Airport's status as regionally significant infrastructure (as identified by the Wellington Regional Policy Statement) and its economic / physical importance as a transport hub. The National Planning Standard 8. Zone Framework Standard describes an The Airport Zone is as an area used predominantly for the operation and development of an airport as well as operational areas and facilities, administrative, commercial and industrial activities associated with the airport.~~

~~The Airport Zone and associated Infrastructure chapter (sub chapters) recognise and protect the Airport's status as Regionally Significant Infrastructure and its economic and physical importance as a transport hub and facilitator of economic activity at a District, Regional and National level.~~

~~Wellington International Airport Limited (WIAL) is the Airport's owner and operator. WIAL undertakes masterplanning as part of its overall business — adopting a planning horizon of twenty years. WIAL's masterplan is a non-statutory document, entirely separate from the District Plan, and it may be subject to change on an ongoing basis. The masterplan highlights WIAL's long term expectations for growth in air traffic and associated implications for physical development at the Airport. The nature, timing and physical extent of development will be driven by diverse local and international factors over the life of this District Plan and beyond.~~

~~WIAL is a Requiring Authority for the purposes of Part 8 of the RMA and holds four designations that broadly apply to the Airport Zone area and its surrounds. The WIAL masterplan has informed the Airport company's existing designations (see Part 3 of the District Plan for operative designations). These include:~~

- ~~1. Designation WIAL1 (Wellington Airport Obstacle Limitation Surfaces);~~
- ~~2. Designation WIAL2 (Wellington Airport Miramar South Area);~~
- ~~3. Designation WIAL4 (Wellington Airport Main Site Area); and~~
- ~~4. Designation WIAL5 (Wellington Airport East Side Area).~~

~~Some Airport relevant provisions are set out in other chapters, including Noise, Signs, Earthworks, Light, and Designations.~~

~~The Act, and therefore the District Plan, share the same broad definition of 'infrastructure', which includes airports. Notwithstanding that, the Infrastructure Chapter (including sub chapters) of the District Plan specifically excludes activities that fall under the definition of airport activities purposes or airport related activities which occur within the Airport Zone (which are dealt with in the Airport chapter). Any infrastructure within the Airport Zone that is inconsistent with those definitions or any airport or airport related activity located outside of the Airport Zone continue to be is managed by the provisions of the Infrastructure Chapter (and associated sub chapters).~~

Airport Precincts

The Airport Zone comprises of eight precincts which reflect the primary function of the areas and/or their environmental context. Described further below and shown on the plan included at the end of this chapter as Figure 1 these precincts include:

1. The Airside Precinct;
2. The Broadway Precinct;
3. The East Side Precinct;
4. The Miramar South Precinct.
5. The Rongotai Ridge Precinct;
6. The South Coast Precinct;
7. The Terminal Precinct; and,
8. The West Side Precinct;

~~specific precincts. Six of these precincts are physically contiguous and identified below as: Terminal; Airside; East Side; West Side; Broadway; and South Coast. In addition, there are two physically separate precincts, being Rongotai Ridge and Miramar South. Precinct boundaries are shown by the plan included at the end of this chapter. The boundaries are indicative in locations where they do not follow cadastral boundaries.~~

Terminal Precinct

For passengers, the Terminal Precinct is the Airport's heart. It comprises the main passenger terminal, access and roading, car parking, and commercial and passenger support services including visitor accommodation and conference facilities. It also contains airside airport facilities such as hangars, aircraft parking stands, and aviation support facilities.

Airside Precinct

The Airside Precinct comprises the runway, north-south taxiways, and associated aprons. It also includes hangars and aircraft parking stands.

East Side Precinct

~~At the date of District Plan notification (18 July 2022), t~~The East Side Precinct is used as the southern part of Miramar Golf Course. Over time, the area will be gradually developed for a limited range of airport activities, until the area is required. It will continue to be used as such, until growth in air traffic necessitates its redevelopment for aircraft parking / taxiing purposes. The redevelopment may occur in stages. Until it is fully developed, the precinct may also be used for the temporary relocation of parking where it is displaced by construction activity in other parts of the Airport. ~~The precinct will be largely free of buildings and commercial signage.~~

West Side Precinct

The West Side Precinct includes the Airport Retail Park on the eastern side of Tirangi Road. It comprises mainly commercial uses and associated parking. It also includes the Airport's flight control tower, fire station, and some aircraft hangars. Urban design 'edge effects' are an important consideration where the land faces adjacent residential zoned land. The precinct is a valuable resource for the Airport, providing a source of income from ground leases which help to support other aspects of the business. In the long term, the land may potentially be used for Airport operational purposes.

Broadway Precinct

The Broadway Precinct is located at the entrance 'gateway' to the Airport. Although much of the nearby area is zoned for residential use, the Broadway Precinct is a 'transitional' location with a mix of land uses. Together with the Miramar South Precinct, it forms an important 'gateway' to both the Airport and suburbs to the east.

South Coast Precinct

The South Coast Precinct partially fronts the southern coastline and the Moa Point wastewater treatment plant. The precinct has airside and landside access and has been identified as a site for a future multi-user freight facility over the longer term. shares a short section of boundary with adjacent residential land. It also abuts land occupied by the Moa Point wastewater treatment plant which is subject to Designation WCC6. The Airport's 2040 masterplan identifies the precinct as the location of a multi-user freight facility.

Rongotai Ridge Precinct

The Rongotai Ridge Precinct comprises land located between Wexford Road and Miramar Avenue and is physically separate from other Airport Zone precincts of the 'Main Site'. Development within large portions of this precinct is constrained by the obstacle limitation surface (OLS) Designation WIAL1. Maupuia Pā, a Site of Significance to Māori, is also located within this precinct. The upper (ridge) part of the precinct has an existing commercial building used for non-Airport purposes but most of the area is predominantly open space. Any further development in the precinct is constrained by the obstacle limitation surface (OLS) designation (WIAL1) which precludes most potential development opportunities.

Miramar South Precinct

Most of the Miramar South Precinct was previously the site of Miramar South School. The precinct is subject to a designation (WIAL2) to allow the development of support services to the Airport, including flight catering, rental car operations, and freight operations. At its Broadway end, the The Miramar South Precinct forms an important 'gateway' to both the Airport and suburbs to the east. With no airside access, the precinct lends itself to the development of support services to the Airport, including flight catering, rental car operations, airport related vehicle storage, and freight operations.

Airport Noise

The management of noise associated with the Airport's operations is addressed in the District Plan Noise Chapter and Wellington International Airport's designations. Noise is subject to the following interrelated controls:

1. District Plan provisions which reference specific noise restrictions.
2. Conditions imposed on the Wellington International Airport Designations (which includes the operation of the Airport Noise Management Committee and Airport Noise Management Plan). District Plan provisions which reference the Airport's Noise Management Plan (NMP).
3. The NMP, which sits outside of the District Plan.
4. The Air Noise overlay (ANO) 65dB Air Noise Boundary (ANB)– which is demarcated on the District Plan maps, and referenced in District Plan provisions and the ANMPNMP. The extent and nature of the ANOANB is guided by the recommendations of New Zealand Standard NZS6805:1992 Airport Noise Management and Land Use Planning.
5. The Inner Air Noise Overlay and the Outer Air Noise Overlay, which are used to manage intensity of development by noise sensitive activities (such as residential development). The outer edge of the Inner Noise Overlay approximates the ANB. The outer edge of the Outer Air Noise Boundary Overlay approximates a 60 db Ldn airnoise noise contour.

Airport Designations

Parts of the Airport and its operations are subject to designations of WIAL and other requiring authorities. The main designations include associated conditions that control the nature of development and the extent of WIAL's authority under relevant provisions of the Resource Management Act.

WIAL designations are included in Part 3 of the District Plan.

Airspace Designation

The purpose of the airspace designation (Designation WIAL1) is to help ensure the safe and efficient operation of the Airport. The designation limits the height of objects, such as new buildings below aircraft flight paths, by imposing an obstacle limitation surface (OLS). The OLS applies to obstacles both within and outside of the Airport Zone.

The OLS restrictions are defined and explained by designation 'WIAL1' and the related 'Conditions 1'. They are illustrated by the maps within Condition 1. Development that breaches the OLS can only occur with the prior written consent of WIAL.

Designations

WIAL has four designations covering different parts of the Airport and surrounding land. The WIAL designations are:

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1. Designation WIAL2 (Miramar South): Land bordered by Miro, Kauri, Kedah and Broadway streets, enabling its development and use for flight catering, rental car operations, and freight operations. There is a suite of related conditions.
2. Designation WIAL3 (RESA): The southern runway end safety area extension.
3. Designation WIAL4 (Main Site Area): The main Airport land, including the Terminal, runway / taxiing areas, and the Tirangi Road Retail Park. There is a suite of related conditions.
4. Designation WIAL5 (East Side Area): Land adjoining and immediately east of the main Airport land which has historically been the southern part of Miramar golf course. When required by growth air traffic, the designation will enable development and use of the land for the parking and taxiing of aircraft. There is a suite of related conditions.

Other Designations

Other non-WIAL designations which affect the Airport Zone land include:

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1. Designation MZNZ4: Meteorological purposes (entirely within the Airport Zone).
2. Designation WCC6: Moa Point Sewage Treatment Plant (partly within the Airport Zone).

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Parts of the Airport and its operations are subject to designations held by WIAL and other requiring authorities. The main designations include associated conditions that control the nature of development and the extent of WIAL's authority under relevant provisions of the Resource Management Act. WIAL's designations are included in Part 3 of the District Plan.

Objectives	
AIRPZ-01	Purpose of the Airport Zone
Wellington International Airport is recognised and protected as locally, and regionally <u>and nationally</u> significant infrastructure.	
AIRPZ-02	Development of the Airport Zone
The dual character of the Airport Zone as a working environment and a regional / international gateway is balanced, recognising:	
<ol style="list-style-type: none"> 1. The Airport's role as an air and land transport hub that provides for the safe and efficient movement of people and goods; 2. There will be development that reflects the purpose of the Airport Zone, and for airport related purposes that provide the Airport with other forms of support; and 3. A higher standard of design may be necessary where large buildings or structures are adjacent to or visible from the public domain adjacent public roads or public open space land; and 4. <u>The operational and functional requirements of the airport and its associated buildings and structures may necessitate a specific scale, location or appearance.</u> 	

AIRPZ-O3	Compatibility of other activities
<p>Airport related and non-airport activities are <u>compatible with</u>:</p> <ol style="list-style-type: none"> Compatible with the efficient operation, maintenance, and upgrading of the Airport and its associated effects; Compatible with the efficient and integrated functioning of other transport networks; and The operation of the Airport is protected from reverse sensitivity effects outside the Airport Zone. The overall urban form and amenity of adjacent zones. 	
AIRPZ-O4	Adverse effects generated by activities
<p>The Airport's operational and functional requirements are provided for while ensuring the adverse effects of Airport and Airport related activities on the environment are avoided, remedied or mitigated.</p> <p>Adverse effects of activities are avoided, remedied, or mitigated, while recognising:</p> <p>-</p> <ol style="list-style-type: none"> The need for effects management within the Airport Zone, including effects on the amenity of the surrounding area; and The need for effects management in adjacent areas outside the Airport Zone, to avoid or limit effects on the efficiency and safety of the Airport. 	
AIRPZ-O5	Carbon neutrality
<p>Activities are enabled that contribute to carbon neutrality, including:</p> <ol style="list-style-type: none"> Decarbonisation of the airport and aircraft operations; Significant growth in <u>uptake of</u> integrated low-carbon land transport options to and from the airport; and Generation, storage and use of renewable or low carbon energy for the airport. 	
AIRPZ-O6	Airport resilience
<p>The resilience of the Airport and its supporting infrastructure, including other transport links, is maintained or enhanced, while providing for the Airport's operational and functional requirements.</p>	
Policies	
AIRPZ-P1	Airport purposes activities, buildings and structures
<p>Enable Airport Purposes activities, buildings and structures, including but not limited to those that:</p> <ol style="list-style-type: none"> Facilitate the transport of people and cargo by aircraft; and Are ancillary activities or services that provide essential support to the transport function. 	
AIRPZ-P2	Airport Related activities, buildings and structures
<p>Allow for airport related activities that provide support to airport <u>activities purposes</u>, including but not limited to those that:</p> <ol style="list-style-type: none"> Provide services to passengers, crew, ground staff, airport workers, and other associated workers and visitors; Support the economic viability of the Airport; and Support carbon neutral outcomes, including through transport decarbonisation, and renewable or low carbon energy generation, storage and use. 	
AIRPZ-P3	Non-airport activities
<p>Discourage new non-airport related activities that:</p> <ol style="list-style-type: none"> Compromise the long-term availability of land for airport or airport related activities; Give rise to adverse effects on the safety and efficiency of the transportation network; Significantly compromise the achievement of carbon neutral outcomes in the Airport as a whole; or Are incompatible with the overall urban form of adjacent zones. <p>Where non-airport activities are allowed, limit their nature, scale and extent to be generally compatible with the outcomes sought under AIRPZ-P1 and AIRPZ-P2.</p>	
AIRPZ-P4	Airport character

Maintain and enhance public the character at of the zone interface and in publicly accessible parts of zone, including through consideration of:

1. The interface of the Airport Zone with adjoining and adjacent land;
2. ~~The New Zealand Urban Design Protocol; The intent of the Centres and Mixed Use Design Guide;~~
3. Any landscape plan, urban design principles or statement, or integrated design management plan, prepared for an Airport precinct;
4. The 'gateway' status of the Broadway, Miramar South and South Coast precincts, with respect to the Airport and adjacent land;
5. The visual and landscape significance of the Rongotai Ridge precinct; and
6. The visual and landscape significance of the Landscape Buffer Area at the eastern margin of the East Side Precinct (refer to Figure 2 of this chapter Figure 7).

AIRPZ-P5	Management of effects
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Manage activity, building and structure effects in the Airport Zone, having regard to:

1. Design, scale and location of buildings and structures, and associated public and private effects, including the impacts of construction activity;
2. Compatibility with the role and function of the Airport Zone;
3. Whether the activity, building or structure is ancillary to and/or supports airport activities;
4. Safety, security and resilience of the Airport (and supporting infrastructure) as an air and land transport hub;
5. Efficiency and capacity of the Airport and other infrastructure and services;
6. Potential conflict with established or permitted activities on adjoining and adjacent land outside the Airport Zone; and
7. ~~The need to measure, report and pursue decarbonisation of airport related activities, including embedded emissions from construction, and activity attracted by the Airport (such as public and private transport).~~

Rules: Land use activities

AIRPZ-R1	Airport <u>activities purposes</u>
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1. Activity status: **Permitted**

Where:

- a. The activity ~~is for airport purposes and~~ complies with any relevant requirements of AIRPZ-S3 and AIRPZ-S4.

2. Activity status: **Controlled**

Where:

- a. The activity is land development and construction activity in the East Side Precinct.

Matters of control are:

1. Construction effects, including earthworks, noise, hours of operation, and traffic.

3. Activity status: **Restricted Discretionary**

Where:

- a. ~~The activity is for airport purposes; and~~
- b. ~~Any standard~~ The relevant requirements of in AIRPZ-S1, AIRPZ-S2 or AIRPZ-S3 and AIRPZ-S4 is are not met.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and
2. Relevant matters listed in policies AIRPZ-P1, AIRPZ-P4 and AIRPZ-P5.

4. Activity status: **Discretionary**

Where:

- a. The activity is not otherwise a permitted, controlled or restricted discretionary activity under rule AIRPZ-R1.

AIRPZ-R2

Airport related activities

1. Activity status: **Permitted**

Where:

- a. ~~The activity is an airport related activity in the Terminal Precinct; The activity is a golf course in the East Side Precinct; and~~
 b. ~~Any relevant standard in AIRPZ-S1 is met.~~

~~2. Activity status: **Controlled**~~

~~Where:~~

- ~~a. The activity is an airport related activity in the Terminal Precinct; and~~
~~b. Any relevant standard in AIRPZ-S1 is met.~~

~~Matters of control are:~~

- ~~1. Relevant matters listed in policies AIRPZ-P2, AIRPZ-P4 and AIRPZ-P5;~~
~~2. Design, external appearance and siting;~~
~~3. Lighting;~~
~~4. Landscaping;~~
~~5. Parking provision and use;~~
~~6. Site access;~~
~~7. Loading and servicing;~~
~~8. Internal traffic circulation; and~~
~~9. Traffic effects on the surrounding road network.~~

3. Activity status: **Restricted Discretionary**

Where:

- a. ~~The activity is an airport related activity in the Terminal Precinct; and~~
~~i. Any standard in AIRPZ-S1 is not met; or~~
 b. The activity is an airport related activity in the West Side, Broadway, Miramar South, Rongotai Ridge, or South Coast precincts; and
 i. All relevant standards in ~~AIRPZ-S1, AIRPZ-S2 and~~ AIRPZ-S3 and AIRPZ-S4 are met.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and
 2. Relevant matters listed in policies AIRPZ-P2, AIRPZ-P4 and AIRPZ-P5.

4. Activity status: **Discretionary**

Where:

- a. The activity is an airport related activity; and
 b. The activity is not otherwise a permitted, controlled, or restricted discretionary ~~or non-complying~~ activity under rule AIRPZ-R2.

~~Notification status: An application for resource consent made in respect of this rule may be publicly notified.~~

~~5. Activity status: **Non-complying**~~

~~Where:~~

- ~~a. The activity is an airport related activity; and~~
~~i. Standard AIRPZ-S3 is not met.~~

~~Notification Status: An application for resource consent made in respect of this rule will be publicly notified.~~

AIRPZ-R3

Non-airport activities

1. Activity Status: Permitted

Where:

- a. The activity is a golf course in the East Side precinct.

2. Activity status: **Restricted Discretionary**

Where:

- ~~a. The activity is a non-airport activity; and~~ The activity is a non-airport activity outside the Airside, Miramar South and East Side Precincts; and
b. All relevant standards in ~~AIRPZ-S1, AIRPZ-S2 and~~ AIRPZ-S3 and AIRPZ-S4 are met.

Matters of discretion are:

1. Relevant matters listed in policies AIRPZ-P3, AIRPZ-P4 and AIRPZ-P5.

~~Notification status: An application for resource consent made in respect of this rule may be publicly notified.~~

2. Activity status: **Non-complying Discretionary**

Where:

- ~~a. The activity is a non-airport activity; and~~ The activity is a non-airport activity in the Airside, Miramar South or East Side Precincts; or
b. The activity is not otherwise a Permitted or Restricted Discretionary activity under Rule AIRPZ-R3.

~~Notification status: An application for resource consent made in respect of this rule must be publicly notified.~~

Rules: Building and structure activities

AIRPZ-RX Maintenance and repair of buildings and structures

1. Activity Status: Permitted

AIRPZ-RX Demolition or removal of buildings and structures

1. Activity Status: Permitted

AIRPZ-R4

Construction of, or additions and alterations to, Buildings and structures

1. Activity status: **Permitted**

Where:

- ~~a. A building or structure is for airport purposes; and~~
i. Compliance with standards AIRPZ-S1 or AIRPZ-S2 is achieved; and
ii. The building or structure is outside the East Side Precinct Landscape Buffer.
~~b. A building or structure is for golf course activities in the East Side Precinct; and~~
i. Any relevant standard in AIRPZ-S1 is met.

2. Activity status: **Controlled**

Where:

- ~~a. A building or structure within the East Side Precinct Landscape Buffer Area (Figure 2) to facilitate public access, amenity, safety or the security of the airport; and~~
b. Compliance with standard AIRPZ-S1 is achieved.
~~c. A building or structure is for an airport related activity in the Terminal Precinct; and~~
i. Does not exceed 12m; and
ii. Compliance with standard AIRPZ-S1 is otherwise achieved;
~~d. A building or structure in the Figure 7 – East Side Precinct, Landscape Buffer Area is to facilitate:~~
i. Public access, amenity, safety, or the security of the airport; and
ii. Compliance with standard AIRPZ-S1 is otherwise achieved.

Matters of control are:

1. The relevant matters listed in AIRPZ-P1, AIRPZ-P2, AIRPZ-P3, AIRPZ-P4 and AIRPZ-P5;
2. Design, external appearance and siting;
3. Landscaping, and integration with the surrounding environment; and

- 4. ~~Traffic generation, parking, loading and access.~~
- 5. ~~Construction activity;~~

3. Activity status: **Restricted Discretionary**

Where:

- a. ~~The relevant requirements of AIRPZ-S1 and AIRPZ-S2 are not met; and~~
- b. ~~The building or structure is outside the East Side Precinct Landscape Buffer.~~
- c. ~~A building or structure is for airport purposes but is not a permitted activity under AIRPZ-R4.1; and~~
 - i. ~~Non-compliance with height control adjoining or adjacent to residential areas or the Open Space Zone (golf course) is not exceeded by more than 20%; and~~
 - ii. ~~Compliance with standards AIRPZ-S1 or AIRPZ-S2 is otherwise achieved.~~
- d. ~~A building or structure is for an airport related activity but is not a controlled Activity under AIRPZ-R4.2.~~
 - i. ~~Non-compliance with height control adjoining residential areas or the Open Space Zone (golf course) is not exceeded by more than 20%; and~~
 - ii. ~~Compliance with standards AIRPZ-S1 or AIRPZ-S2 is otherwise achieved.~~

Matters of discretion are:

- 1. The ~~relevant~~ matters listed in AIRPZ-P1 to AIRPZ-P5;
- 2. ~~The extent and effect of non-compliance with AIRPZ-S1 and AIRPZ-S2.~~
- 3. Maximum height;
- 4. Gross floor area;
- 5. Height control adjoining residential areas;
- 6. Height control adjoining the Open Space Zone (golf course);
- 7. ~~Traffic generation, parking, loading and access;~~
- 8. ~~Construction activity;~~
- 9. ~~In the Miramar South precinct, consistency with the integrated design management plan;~~ and
- 10. In the Rongotai Ridge precinct, the effects of any building or structure on the form and character of the ridge.

4. Activity status: **Discretionary**

Where:

- a. ~~The A building or structure for any purpose~~ is not ~~otherwise~~ a Permitted, Controlled, or Restricted Discretionary activity; ~~and/or~~
- b. ~~A building or structure is in the Figure 7 – East Side Precinct, Landscape Buffer Area but is not a Controlled Activity under AIRPZ-R4.2.~~

~~Notification status: An application for resource consent made in respect of this rule may be publicly notified.~~

Standards		Assessment Criteria
AIRPZ-S1	Maximum height and location of buildings and structures (except Miramar South precinct and Rongotai Ridge precinct)	
<ul style="list-style-type: none"> 1. Buildings and structures must not exceed the following maximum heights above ground level: <ul style="list-style-type: none"> a. 30m in the Terminal precinct; b. 18m outside the Terminal Precinct, except: <ul style="list-style-type: none"> i. 15m for hangars used for Code C (or smaller) aircraft. ii. 20m for hangars used for Code E or other wide body aircraft; and c. 10m in the East Side Precinct; 2. In addition to 1 above, the height and / or location of all buildings and structures shall be further restricted: <ul style="list-style-type: none"> a. In the Terminal Precinct, no closer than 20m to an external site boundary; b. No higher than 15m, if within 8m of the Open Space Zone (golf course) boundary; 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Urban design / visual impact, including: <ul style="list-style-type: none"> a. Height and bulk; and b. Visual interest; 2. Minimisation of visual impacts, including by: <ul style="list-style-type: none"> a. Limits to visual massing; and b. Visual permeability (maintenance of view lines); 3. Effects on adjacent sites, including: <ul style="list-style-type: none"> a. Length of contiguous or near contiguous development on or near a zone boundary; and b. Shading and privacy impacts; 4. Landscape impacts, including: <ul style="list-style-type: none"> a. Screening, planting (including species used), and landscaping; 	

<p>c. No higher than 4m, if within 5m of a residential zone boundary;</p> <p>d. Code E hangars may only be in the West Side Precinct, and no closer than 10m to an external site boundary; and</p> <p>e. In the South Coast precinct, no closer than 10m to the Moa Point Road boundary;</p> <p>3. Gross floor area of any new building in the Terminal Precinct (where a consent application is lodged after this provision is operative) shall not exceed 1,500m².</p> <p>Except that:</p> <p>4. The following items are excluded from the consideration of maximum height:</p> <ol style="list-style-type: none"> Lift shafts, plant rooms, stairwells, water tanks, air conditioning units, ventilation ducts, chimneys, lighting poles and similar features on buildings or structures; Retaining structures or other engineering structures required to ensure ground stability of network utility infrastructure and navigational aids; Navigation and safety aids, monitoring stations, lighting and telecommunications facilities; and Fencing or retaining wall structures. 	<p>b. Effects on existing significant vegetation; and</p> <p>c. Relationship of landscaping to the gateway function of the Broadway and South coast precincts;</p> <p>5. Traffic generation, parking, and public transport impacts, including:</p> <ol style="list-style-type: none"> Parking; Public transport; Site access; Loading and servicing; Internal traffic circulation; and Traffic effects on the surrounding road network; <p>6. The impacts of retail development on nearby Commercial or Mixed Use zones, and communities;</p> <p>7. The compatibility of structures and activities in the Broadway precinct with the precinct's function as a gateway to the Airport and Miramar / Strathmore;</p> <p>8. Integration between adjoining precincts (and other areas of the Airport); and</p> <p>9. Construction impacts, including in relation to:</p> <ol style="list-style-type: none"> Any temporary carparking required to facilitate construction activities; and The need for an Earthworks Construction Management Plan.
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AIRPZ-S2	Maximum height and location of buildings and structures (Miramar South precinct and Rongotai Ridge precinct)
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<p>1. The height of buildings and structures must not exceed the following heights above ground level:</p> <ol style="list-style-type: none"> In the Airport Miramar South precinct, a wall height greater than 8 metres from existing ground level; A roof height greater than 9 metres from existing ground level if located within Area A of the Airport Miramar South precinct, or within the Rongotai Ridge precinct; A roof height greater than 110 metres from existing ground level if located within Area B of the Miramar South precinct. <p>2. The coverage, location and length of buildings and structures shall not:</p> <ol style="list-style-type: none"> Exceed total site coverage of 35% in the Airport Miramar South precinct; Be closer than 5 metres to the Site boundary; and Exceed 10 metres of continuous wall length without a step in the wall profile of the wall of at least one metre in depth, or via the use of another architectural device or change in materials or colour. <p>Except that:</p> <p>3. Lift shafts, plant rooms, stairwells, water tanks, air conditioning units, ventilation ducts, chimneys, lighting poles and similar features on buildings or structures are excluded from the consideration of maximum height.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Urban design / visual impact, including: <ol style="list-style-type: none"> Height and bulk; Visual interest; and Miramar South Integrated Design Management Plan (IDMP); Scale and context appropriate to the surrounding area, including: <ol style="list-style-type: none"> Form of rooflines; Variation in bulk, form, scale and coverage of buildings; and Minimisation of roof lighting visible to residential properties; Effects on adjacent sites, including: <ol style="list-style-type: none"> Length of contiguous or near contiguous development on or near a zone boundary; and Shading and privacy impacts; Landscape impacts, including screening, planting and landscaping; Traffic generation, parking, and public transport; The impacts of commercial development on nearby communities; and Construction impacts, including in relation to: <ol style="list-style-type: none"> Any temporary carparking required to facilitate construction activities; and The need for an Earthworks Construction Management Plan.
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AIRPZ-S3	<u>Commercial, retail and access rRestrictions in the Miramar South and South Coast Precincts</u>
<p>1. Commercial or retail activity shall not:</p> <ol style="list-style-type: none"> a. Exceed the gross floor area existing in the Airport (Tirangi Road) Retail Park at the date of District Plan notification (18 July 2022); and b. Be located on land between Calabar Road and Miro Street (part of the Broadway precinct); <p>2. Activities in the Miramar South precinct shall be limited to:</p> <ol style="list-style-type: none"> a. Flight catering; b. Rental car storage, maintenance and grooming; c. Freight reception, storage and transfer to/from air; d. Ground Service Equipment (GSE) storage; and e. Associated carparking, signage, service infrastructure and landscaping; <p>3. Retail activities, service retail, restaurants and other food and beverage facilities including takeaway food facilities and commercial activities shall be located within the Terminal Precinct; and</p> <p>4. Vehicle access shall not be provided from the Broadway or Rongotai Ridge precincts across the Calabar Road / SH1 frontage.</p> <p>Except that:</p> <p>5. Ancillary rRetail in the Miramar South and South Coast precincts is permitted but shall not exceed 10% of the gross floor area. of all buildings in either precinct.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The significance of adverse offsite effects, including but not limited to noise, visual, traffic generation, parking, and traffic safety effects; 2. Compatibility with the purpose and functioning of precincts within the Airport Zone; 3. Design, scale and <u>location of the activity</u>; and 4. Effects on the economic viability of commercial or retail activities in Kilbirnie or Miramar.
<u>AIRPZ-S4</u>	<u>Access Restrictions</u>
<p><u>Vehicle access shall not be provided from the Broadway or Rongotai Ridge precincts across the Calabar Road / SH1 frontage.</u></p>	<p><u>Assessment criteria where the standard is infringed:</u></p> <ol style="list-style-type: none"> 1. <u>The significance of adverse offsite effects, including but not limited to traffic safety effects.</u>

Figure 1 - Airport Precinct Plan

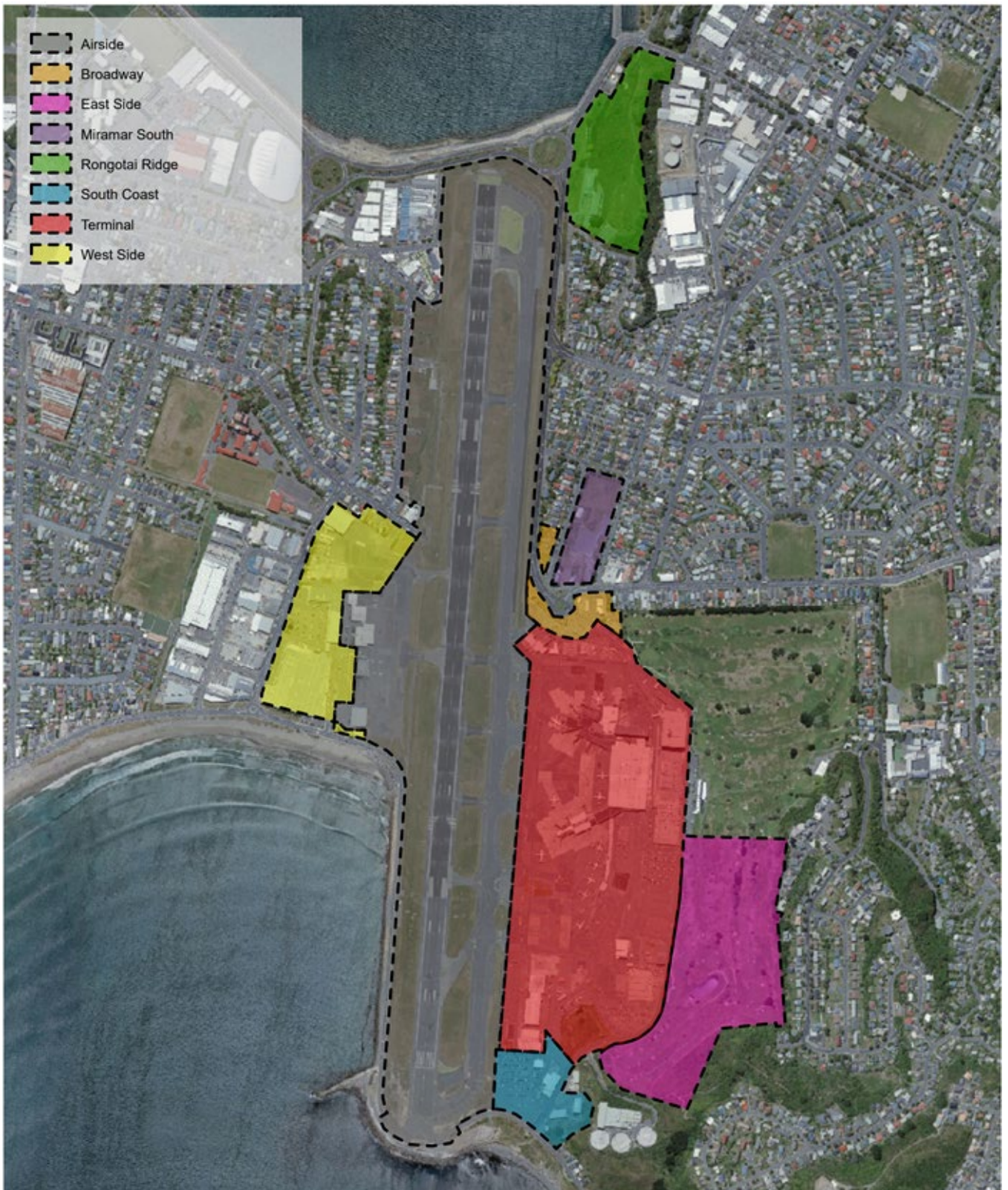


Figure 27 - East Side Precinct, Landscape Buffer Area



Definitions relevant to the Airport Zone

<p>AIRPORT ACTIVITIES PURPOSES</p>	<p>means the transport of people and cargo by aircraft and any ancillary activity or service that provides essential support to that function. Where a designation of the airport requiring authority exists, it additionally means the activities of the requiring authority described in the Purpose Statement or conditions of that designation.—</p> <p><u>Means any activity, wholly or partly, relating to the landing, departure and movement of aircraft and aircraft passengers, including but not limited to:</u></p> <ul style="list-style-type: none"> • <u>Ground based infrastructure, plant and machinery necessary to assist aircraft operations;</u> • <u>Emergency service facilities (including police, fire and medical facilities) and aircraft rescue training facilities;</u> • <u>Runways, taxiways, aprons and other aircraft movement areas, including their establishment, operation and use;</u> • <u>Catering activities;</u> • <u>Freight activities;</u> • <u>Vehicle parking and storage, vehicle valet activities, and public transport activities;</u> • <u>Navigation and safety aids, lighting and telecommunication facilities;</u> • <u>Quarantine and incineration activities;</u> • <u>Border control and immigration activities;</u> • <u>Infrastructure and servicing;</u> • <u>Fuel storage and fuelling activities, facilities for the handling and storage of hazardous substances;</u> • <u>Structures to mitigate against the impact of natural hazards;</u> • <u>Associated administration and office activities</u> • <u>Ancillary activities related to the above; and</u> • <u>Servicing, testing and maintenance activities related to the above.</u>
<p>AIRPORT RELATED ACTIVITIES</p>	<p>means third party ancillary activities or services that provide support to the airport, <u>including but not limited to</u> This includes:</p> <ol style="list-style-type: none"> a. land transport activities; b. <u>rental vehicle activities;</u> b. buildings and structures; c. servicing and infrastructure; d. police stations, fire stations, and medical facilities e. <u>educational</u> facilities provided they serve an aviation related purpose; f. <u>retail, and commercial services and industrial activities</u> associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses; g. <u>administrative offices, provided they are ancillary to an airport or airport related activity. and</u> h. <u>visitor accommodation, conference facilities and associated services;</u> <p><u>Airport Related Activities does not include activities listed in the definition of Airport Activities.</u></p>

OBSTACLE LIMITATION SURFACE-	means airspace defined around an aerodrome that enables operations at the aerodrome to be conducted safely and that prevents the aerodrome from becoming unusable by the growth of obstacles around the aerodrome. Extending out from all edges of the runway, the OLS includes contiguous transitional, horizontal, conical, and approach / take off surfaces.
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This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Taunga Waka

Port Zone

PORTZ	Port Zone
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Introduction

The purpose of the Port Zone is to enable the commercial port to operate efficiently and effectively as a locally, regionally and nationally significant shipping and passenger port and freight intermodal hub, while managing effects on the amenity of surrounding zones so that adverse effects are mitigated as far as practicable, and people's health and safety is maintained. It provides for activities that have a functional need or operational need to locate in the coastal environment, and activities already established in the zone, while ensuring the continued safe and efficient operation of the commercial port.

The Port Zone occupies a large prominent area at the entrance to the city. It is located within the coastal environment and extends inland to the west to include areas occupied by railyards and freight activities. It is bordered by the City Centre and Waterfront zones. Its strategic location at the northern gateway to the city, terminus of the north island main trunk railway, and linkage across the Cook Strait between the North and South Islands makes the commercial port and railyard area regionally significant infrastructure.

As regionally significant infrastructure, the ability of the commercial port to develop and adapt is important. The commercial port has specific functional needs and operational needs, which as a result of the port's operation and nature of operational port activities means that adverse effects, including noise, are not able to be fully internalised within the zone.

The Port Zone includes the commercial port area where CentrePort operates, extending from Kaiwharawhara in the north to Railway/Interisland Wharf in the south. The interrelationship between domestic and international shipping, freight, cruise, and rail transport networks facilitates employment, access, trade, and tourism – generating economic and social benefits at the local, regional, and national level.

The railyard area is covered by a designation that provides for rail activities and buildings and structures for railway purposes. All other activities, buildings, and structures in the railyard area are covered by this chapter.

Within the Port Zone there are two distinct Precincts – the Multi-User Ferry Precinct, and the Inner Harbour Port Precinct. The Inner Harbour Port Precinct is an area of land to the east of Waterloo Quay and south of the commercial port. The Multi-User Ferry Precinct covers the area in Kaiwharawhara to the north of the commercial port which contains the Interislander Ferry Terminal. Whilst each Precinct has distinct characteristics and different levels of development anticipated over the short to long-term, both Precincts are forecast to undergo a degree of change involving the provision of freight and passenger port facilities. This is in response to evolving demands, services and technological changes in the port's passenger and shipping capacity, and its connections with other transport modes.

Although the long-term vision for the Inner Harbour Port Precinct aligns with the Waterfront Zone, the Port Zone recognises and provides for existing operational port activities and passenger port facilities that are anticipated to continue to locate and operate in that Precinct in the short to medium term. For the Multi-User Ferry Precinct, operational port activities and passenger port facilities enabled by the Port Zone effectively align with the short, medium and long-term vision for the precinct. The Multi User Ferry Precinct provides for the comprehensive redevelopment of the site that is anticipated.

Shipping/freight and passenger functionality are two key aspects of the Port Zone that have compatible yet distinct needs. This interface is managed through the application of the Multi-User Ferry Precinct and Inner Harbour Port Precinct which contain additional provisions to control built form, urban design, access and connections with public transport modes and networks, and infrastructure requirements to meet current and foreseeable future needs.

Noise generated by the commercial port in the Port Zone and coastal marine area is managed through the Port Noise Management Plan for CentrePort Ltd 2008. Noise generated in the coastal marine area is also subject to the Natural Resources Plan administered by Greater Wellington Regional Council.

PORTZ- PREC01	Inner Harbour Port Precinct
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Introduction

The purpose of the Inner Harbour Port Precinct is to provide for the evolving demands, service and technological changes of the port's passenger and shipping capacity as the Precinct transitions towards a mixed-use environment that is integrated, connected, and reflective of the adjoining Waterfront Zone and City Centre Zone.

The Inner Harbour Port Precinct provides a clear long-term vision to guide anticipated development within the area while also recognising existing and ongoing operational port activities and passenger port facilities. The long-term vision for the area is transformation into a vibrant mixed-use environment with enhanced integration between the port, waterfront and city, one that provides more space for buildings, greater pedestrian connections, and a public waterfront space for Wellingtonian's and visitors to enjoy. As the transition of the Inner Harbour Port Precinct is inter-dependent on the development of the Multi-User Ferry Precinct, operational port activities and passenger port facilities will likely continue to be the primary purpose of the Inner Harbour Port Precinct in the short to medium term. The Inner Harbour Port Precinct area also has potential for better connections with adjacent transport networks, including the Wellington bus terminal and Wellington Railway Station.

In particular, the Inner Harbour Port Precinct aims to:

1. Meet the changing needs of existing and new functions and users, in a manner that does not detract from the operational ports long-term viability;
2. Support current established activities, and the upgrading, redevelopment and future development of the Precinct;
3. Manage the transition from operational port uses in the short to medium term, to a fully functioning, vibrant mixed-use space which successfully integrates into the overall urban fabric and transport network;
4. Provide a distinctive waterfront environment in the medium to long-term; and
5. Ensure future buildings and public environments are of a high-quality design that complements and enhances this area of the City Centre and its role as a waterfront gateway.

Building height, bulk and design controls are intended to provide a framework which, while providing flexibility and being enabling of operational port activities, encourages a high-quality built environment, positive well-defined waterfront space and a visual transition in the height of built form extending from the water's edge to the established City Centre.

The eventual vision for the Inner Harbour Port Precinct is that it becomes an extension of the Waterfront Zone. In order to achieve this, any future comprehensive redevelopment and rezoning of the area would be progressed through a plan change process, including the preparation of a companion masterplan to guide anticipated development.

Mana whenua have an important connection with Te Whanganui a Tara. Both Taranaki Whānui and Ngati Toa's Claims Settlement Acts identify the Wellington Harbour as a statutory area. Activities within the Inner Harbour Port Precinct must recognise mana whenua as kaitiaki, alongside their relationship with the land.

Active engagement with mana whenua will assist in ensuring the mouri/**mauri** of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities or development within the Precinct.

The Land Use Activities Rules for the Port Zone apply to the Inner Harbour Port Precinct. The Building and Structure Activity Rules and Standards for the Port Zone also apply within the Inner Harbour Port Precinct in addition to any rules and standards identified specifically for the Inner Harbour Port Precinct.

Where there is any conflict between the Port Zone provisions and the Precinct provisions, the Precinct provisions prevail.

PORTZ- PREC02	Multi-User Ferry Precinct
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Introduction

The purpose of the Multi-User Ferry Precinct is to enable the potential reconfiguration of the Cook Strait ferry operations (Interislander and Strait NZ Bluebridge) to a co-located single precinct with enhanced active and public transport network multi-modal transport connections.

The Multi-User Ferry Precinct, located at Kaiwharawhara, has a strong locational prominence at the main entrance to Wellington, is an integral part of the northern gateway, and offers strategic inter-regional connectivity between the North and South Islands. The significance of this is reflected in the classification of ferry terminals as regionally significant infrastructure. This is in recognition of their importance as a resilient strategic asset and critical piece of infrastructure at a national and regional level, particularly in the event of a major natural disaster.

Evolving demands, service and technological changes may lead to urgent need for new, modified, and/or flexible port or freight and passenger port buildings and structures as the Precinct develops. The purpose of the Multi-User Ferry Precinct is to provide a clear long-term vision to guide anticipated development while recognising the need for flexibility in order to provide for the reconfiguration and transition of ferry operations and passenger port facilities in the short to medium term.

Kaiwharawhara and the Kaiwharawhara Stream has long established ecological, historical and cultural associations for the mana whenua of Whanganui a Tara (Wellington), Taranaki Whānui and Ngati Toa Rangatira. Activities within the Multi-User Ferry Precinct must recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/**mauri** of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities and development within the Precinct.

The Land Use Activities Rules for the Port Zone apply to the Multi-User Ferry Precinct. The Building and Structure Activity Rules and Standards for the Port Zone also apply within the Multi-User Ferry Precinct in addition to any rules and standards identified specifically for the Multi-User Ferry Precinct.

Where there is any conflict between the Port Zone provisions and the Precinct provisions, the Precinct provisions prevail.

Other relevant District Plan provisions
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There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives
Port Zone

PORTZ-01	<p>Purpose</p> <p>Activities in the Port Zone operate safely, efficiently and effectively as:</p> <ol style="list-style-type: none"> 1. A locally, regionally and nationally significant shipping and passenger port and freight hub; and 2. A commercial port area whose functional needs and operational needs are not constrained or compromised by non-port activities, reverse sensitivity, incompatible built form or subdivision.
PORTZ-02	<p>Managing effects</p> <p>Adverse effects from activities and development within the Port Zone are managed effectively, particularly on more sensitive environments in adjoining zones.</p>
Inner Harbour Port Precinct	
PORTZ- PREC01-01	<p>Purpose of the Inner Harbour Port Precinct</p> <p>The Inner Harbour Port Precinct is a safe, resilient, and flexible environment that:</p> <ol style="list-style-type: none"> 1. Enables the effective operation of passenger port facilities and operational port activities and responds to evolving demands, services and technological changes in the port's passenger and shipping capacity; 2. Transitions in a co-ordinated and integrated manner to a mixed-use waterfront environment in the long-term; 3. Is an attractive place for development and investment that contributes to the long-term vision of a mixed-use environment; and 4. Is integrated with existing and future active and public transport networks.
PORTZ- PREC01-02	<p>Amenity and design</p> <p>The Inner Harbour Port Precinct complements and connects with the surrounding urban environment to create a distinctive waterfront identity, characterised by good quality buildings, urban design, and public spaces.</p>
Multi-User Ferry Precinct	
PORTZ- PREC02-01	<p>Purpose of the Multi-User Ferry Precinct</p> <p>The Multi-User Ferry Precinct is a safe, resilient, convenient, and accessible environment that:</p> <ol style="list-style-type: none"> 1. Is recognised for its strategic importance and function; 2. Optimises existing and future active and public transport network connectivity both inter-regionally and locally; 3. Provides safe and efficient integration with inter island and regional transport networks, including for freight and passenger vehicles; 4. Provides flexibility for the precinct to transition and develop in a comprehensive manner; 5. Improves the quality of Wellington's passenger port facilities' infrastructure, access and services for ferry users and the wider Wellington public; and 6. Optimises investment to support future passenger port facilities, freight efficiency, tourism spend, port operations and benefits to Wellington's City Centre.
PORTZ- PREC02-02	<p>Amenity and design</p> <p>Development in the Multi-User Ferry Precinct positively contributes to creating a well-functioning urban environment and enhances the entrance to the city.</p>
Policies	
Port Zone	

PORTZ-P1	<p>Port activities</p> <p>Maintain and protect the efficient and effective operation of the commercial port by:</p> <ol style="list-style-type: none"> 1. Enabling operational port activities and associated buildings and structures of an appropriate scale; 2. Avoiding the establishment of incompatible activities that may compromise or conflict with existing or permitted operational port activities and the ability of the Port Zone to operate safely, efficiently and effectively; and 3. Only allowing non-operational port activities to establish in the Port Zone where the activity: <ol style="list-style-type: none"> a. Has a functional need or operational need to locate in the Port Zone; or b. Is necessary for the safe and efficient use and operation of the commercial port.
PORTZ-P2	<p>Management areas and activities</p> <p>Identify different areas within the Port Zone that provide for distinct activities, including:</p> <ol style="list-style-type: none"> 1. A commercial port area to provide for a range of operational port activities; 2. A Multi-User Ferry Precinct at Kaiwharawhara to provide for the comprehensive redevelopment of the area for passenger port facilities; 3. An Inner Harbour Port Precinct to enable ongoing passenger port facilities and the transitional redevelopment to an area occupied by activities that support a public waterfront environment; and 4. A railyard area to provide for rail activities and buildings and structures for freight and railway purposes.
PORTZ-P3	<p>Access and connections</p> <p>Maintain and provide efficient, safe and effective access and connections to other transport modes and networks, recognising the important role the Port Zone plays as a locally, regionally and nationally significant passenger, shipping and freight hub.</p>
PORTZ-P4	<p>Adverse effects</p> <p>Manage adverse use and development related effects in the Port Zone associated with noise and light emission and the bulk, scale and location of buildings and structures.</p>
PORTZ-P5	<p>Sensitive activities</p> <p>Ensure that any new sensitive activities seeking to establish adjacent to<u>within</u> to the Port Zone are appropriately located <u>or designed</u> to avoid adverse reverse sensitivity effects and/or potential conflict with lawfully established activities within this Zone, and where avoidance is not possible, that any adverse effects are appropriately remedied or mitigated <u>by the sensitive activity</u>.</p>
Inner Harbour Port Precinct	
PORTZ-PREC01-P1	<p>Use and development of the Inner Harbour Port Precinct</p> <p>Provide for the staged redevelopment of the Inner Harbour Port Precinct, and its connections with the transport network and Waterfront Zone by:</p> <ol style="list-style-type: none"> 1. Ensuring land use activities and development is planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner; 2. Enabling the ongoing operation, upgrading and redevelopment of established activities; and 3. Enabling new development and a range of activities in the Inner Harbour Port Precinct that are adaptable, integrated, and compatible with surrounding land uses and activities.
PORTZ-PREC01-P2	<p>Managing effects</p>

	<p>Enable and manage the development of the Inner Harbour Port Precinct by ensuring that intensification, redevelopment, and growth within the Inner Harbour Port Precinct is planned and designed in a site responsive and integrated manner, while:</p> <ol style="list-style-type: none"> 1. Ensuring that development does not compromise or constrain the safe and efficient operation of the commercial port, operational port activities and passenger port facilities; 2. Ensuring that development does not significantly adversely affect activities on the surface of the water; 3. Recognising the locational context, including whether the activity will compromise cultural, spiritual and/or historical values and interests and associations of importance to mana whenua, particularly where the site is located adjoining: <ol style="list-style-type: none"> a. Sites and areas of significance to Māori; b. A heritage building, heritage structure or heritage area; and 4. Ensuring that there is adequate existing and/or planned infrastructure to service the activity.
<p>PORTZ- PREC01-P3</p>	<p>Access, connections and open space</p> <p>Require that the use, development, and operation of the Inner Harbour Port Precinct:</p> <ol style="list-style-type: none"> 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes and enhances existing and planned pedestrian and cycle access and connections between the Waterfront Zone and City Centre; 3. Provides public open spaces and well-designed, safe pedestrian and cycle access within the Precinct; and 4. Does not compromise or conflict with the safe and efficient operation of operational port activities or passenger port facilities.
<p>PORTZ- PREC01-P4</p>	<p>Amenity and design</p> <p>Require development within the Inner Harbour Port Precinct to complement and enhance the city centre gateway and contribute positively to the visual quality, amenity, interest and public safety of the Precinct, by:</p> <ol style="list-style-type: none"> 1. Providing building forms and facades that reflect their visual prominence; 2. Encouraging resilient building design that is adaptable to change in use over time; 3. Responding to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A heritage building, heritage structure or heritage area; and b. Sites and areas of significance to Māori; c. <u>The coastal marine area; and</u> d. <u>The interface with the remainder of the Port Zone.</u> 4. Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 5. Incorporating high-quality visual and architectural design based on factors such as the bulk, form, scale, design, location and detailing of the building/structure or building additions/alterations; 6. Recognising mana whenua cultural values in the design of public spaces; 7. Achieving good accessibility for people of all ages and mobility; 8. Providing a safe environment for people that promotes a sense of security and allows informal surveillance; 9. Encouraging and enhancing a distinctive waterfront environment with features, character, and sense of place which reflects the context and character of its port and maritime surroundings; 10. Complementing the established part of the Waterfront Zone; 11. Providing activated frontages adjoining the waterfront and, where practical, publicly accessible spaces; 12. Retaining visual connections to the city and harbour;

	<p>13. Recognising and contributing positively to the amenity values, safety, character and coherence of the surrounding area at the site boundary and street interfaces, particularly where it interfaces with public areas and the waterfront; and</p> <p>14. Incorporating public artwork and means to assist wayfinding, including provision of interpretation and references to the area's heritage and cultural associations.</p>
<p>Multi-User Ferry Precinct</p>	
<p>PORTZ- PREC02-P1</p>	<p>Multi-User Ferry Precinct redevelopment</p> <p>Provide for the staged redevelopment of the Multi-User Ferry Precinct to meet the changing needs of existing and expanding passenger port facilities by:</p> <ol style="list-style-type: none"> 1. Ensuring land use activities and development is planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner; 2. Enabling the ongoing operation, upgrading and redevelopment of established activities; and 3. Enabling the development of new regionally significant infrastructure that is compatible with passenger port facilities or operational port activities.
<p>PORTZ- PREC02-P2</p>	<p>Managing effects</p> <p>Manage the effects of development within the Multi-User Ferry Precinct by ensuring that:</p> <ol style="list-style-type: none"> 1. The development does not compromise or constrain: <ol style="list-style-type: none"> a. The safe and efficient operation of the commercial port, including associated operational port activities; b. Opportunities for intensification or expansion of passenger port facilities; 2. The development does not create significant adverse effects on activities on the surface of water; and 3. The activity does not compromise cultural, spiritual and/or historical values and interests and associations of importance to mana whenua, particularly where the site is located adjoining: <ol style="list-style-type: none"> a. Sites and areas of significance to Māori; and b. A heritage building, heritage structure or heritage area.
<p>PORTZ- PREC02-P3</p>	<p>Access and connections</p> <p>Ensure that the use, development, and operation of the Multi-User Ferry Precinct provides attractive, safe, efficient, and convenient connections to existing and planned <u>freight and passenger</u> transport networks by while also:</p> <ol style="list-style-type: none"> 1. Prioritising sustainable modes of transport within the precinct; and 2. Promoting and enhancing pedestrian and cycle access and connections.
<p>PORTZ- PREC02-P4</p>	<p>Quality and Amenity</p> <p>Require new development and alterations and additions to existing development within the Multi-User Ferry Precinct to contribute to a well-functioning urban environment, complement and enhance the entrance to the city, and contribute positively to visual quality and amenity, by:</p> <ol style="list-style-type: none"> 1. Providing building forms and facades that reflect and reinforce the Precinct's visually prominent city gateway location; 2. Ensuring the bulk, scale and location of built form is appropriate to the context, and is integrated with other development on the site, adjacent sites and surrounding public spaces; 3. Responding to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. Sites and areas of significance to Māori; b. <u>The coastal marine area; and</u> c. <u>The Kaiwharawhara Stream and estuary; and</u>

	<ol style="list-style-type: none"> 4. Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 5. Achieving good accessibility for people of all ages and mobility; 6. Providing a safe environment for people that promotes a sense of security and allows informal surveillance; 7. Incorporating landscaping to enhance the character and amenity of the Precinct and to mitigate adverse visual effects of development, particularly at the interface with public spaces and adjacent sites; 8. Incorporating high-quality visual and architectural design; and 9. Incorporating public artwork and means to assist wayfinding, including provision of interpretation and references to the area's heritage and cultural associations.
<p>PORTZ- PREC02-P5</p>	<p>Cultural, historical and ecological values</p> <p>Ensure that use and development within the Multi-User Ferry Precinct recognises and has regard to the significance of the Kaiwharawhara area, in particular:</p> <ol style="list-style-type: none"> 1. The cultural and ecological significance of the area; and 2. The historical and contemporary relationship between mana whenua and the Kaiwharawhara area.
<p>Rules: Land use activities in the Port Zone</p>	
<p>PORTZ-R1</p>	<p>Operational port activities</p>
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with PORTZ-S1 is achieved.
	<ol style="list-style-type: none"> 2. Activity Status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of PORTZ-R1.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in PORTZ-P1, PORTZ-P2, PORTZ-P3, PORTZ-P4, and PORTZ-P5; and 2. The extent and effect of non-compliance with any relevant Standards as specified in the associated assessment criteria for the infringed standard(s). <p>Notification status: An application for resource consent made in respect of rule PORTZ-R1.2 is precluded from being either publicly or limited notified.</p>
<p>PORTZ-R2</p>	<p>All Other Activities</p>
	<ol style="list-style-type: none"> 1. Activity status: Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. The activity has an operational need or functional need to locate in the Port Zone.
	<ol style="list-style-type: none"> 2. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of PORTZ-R2.1 cannot be achieved. <p>Notification status: An application for resource consent made in respect of rule PORTZ-R2.2 must be publicly notified.</p>

Rules: Land use activities in the Inner Harbour Port Precinct	
PORTZ- PREC01-R1	Commercial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The area of net lettable floor space occupied by commercial activities within the precinct does not exceed 500m².</p>
PORTZ- PREC01-R2	Office activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The area of net lettable floor space occupied by office activities within the precinct does not exceed 2000<u>10,000</u>m².</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with PORTZ-PREC01-R2.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in PORTZ-PREC01-P1 and PORTZ-PREC01-P2; 2. The potential impact of the additional office space on the viability and vibrancy of the City Centre Zone; 3. The extent to which the proposal compromises or enhances the ability to achieve a mix of activities within the Inner Harbour Port Precinct; and 4. The extent to which the proposal will enhance the vibrancy, vitality and safety of the public environment within the Inner Harbour Port Precinct.
PORTZ- PREC01-R3	All other activities, <u>excluding Operational Port Activities</u>
	<p>1. Activity Status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted or restricted discretionary activity.</p>
Rules: Land use activities in the Multi-user Ferry Precinct	
PORTZ- PREC02-R1	Commercial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The area of net lettable floor space occupied by commercial activities within the precinct does not exceed 500m².</p>
PORTZ- PREC02-R2R1	All other activities, <u>excluding Operational Port Activities</u>

1. Activity Status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity.	
Rules: Building and structure activities in the Port Zone	
PORTZ-R3	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
PORTZ-R4	Demolition or removal of buildings and structures
1. Activity status: Permitted	
PORTZ-R5	Construction and alterations and additions to buildings and structures
1. Activity status: Permitted	
Where:	
a. The building or structure is for operational port activities; and	
b. Compliance with PORTZ-S1 is achieved.	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with the requirements of PORTZ-R5.1 cannot be achieved.	
Matters of discretion are:	
1. The matters in PORTZ-P1 and PORTZ-P4;	
2. The extent and effect of non-compliance with any Effects Standards as specified in the associated assessment criteria for the infringed standard(s);	
3. The design, scale and configuration of the proposed building/structure or building additions/alterations, including:	
a. The scale of development anticipated within the zone and in the vicinity of the site;	
b. The visual and architectural quality based on such factors as the form, scale, design and detailing of the building/structure or building additions/alterations;	
c. The extent of landscaping or other means to mitigate the visual impact of buildings and structures when viewed from public areas; and	
d. The safe movement of people and vehicles to and from the site and within the site and surrounding transport network.	
Rules: Building and structure activities in the Inner Harbour Port Precinct (PORTZ-PREC01)	
PORTZ-PREC01-R4	Existing passenger port facilities
1. Activity status: Permitted	
<u>Where:</u>	
a. <u>The passenger port facilities are associated with existing operators.</u>	
PORTZ-PREC01-R5	Maintenance and repair of buildings and structures
1. Activity Status: Permitted	

<p>PORTZ- PREC01-R6</p>	<p>Demolition or removal of buildings and structures</p>
<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The demolition or removal of a building: <ul style="list-style-type: none"> i. Is required to avoid a threat to life and/or property; or ii. Enables the creation of public open space or for outdoor living space; or iii. Is required for the purposes of constructing a new building or adding to or altering an existing building; or b. The demolition or removal of a structure, excluding any building; or c. The demolition or removal is necessary to create a space for, or that is associated with, passenger port facilities. 	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of PORTZ-PREC01-R6.1 cannot be achieved 	
<p>PORTZ- PREC01-R7</p>	<p>Construction of buildings and structures and alterations and additions to buildings and structures not related to existing passenger port facilities or operational port activities in the Inner Harbour Port Precinct</p>
<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The alterations or additions to a building structure:</u> <ul style="list-style-type: none"> i. <u>Do not alter the external appearance of the building or structure; or</u> ii. <u>Relate to a building frontage below verandah level; or</u> iii. <u>Do not extend the existing building footprint by more than 10 percent.</u> b. <u>It involves the construction of any new building or structure that:</u> <ul style="list-style-type: none"> i. <u>Will have a gross floor area of 100m² or less; and</u> ii. <u>Will result in a building coverage of no more than 5,263m² across the precinct; and</u> c. <u>Compliance with PORTZ-PREC01-S1 and PORTZ-PREC01-S2 is achieved.</u> 	
<p><u>2. Activity status: Discretionary</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance with any of the requirements of PORTZ-PREC01-R7.1 cannot be achieved.</u> <p>Section 88 information requirements for applications:</p> <ul style="list-style-type: none"> 1. Applications under this rule <u>PORTZ-PREC01-R7.2</u> must provide, in addition to the standard information requirements: <ul style="list-style-type: none"> a. An assessment that addresses the specific Inner Harbour Port Precinct requirements set out in Appendix 10-A. <p>Notification Status: An application for resource consent made in respect of this rule must be publicly notified.</p>	
<p>PORTZ- PREC01-R8</p>	<p>Outdoor storage areas</p>
<p>1. Activity Status: Permitted</p>	

	<p>Where:</p> <p>a. The storage area is screened by a fence of at least 1.8m high or landscaping from any adjoining road or site.</p>
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of PORTZ-PREC01-R8.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in PORTZ-PREC01-P4; 2. The extent to which any lesser screening is necessary to provide for the functional needs or operational needs of activities on the site, or for people's health and safety; and 3. Visual amenity effects. <p>Notification status: An application for resource consent made in respect of PORTZ-PREC01-R8.2 is precluded from being publicly notified.</p>
<p>Rules: Building and structure activities in the Multi-User Ferry Precinct (PORTZ-PREC02)</p>	
<p>PORTZ- PREC02- R3R2</p>	<p>Existing passenger port facilities</p>
	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p>a. <u>The passenger port facilities are associated with existing operators.</u></p>
<p>PORTZ- PREC02- R4R3</p>	<p>Maintenance and repair of buildings and structures</p>
	<p>1. Activity Status: Permitted</p>
<p>PORTZ- PREC02- R5R4</p>	<p>Demolition or removal of buildings and structures</p>
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The demolition or removal of a building: <ol style="list-style-type: none"> i. Is required to avoid a threat to life and/or property; or ii. Enables the creation of public open space; or iii. Is required for the purposes of constructing a new building or adding to or altering an existing building; or b. The demolition or removal of a structure, excluding any building; or c. The demolition or removal is necessary to create a space for, or that is associated with, passenger port facilities or operational port activities.
	<p>2. Activity status: Discretionary</p> <p>Where:</p>

a. Compliance with any of the requirements of PORTZ-PREC02- R5R4 .1 cannot be achieved	
PORTZ-PREC02-R6R5	Construction of buildings and structures, alterations and additions to buildings and structures for passenger port facilities
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The alterations or additions to a building or structure: <ul style="list-style-type: none"> i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level; or iii. Do not extend the existing building footprint by more than 10 percent. b. The activity involves the construction of any new building or structure that: <ul style="list-style-type: none"> i. Will have a gross floor area of 100m² or less; and ii. Will result in a building coverage of no more than 20 percent across the precinct; and c. Compliance with PORTZ-PREC02-S1 is achieved. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of PORTZ-PREC02-R6R5.1, cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in PORTZ-PREC02-P1, PORTZ-PREC02-P2, PORTZ-PREC02-P3, PORTZ-PREC02-P4 and PORTZ-PREC02-P5; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. Multi-User Ferry Precinct requirements set out in Appendix 10-B; 4. The design, scale and configuration of the proposed building/structure or building additions/alterations, including: <ul style="list-style-type: none"> a. The scale of development anticipated within the precinct and in the vicinity of the site; b. The visual and architectural quality based on such factors as the form, scale, design and detailing of the building/structure or building additions/alterations; c. The extent of landscaping or other means when viewed from public areas; and d. The safe movement of people and vehicles to and from the site and within the site and surrounding transport network. 	
PORTZ-PREC02-R7R6	Construction of buildings and structures, alterations and additions to buildings and structures not related to passenger port facilities or operational port activities
<p>1. Activity status: Discretionary</p> <p>Section 88 information requirements for applications:</p> <ul style="list-style-type: none"> 1. Applications under this rule must provide, in addition to the standard information requirements: <ul style="list-style-type: none"> a. An assessment that addresses the specific Multi-User Ferry Precinct requirements set out in Appendix 10-B. 	
PORTZ-PREC02-R8R7	Outdoor Storage Areas
<p>1. Activity Status: Permitted</p> <p>Where:</p>	

- a. The storage area is screened by a fence of at least 1.8m high or landscaping from any adjoining road or site.

2. Activity Status: Restricted Discretionary

Where:

- a. Compliance with the requirements of PORTZ-PREC02-~~R8R7~~.1 cannot be achieved.

Matters of discretion are:

1. The matters in PORTZ-PREC02-P4;
2. The extent to which any lesser screening is necessary to provide for the functional needs or operational needs of activities on the site, or for people’s health and safety; and
3. Visual amenity effects.

Notification status: An application for resource consent made in respect of PORTZ-PREC02-~~R8R7~~.2 is precluded from being publicly notified.

Standards for any building or structure in the Port Zone

PORTZ-S1	Maximum height of buildings and structures	
1. Buildings and structures must not exceed the following maximum heights above ground level:		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Visual amenity and dominance effects; and 2. The extent to which the additional height is necessary for the functional needs or operational needs of the Port.
Building or structure	Maximum height limit above ground level	
a. Cranes, elevators and similar cargo or passenger handling equipment, including walkways b. Lighting poles	No limit	
c. All other buildings and structures	27m	

Standards for any building or structures in the Inner Harbour Port Precinct (PORTZ-PREC01)

PORTZ-PREC01-S1	Maximum height of buildings and structures	
1. Buildings and structures must not exceed the following maximum heights above ground level:		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Visual amenity, dominance, and streetscape effects; and 2. The extent to which the additional height is necessary for the functional needs or operational needs of passenger port facilities.
Building or structure	Maximum height limit above ground level	
a. Cranes, elevators and similar cargo or passenger handling equipment, including walkways b. Lighting poles	No limit	
c. All other buildings and structures	40m	

PORTZ-PREC01-S2	Verandahs
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<p>1. Verandahs must be provided on building elevations on street frontages identified.</p> <p>2. Any verandah must:</p> <ol style="list-style-type: none"> a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Any heritage building in SCHED1-Heritage Buildings; b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any non-compliance: <ol style="list-style-type: none"> a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and 2. The continuity of verandah coverage along the identified street, informal access route or public space.
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Standards for any building or structure in the Multi-User Ferry Precinct (PORTZ-PREC02)

PORTZ-PREC02-S1	Maximum height of buildings and structures							
<p>1. Buildings and structures must not exceed the following maximum heights above ground level:</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Building or structure</th> <th style="width: 40%;">Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td> <ol style="list-style-type: none"> a. Cranes, elevators and similar cargo or passenger handling equipment, including walkways b. Lighting poles </td> <td>No limit</td> </tr> <tr> <td> <ol style="list-style-type: none"> b. All other buildings and structures </td> <td>19m</td> </tr> </tbody> </table>		Building or structure	Maximum height limit above ground level	<ol style="list-style-type: none"> a. Cranes, elevators and similar cargo or passenger handling equipment, including walkways b. Lighting poles 	No limit	<ol style="list-style-type: none"> b. All other buildings and structures 	19m	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Visual amenity, dominance, and streetscape effects; and 2. The extent to which the additional height is necessary for the functional needs or operational needs of passenger port facilities.
Building or structure	Maximum height limit above ground level							
<ol style="list-style-type: none"> a. Cranes, elevators and similar cargo or passenger handling equipment, including walkways b. Lighting poles 	No limit							
<ol style="list-style-type: none"> b. All other buildings and structures 	19m							

Definitions

Term	Definition
Commercial Port	means the area of land to the north and east of Waterloo and Aotea Quays, within Wellington Harbour (Port Nicholson) and adjacent land used, intended or designed to be wholly for Operational Port Activities. <u>The Commercial Port also includes land adjacent to Miramar and Burnham Wharf, intended or designed to be wholly used for Operational Port Activities.</u>

This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

APP10 – Ngā Herenga ā-Mahere Whakataki o Te Paeurunga Waka Kaiwhakamahi-Rau me te Paetumu Herenga Waka

APP10 – Inner Harbour Port Precinct and Multi-User Ferry Precinct Requirements

Appendix 10-A: Inner Harbour Port Precinct requirements

Any application that is required for development must:

1. Contribute to the compatibility of existing and future activities, buildings and public space within the site and integrate with the transport network and adjacent sites, particularly at interfaces with the Waterfront Zone, City Centre Zone and Commercial Port and activities within the coastal marine area.
2. Demonstrate the extent to which existing and future buildings and the enhancement of facilities, including any provision for office, retail and commercial activities, delivers a high degree of functional integration within the site.
3. Demonstrate the extent to which development of the site has regard to the long-term vision of the Precinct and its relationship to the Waterfront Zone and City Centre Zone.
4. Minimise, as far as practicable, effects on adjacent public spaces (including footpaths) in terms of safety, shading, daylight and wind.
5. Ensure building design and development minimises, as far as practicable, any adverse effects on adjoining zones.
6. Specify whether the development is to be staged, the manner and proposed timeframes for any staging (if known) and the means of managing any vacant land during the staging process.
7. Provide an Integrated Transport Assessment prepared by a suitably qualified transport engineer or transport planner that demonstrates and assesses the effects on safety, effectiveness, access and the capacity of the transport network in relation to:
 - a. Provision of vehicle access and movement within the site;
 - b. Provision of pedestrian and cycle access and movements within the site, including the location of existing and proposed walkway and cycleway links within the site and to adjacent sites;
 - c. Provision of access and connections to the public transport network;
 - d. The extent to which traffic generation will affect intersection form and safety, and the safety and efficiency of Waterloo Quay and the surrounding road network;
 - e. Any anticipated upgrades to the transport network that may be of relevance to the proposal;
 - f. The level of mode accessibility to the Inner Harbour Port Precinct, particularly access to facilities and safety; and
 - g. The effects on the transport network of all modes operating within the precinct, including freight, and the effects allied transport infrastructure will have on the environment. This could include

transport modelling and measures incorporated to mitigate adverse effects.

8. Identify and demonstrate how ~~relevant guidelines in the Centres and Mixed Use Design Guide have been given effect to~~ the development fulfils the intent of the Centres and Mixed Use Design Guide.
9. Identify protected natural and historical heritage, sites of significance to Māori, and cultural features and how any effects on these are proposed to be avoided or mitigated.
10. Provide a mana whenua engagement plan and either a Cultural Impact Assessment, a Cultural Values report or an assessment prepared by mana whenua.

Appendix 10-B: Multi-User Ferry Precinct requirements

Any application that is required for development must:

1. Demonstrate and describe the configuration, bulk and interrelationships of existing and future activities, buildings, and public space, and specify whether development is to be staged, the manner and proposed timeframes for any staging (if known) and the means of managing any vacant land during the staging process.
2. Demonstrate the extent to which existing and future buildings and the enhancement of facilities, including any provision for retail and commercial activities, delivers a high degree of functional integration within the site.
3. Demonstrate the extent to which development of the site has regard to the long-term vision of the Precinct and its relationship to the City Centre Zone.
4. Provide an Integrated Transport Assessment prepared by a suitably qualified transport engineer or transport planner that demonstrates and assesses the effects on safety, effectiveness, access and the capacity of the transport network in relation to:
 - a. Provision of vehicle access and movement within the site;
 - b. Provision of pedestrian and cycle access and connections to the State Highway network;
 - c. Provision of pedestrian and cycle access and movement within the site, including the location of existing and proposed walkway and cycleway links within the site and to adjacent sites;
 - d. Provision of access and connections to the public transport network, particularly services that provide direct access the City Centre, including whether a safe and efficient transport network interchange is required or is to be provided;
 - e. Provision of bus parking, cycle parking, end of trip facilities, and drop-off and pick-up points;
 - f. Estimated trip generation of all traffic modes;
 - g. Provision of parking, and loading arrangements and capacity of these to meet anticipated demand;
 - h. The extent to which the proposed provision of vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and passengers;
 - i. The extent to which traffic generation will affect intersection form and safety, and the safety and efficiency of Hutt Road, Aotea Quay, State Highway 1 and the surrounding road network;
 - j. Any anticipated upgrades to the transport network that may be of relevance to the proposal;
 - k. The level of mode accessibility to the Multi-User Ferry Precinct, particularly access to facilities and safety; and
 - l. The effects on the transport network of all modes operating in the precinct, including freight, and the effects allied transport infrastructure will have on the environment. This could include transport modelling and measures incorporated to mitigate adverse effects.
5. Identify and demonstrate how ~~relevant guidelines in the Centres and Mixed Use Design Guide have been given effect to~~ the development fulfils the intent of the Centres and Mixed Use Design Guide.
6. Identify protected natural and historical heritage, sites of significance to Māori, and cultural features and how any effects on these are proposed to be avoided or mitigated.
7. Provide a mana whenua engagement plan and either a Cultural Impact Assessment, a Cultural Values

report or an assessment prepared by mana whenua.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Keri Kōhatu

Quarry Zone

QUARZ	Quarry Zone
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Introduction

The purpose of the Quarry Zone is to enable the continued use and operation of Wellington's large-scale quarries. This zone provides for quarrying activities where quarrying activities may operate as the primary land use activity on the site.

Quarry operations involve the extraction, processing, storage, management of aggregate and other quarry products. The quarry site itself is also subject to blasting, bulk earthworks, cleanfilling and site rehabilitation.

The provisions of the Quarry Zone enable quarrying activities subject to standards that seek to manage the environmental effects of quarrying activities. These effects relate to residential amenity and site vegetation and rehabilitation and are proposed to be managed within the required Site Rehabilitation Plan.

The provisions of the Quarry Zone also broadly discourage non-quarrying land uses on the site except where those activities do not compromise or constrain the continued operation of any quarrying activities.

Within the Quarry Zone is the Horokiwi Quarry at Horokiwi, and the Kiwi Point Precinct which manages quarrying activities at Kiwi Point Quarry at Ngauranga Gorge. Also located within the Quarry Zone and Kiwi Point Precinct is the Taylor Preston Abattoir.

QUARZ- PREC01	Kiwi Point Precinct
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The purpose of the Kiwi Point Precinct is to enable the continued use, operation, and development of the quarry at Kiwi Point in Ngauranga Gorge. The Kiwi Point Quarry is an important local and regional business that contributes to the social and economic well-being of the Wellington City and the region. The quarry operations are detailed in the required Quarry Management Plan.

However, the Kiwi Point Quarry operates in close proximity to residential properties in the suburbs of Broadmeadows and Johnsonville, and is accessed off State Highway 1. Both State Highway 1 and the neighbouring residential sites are potentially sensitive to the effects of the nearby quarrying activities. These effects are proposed to be managed within the required Quarry Management Plan.

This Quarry Management Plan, in conjunction with the complementary rules of this Chapter, provides a guide for:

1. Managing quarry operations to ensure they are safe for workers, neighbours and the wider public, and
2. Managing the inevitable adverse effects from quarry activities onto the surrounding environment.

This Chapter seeks to ensure the continued safe and effective operation of the Kiwi Point Quarry, subject to management conditions, while managing the effects on the surrounding environment and neighbouring sites.

The provisions of the Zone and Precinct should be read in conjunction. The Zone provisions set the general direction for use and operations of the site as a quarry site. Meanwhile, the Precinct provisions allow for site-specific management in accordance with a Quarry Management Plan.

Where there is any conflict between the Quarry Zone provisions and Precinct provisions, the Precinct provisions prevail.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
Quarry Zone	
QUARZ-O1	<p>Purpose</p> <p>Quarrying activities operate safely, efficiently and effectively as locally and regionally significant:</p> <ol style="list-style-type: none"> 1. Sources of quarry products; and 2. Enablers of Wellington’s economic well-being.
QUARZ-O2	<p>Adverse effects</p> <p>Adverse effects generated by quarrying activities onto adjacent residential sites are appropriately managed.</p>
QUARZ-O3	<p>Site rehabilitation</p> <p>Quarry sites and faces are rehabilitated as soon as practicable when surplus to the functional needs and operational needs of quarry activities.</p>
Kiwi Point Precinct	
QUARZ- PREC01-O1	<p>Purpose</p> <p>Kiwi Point Quarry is used, operated and developed safely and effectively for the ongoing supply of aggregate for Wellington City.</p>
<u>Horokiwi Quarry Precinct</u>	
<u>QUARZ- PREC02-O1</u>	<p><u>Purpose</u></p> <p><u>Horokiwi Quarry is used, operated and developed safely and effectively for the ongoing supply of aggregate for Wellington City.</u></p>
Policies	
Quarry Zone	
QUARZ-P1	<p>Enabled activities</p> <p>Recognise and provide for the benefits of quarries by:</p> <ol style="list-style-type: none"> 1. Enabling quarrying activities within the Quarry Zone; and 2. Having regard to their functional needs and operational needs.
QUARZ-P2	<p>Other activities</p>

	Only allow non-quarrying activities to establish or operate where they do not constrain or compromise quarrying activities within the zone.
QUARZ-P3	Zone interfaces Require use and development of the Quarry Zone to maintain, where practicable, reasonable amenity for adjoining residential zones or other sensitive uses.
QUARZ-P4	Site rehabilitation Require any new or expanding quarrying activities and changes of use on existing quarry sites to demonstrate, through a detailed Management Plan, how the site will be rehabilitated.
Kiwi Point Precinct	
QUARZ- PREC01-P1	Quarry Management Plan Require the preparation, regular updating and implementation of a Quarry Management Plan for quarrying activities and rehabilitation activities at Kiwi Point Quarry.
QUARZ- PREC01-P2	Enabled activities Enable quarrying activities and site rehabilitation where they are carried out in accordance with the Quarry Management Plan.
<u>Horokiwi Quarry Precinct</u>	
<u>QUARZ- PREC02-P1</u>	<u>Enabled activities</u> <u>Recognise and provide for the benefits of an extension of quarrying activities where they are carried out in accordance with the Quarry Management Plan.</u>
<u>QUARZ- PREC02-P2</u>	<u>Quarry Management Plan</u> <u>Require the preparation, regular updating and implementation of a Quarry Management Plan for quarrying activities and rehabilitation activities within Horokiwi Quarry Precinct.</u>
Rules: Land use activities in the Quarry Zone	
QUARZ-R1	Rural activities
	1. Activity status: Permitted
QUARZ-R2	Conservation activities
	1. Activity status: Permitted
QUARZ-R3	Quarrying activities
	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Compliance with QUARZ-S1, QUARZ-S2 and QUARZ-S3 is achieved.</p> <p>Matters of control are:</p> <ol style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P3 and QUARZ-P4; 2. Traffic and access; 3. Noise, vibration, dust and illumination; 4. Visual amenity for residential sites; and 5. Quarry site and face rehabilitation. <p>Notification status: An application for resource consent made in respect of rule QUARZ-R3.1 is precluded from being publicly notified.</p>

QUARZ-R4	All other activities
<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity or controlled activity.</p>	
Rules: Land use activities in the Kiwi Point Precinct	
QUARZ- PREC01-R1	Quarrying activities
<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Compliance with QUARZ-S1, QUARZ-S3, QUARZ-PREC01-S1, QUARZ-PREC01-S2, QUARZ-PREC01-S3, QUARZ-PREC01-S4, QUARZ-PREC01-S5, QUARZ-PREC01-S6, QUARZ-PREC01-S7, and QUARZ-PREC01-S8 is achieved,</p> <p>Matters of control are:</p> <ol style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P3, QUARZ-P4, QUARZ-PREC01-P1 and QUARZ-PREC01-P2; 2. The importance of quarrying aggregate and meeting the supply demand for the city's use; 3. Maximising the extent of residential buffer areas; 4. The extent to which conditions are required to ensure that quarrying activities are timed and staged to ensure that rehabilitation of cut faces can begin as early as practicable; 5. The detailed contents of a Quarry Management Plan; 6. Optimising the standard, location and staging of ecological mitigation through the provision of an ecological restoration plan including budgets and indicative timetables to ensure effective mitigation and rehabilitation; 7. The design and location of screening quarry activities adjacent to State Highway 1; 8. Measures to manage noise and vibration from blasting activities; 9. Measures to maintain slope stability, and to prevent slope erosion or collapse; and 10. Measures to manage the impact of quarrying activity on the visual amenity of residential properties. <p>Notification status: An application for resource consent made in respect of rule QUARZ-PREC01-R1.1 is precluded from being publicly notified.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of QUARZ-PREC01-R1.1 cannot be achieved</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P3, QUARZ-P4, QUARZ-PREC01-P1 and QUARZ-PREC01-P2; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; 3. Measures to maintain effective vegetation and visual buffers; 4. Measures to manage noise, vibration, dust and illumination; 5. Measures to maintain reasonable amenity for adjoining residential sites; and 6. Measures to manage quarry site and face rehabilitation. <p>Notification status: An application for resource consent made in respect of rule QUARZ-PREC01-R1.2 is precluded from being publicly notified.</p>	
QUARZ- PREC01-R2	All other activities

<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, controlled activity or restricted discretionary activity.</p>

Rules: Land use activities in the Horokiwi Quarry Precinct

QUARZ- PREC02-R1	Quarrying activities within the Horokiwi Quarry Precinct
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<p>1. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with QUARZ-S1, QUARZ-S2 and QUARZ-S3 is achieved; and</u> b. <u>Quarrying activities do not occur on escarpment faces which might have a visual impact when viewed from the direction of the Wellington harbour.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> <u>The matters in QUARZ-P1, QUARZ-P3 and QUARZ-P4;</u> <u>The importance of quarrying aggregate and meeting the supply demand for the city's use;</u> <u>The detailed contents of a Quarry Management Plan;</u> <u>Optimising the standard, location and staging of ecological mitigation through the provision of an ecological restoration plan including budgets and indicative timetables to ensure effective mitigation and rehabilitation;</u> <u>Noise and vibration from blasting activities;</u> <u>Dust and illumination;</u> <u>Access and traffic;</u> <u>Slope stability, and measures to prevent slope erosion or collapse;</u> <u>Visual amenity effects on residential properties; and</u> <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</u>

<p>1. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with any of the requirements of QUARZ-PREC02-R1.1. cannot be achieved.</u></p>
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Rules: Building and structure activities in the Quarry Zone

QUARZ-R5	Maintenance and repair of buildings and structures
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<p>1. Activity status: Permitted</p>

QUARZ-R6	Demolition or removal of buildings and structures
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<p>1. Activity status: Permitted</p>

QUARZ-R7	Construction of buildings and structures and alterations and additions to buildings and structures
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<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with QUARZ-S2 and QUARZ-S3 is achieved.</p>
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<p>2. Activity status: Restricted Discretionary</p>
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<p>Where:</p> <p>a. Compliance with any of the requirements of QUARZ-R7.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P2 and QUARZ-P3; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. <p>Notification status: An application for resource consent made in respect of rule QUARZ-R7.2 is precluded from being publicly notified.</p>

Rules: Building and structure activities in the Kiwi Point Precinct

QUARZ-PREC01-R3	Construction of buildings and structures and alterations and additions to buildings and structures
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<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with QUARZ-S3, QUARZ-PREC01-S2 and QUARZ-PREC01-S6 is achieved.</p>
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<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance any of the requirements of QUARZ-PREC01-R3.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P3 and QUARZ-PREC01-P2; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. <p>Notification status: An application for resource consent made in respect of rule QUARZ-PREC01-R3.2 is precluded from being publicly notified.</p>
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Standards: Quarry Zone

QUARZ-S1	Site Rehabilitation Plan
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<ol style="list-style-type: none"> 1. Quarrying activities must be carried out in accordance with a Site Rehabilitation Plan; and 2. A Site Rehabilitation Plan must set out the following information as a minimum: <ol style="list-style-type: none"> a. The objectives, methodology and timescales for rehabilitation; b. The intended end use of the site or parts of the site; c. The location, gradient and depth of excavation; d. The availability of clean fill material, including top soil, and consequent timeframes for rehabilitation; e. The funding required for rehabilitation; f. The surrounding landform and drainage pattern; g. The ability to establish complete vegetation cover; h. The outcomes of any consultation with mana whenua; i. Any adverse effects associated with the rehabilitation; 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether any alternative measures or methods for site rehabilitation will be effective.
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<ul style="list-style-type: none"> j. Processes for the regular review and updating of the Site Rehabilitation Plan; and k. Processes for receiving and responding to complaints. 	
<p>QUARZ-S2 Maximum height of buildings and structures</p>	
<p>1. Buildings and structures must not exceed a maximum height of 12m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Visual amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. The effectiveness of any landscaping, screening or other site mitigation proposed.
<p>QUARZ-S3 Height in relation to boundary</p>	
<ul style="list-style-type: none"> 1. For any boundary adjoining a site in the Medium Density Residential Zone or High Density Residential Zone, no part of any building, accessory building or structure may project beyond a line of: 45° measured from a height of 2.5m above ground level. 2. For any boundary adjoining a site in the Open Space Zone no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 5m above ground level. 3. No building or structures shall be higher than 3 metres within 5 metres of a Medium Density Residential Zone boundary. <p>These standards do not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which the infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the permitted standard impracticable; and 4. The effectiveness of any landscaping, screening or other site mitigation proposed.
<p>Standards: Kiwi Point Precinct</p>	
<p>QUARZ-PREC01-S1 Land stability</p>	
<p>Quarrying activities must comply with the following:</p> <ul style="list-style-type: none"> 1. The finished slope of quarry faces must not exceed 65 degrees from the horizontal; and 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Stability and safety effects; and 2. The extent to which proposed finished faces are able to be rehabilitated following works.

<p>2. The maximum height of finished batters must not exceed 15m.</p>	
<p>QUARZ- PREC01-S2</p>	<p>Buffer areas and vegetation</p>
<p>Quarrying activities, including associated buildings and structures, must comply with the following:</p> <ol style="list-style-type: none"> 1. For the northern face, a buffer area with a minimum width of 25m must be maintained; 2. The buffer area for the northern face must be allowed to revegetate naturally or through restoration planting associated with site rehabilitation; 3. For the southern face, a buffer area with a minimum width of 70m must be maintained; 4. The buffer area for the southern face must be revegetated through restoration planting; and 5. Quarrying activities must not be undertaken within any buffer area. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effects on safety and amenity values of adjacent residential sites; and 2. The effectiveness of buffer vegetation.
<p>QUARZ- PREC01-S3</p>	<p>Screening and fencing</p>
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. 2m high security fencing must be established prior to commencement of any quarrying operations and maintained along the boundary of the quarry for the duration of site works; 2. The northern buffer area must be fenced prior to the commencement of quarry operations at the northern face. The southern buffer area must be fenced prior to the commencement of quarry operations at the southern face. Where any fence adjoins a residential site boundary it must be a minimum of 1.8m high; and 3. For the southern face near State Highway 1, a vegetated screening bank must be established prior to commencement of any quarrying operations and maintained for the duration of site works. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effectiveness of buffer vegetation fencing and other screening.
<p>QUARZ- PREC01-S4</p>	<p>Rehabilitation</p>
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. All land within the quarry boundary must be rehabilitated as soon as practicable; 2. Planting for rehabilitation must take place as soon as practicable following the completion of quarrying activities or deposition of cleanfill; 3. Planting for rehabilitation will be undertaken using indigenous species from local sources. however, exotic species may be used where required to provide erosion control or temporary nursery cover for rehabilitation with indigenous specimens; and 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effectiveness of site rehabilitation works and vegetation; and 2. The effectiveness of dust and erosion control works.

<p>4. As soon as practicable following completion of quarrying activities or deposition of cleanfill, dust and erosion control measures must be applied to all exposed surfaces.</p>	
<p>QUARZ- PREC01-S5</p>	<p>Quarry Management Plan</p>
<p>1. Quarrying activities must be carried out in accordance with a Quarry Management Plan; and</p> <p>2. The Quarry Management Plan must set out the following information as a minimum:</p> <ul style="list-style-type: none"> a. Intended staging of the excavation and cleanfilling activities; b. The means of management of surface and groundwater; c. Management of on-site traffic, including maintenance of safe vehicle access and egress for the abattoir; d. Provision for any onsite processing and temporary storage of quarry material; e. Any specific provisions relating to onsite management of noise, dust, vibration, visual impact, water quality and land stability; f. Community liaison practices and a procedure for addressing any complaints; g. Objectives, principles and measures for the rehabilitation of the site, including: <ul style="list-style-type: none"> i. A phasing plan to indicate order of works, potential greatest extent of cut faces and timetable and associated budget for the rehabilitation of quarry faces; ii. Processes and timeframes for monitoring the effectiveness of rehabilitation measures and contingency plans to improve measures shown to be ineffective; iii. Measures to create soil conditions which will support plant growth; iv. Measures to create a variety of site conditions to support a range of species; v. Means of controlling runoff to avoid erosion; vi. Means of control of plant and animal pests; vii. Measures to avoid fire risks; viii. Means to assist native vegetation to regenerate on grazing land; and ix. Rehabilitation which is compatible with Open Space strategy for adjacent areas of land and with the Ngauranga Gorge's location as a gateway to Wellington City; h. Management of buffer areas including any integrated ecological and landscape remediation and rehabilitation measures; i. Practices and methods that will be adopted to ensure that all standards applying to the 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether any alternative measures or methods for quarry management and rehabilitation will be effective.

<p>activities will be met including descriptions and locations of any monitoring equipment;</p> <ul style="list-style-type: none"> j. Staged daylighting of identified sections(s) of Waitohi Stream and restoration of its riparian vegetation including widening riparian vegetation to 20 metres where this is feasible; and k. Procedures for monitoring the effectiveness of management plan measures and for improving effectiveness over time where needed; and <p>3. The Quarry Management Plan must be reviewed at least every 5 years (unless otherwise required by conditions of resource consent).</p>	
<p>QUARZ- PREC01-S6</p>	<p>Maximum height of buildings and structures, and relocation of primary crusher</p>
<p>New buildings or structures must comply with the following:</p> <ul style="list-style-type: none"> 1. Buildings and structures must not exceed a maximum height of 12m above ground level; 2. Any processing plant or buildings within the southern part of the quarry must be relocatable; and 3. The primary crusher may be relocated to meet the functional needs and operational needs of the quarrying activities. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Visual amenity effects; and 2. The extent to which the additional height is necessary to provide for the functional needs or operational needs of activities on the site.
<p>QUARZ- PREC01-S7</p>	<p>Access</p>
<ul style="list-style-type: none"> 1. There shall be one entry point to the quarry, via Crossing Place 22 from State Highway 1 (also the main access to the adjacent Abattoir); 2. This must be the sole means of entry and exit for quarry vehicles; and 3. This access must be maintained to the standard of local streets. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Effects on safety and amenity for all road users, including cyclists and pedestrians.
<p>QUARZ- PREC01-S8</p>	<p>Ecological Survey and Restoration Plan</p>
<ul style="list-style-type: none"> 1. Quarrying activities must be carried out in accordance with a Restoration Plan; and 2. The Restoration Plan must be preceded by an Ecological Survey, be prepared by a suitably qualified and experienced ecologist, and contain the following: <ul style="list-style-type: none"> a. detailed survey results of all native vegetation that will be damaged or removed as part of the proposed quarrying and cleanfilling activities, including species type, distribution and density of each species and location; b. detailed survey results of birdlife observed during vegetation survey and any evidence of avian habitat; c. a restoration plan for the wider quarry site to be incorporated into the quarry 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether any alternative measures or methods for site restoration will be effective.

<p>management plan as described in Policy 33.2.2.7, and to include the following:</p> <ul style="list-style-type: none"> i. details – including species type, distribution and density – of proposed planting in Lot 2 DP 91179 and part Lot 4 DP 72996, which is to be commenced prior to any extraction of rock; ii. details – including species type, distribution and density – of proposed planting of part Lot 6 DP 72996, which is to be commenced upon completion of quarrying and cleanfilling activities, or sooner if practicable; iii. details of any enrichment planting and any proposed measures for the management of plant and animal pests in Lot 2 DP 91179, in Imran Terrace / Maldive Street Reserve, in Tyers Reserve and in the Ngauranga Scenic Reserve Lot 3 DP63927; iv. recommendations for naturalization and riparian enhancement of Waitohi Stream; and v. details of any off-set planting, mitigation planting and pest control to be undertaken outside the quarry site; <p>d. a description of the methodology for adopting the specific suite of matters to address c.i - iv above, with specific regard to be given to the results of the surveys described under a. and b. above; and</p> <p>e. a description of proposed timetables and budgets for implementation, monitoring, and maintenance of the restoration plan measures adopted.</p>	
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This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Whanake: Te Pāmu o Lincolnshire

Development Area: Lincolnshire Farm

DEV2	Development Area – Lincolnshire Farm
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Introduction

The Lincolnshire Farm Development Area has been identified for urban development since the 1970s. A Structure Plan was first developed in 2006 and adopted into the District Plan in 2013. This Development Area replaces the earlier Structure Plan. The Lincolnshire Farm Development Area is located between Tawa and Johnsonville. At a regional level the site contributes to a compact urban form by connecting development between Porirua and Wellington City. It is also strategically located with easy access to State Highway 1 and the railway line.

There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood.

Existing transmission lines traverse the site, and any development must be appropriately managed to ensure the National Grid is not compromised. A local centre is intended to act as a focal point and meeting space for the neighbourhood and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive design methods will be used which will benefit water quality and reduce impacts from runoff.

The Development Plan and requirements in the Planning Maps and Appendix 12 shows the extent and location of each activity area, the requirements to be incorporated into the design of aspects of the Development Area, as well as an indication of where special features such as walking tracks, connecting roads and a school and community hub should be located. The location of the map lines indicating boundaries between activity areas or location of roads and special features are not intended to be immovable fixed and some flexibility with regard to the location of these features is necessary. The best location for roads and building platforms will need to be informed by detailed earthworks modelling which may reveal that activities and special features should be consented outside of where they are indicated on the Development Plan. Extensive earthworks are anticipated to facilitate the Development Plan with earthworks minimised where practicable through subdivision and building design.

The new roading connection between Jamaica Drive and Mark Avenue is essential infrastructure that is required to implement the Development Plan. This connection will ensure that the Lincolnshire Farm neighbourhood centre, school, and community hub will be accessible to the whole community and have a viable catchment; and the residents of Lincolnshire Farm will have public transport, cycling and vehicular access to Takapu Train Station. An alternative transport route to State Highway 1 and Willowbank Road / Middleton Road will add resilience to the road network.

The streams and significant natural areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, SNAs and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas,

play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park. In addition, a sports and active recreation reserve will be provided in a central location to provide for formal sports. Where streams and associated hazard overlays (stream corridor, ponding) extend into the build area, their function is anticipated to be maintained through hazard risk assessment and response in design and layout of development.

Application of objectives, policies, rules, and standards:

In this chapter 'Development Plan' refers to the Development Area spatial layer of the ePlan. The Development Plan establishes and identifies areas appropriate for residential development, as well as indicative location of roads and neighbourhood parks. Lincolnshire Farm also has a relevant Concept Plan for the Local Centre set out in Appendix 12.

The objectives, policies, rules, and standards of the Development Area chapter apply to all activities within the Development Area. All activities within the Development Area must be assessed in accordance with DEV2-R1. The rules of the underlying zone apply in conjunction with DEV2-R1.

The policies of the underlying zone are only applicable to activities in the Development Area where they are a relevant matter of control or matter of discretion in that zone. Where there are any inconsistencies between policies for the underlying zoning and policies in this Development Area chapter, the policies in this chapter shall prevail.

~~Where there are any inconsistencies between provisions for the underlying zoning or district wide matters and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.~~

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
DEV2-O1	<p>Purpose</p> <p>Lincolnshire Farm is a well-connected neighbourhood that accommodates new residential and business growth supported by a range of activity types.</p>
DEV2-O2	<p>Activities and development</p> <p>Activities and development are carried out in an integrated and coordinated way <u>in general accordance with the zone boundaries and Development Plan</u> to achieve efficient land use through a compact urban form.</p>
DEV2-O3	<p>Amenity and Design</p> <p>Development in the Lincolnshire Farm Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV2-O4	<p>Natural Environment</p> <p>Access to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.</p>
<u>DEV2-O5</u>	<p><u>Access and connection</u></p> <p><u>New communities at Lincolnshire Farm are well connected with each other and with the adjoining communities in Grenada North and Woodridge to increase their resilience and accessibility.</u></p>

Policies	
DEV2-P1	<p>Coordinated Development</p> <p>Provide flexibility for development and subdivision in the Lincolnshire Farm Development Area while ensuring that:</p> <ol style="list-style-type: none"> 1. Development is undertaken in general accordance with the location and extent shown on the Development Plan in in the Planning Maps; 2. Residential activities are prioritised in residential areas; 3. The local centre has a mix of activities including residential, retail and commercial services, and is centrally located along the principal road; 4. A variety of open space types are provided across the Development Area to create a logical, accessible open space network; 5. All dwellings are within walking distance of a neighbourhood park; 6. Access and connections to and within natural open spaces and reserves are provided; 7. Social infrastructure is provided, such as a school and community facilities, that is centrally located within the Development Area and easily accessible; 8. The road and access network provides high connectivity, key connections, to a well-connected transport network, including roads, public transport links and walking and cycling routes that assist in reducing carbon emissions and traffic congestion, and provides a high-quality street environment for people; 9. <u>A continuous road connection is provided across the Lincolnshire Farm Development Area connecting Jamaica Drive to Mark Avenue and Grenada Drive to Woodridge Drive, in general accordance with the alignment shown on the Development Area Plan and that caters for a future bus service and continuous walking and cycling networks linking Lincolnshire Farm with Woodridge and Grenada North;</u> 10. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 11. The development achieves hydraulic neutrality over the entire Development Area; 12. Buildings and sensitive activities are not located in overland flow paths, stream corridors or ponding areas; 13. Development does not result in the fragmentation of sites in a manner that may compromise the anticipated future urban form of the area; 14. Planned minimum areas for industrial, local centre, and community facilities are provided within the overall development area; 15. Industrial activities that are adjacent to residential sites, open spaces and other sensitive activities provide for appropriate amenity in those adjacent areas; and 16. The natural environment and local biodiversity are protected.
DEV2-P2	<p>Residential Activities</p> <p>Encourage residential activities in the Development Plan that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide.
DEV2-P3	<p>Potentially Compatible Activities</p> <p>Only allow activities that are not in general accordance with the Development Plan or do not meet the requirements in Appendix 12 where:</p> <ol style="list-style-type: none"> 1. The activity supports anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV2-P1; 3. Adverse effects are appropriately managed; and

	4. The activity is consistent with the overall purpose outcome in DEV2-O1 above.
DEV2-P4	<p>Sensitive activities within the Industrial Area</p> <p>Avoid the establishment of sensitive activities in the industrial area unless such activities are:</p> <ol style="list-style-type: none"> 1. Ancillary to a permitted or consented activity on the same site; and 2. Sufficiently insulated from noise effects of existing activities or other activities permitted in the zone.
DEV2-P5	<p>Amenity and Design</p> <p>Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide, Centres and Mixed Use Design Guide and Residential Design Guide; and 2. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
DEV2-P6	<p>Local Centre</p> <p>Require a local centre to be provided that is designed and delivered in general accordance with the Development Plan in the planning maps, Concept Plan in Appendix 12 and meets the requirements of Appendix 12, and that:</p> <ol style="list-style-type: none"> 1. Supports the local centre's role and function in the City's hierarchy of centres described in CEKP-O2; 2. Promotes a strong sense of place and identity; 3. Integrates mana whenua design elements; 4. Fulfils the intent of the Centres and Mixed Use Design Guide and Residential Design Guide; 5. Delivers well-functioning, mixed use living and working environments that provide opportunities for people to live, play, gather and meet community; 6. Provides for low carbon modes of transport; 7. Delivers safe and accessible pedestrian connections, public areas, and buildings, including for people with restricted mobility; and 8. Locates any off-street carparks away from the street frontage and at the rear of retail premises or within a shared courtyard.
<u>DEV2-P7</u>	<p><u>Flexibility of boundaries</u></p> <p><u>Allow minor variations to zone boundaries where it can be demonstrated that use and development:</u></p> <ol style="list-style-type: none"> 1. <u>Is a logical extension of urban development that supports or is complementary to adjacent existing or planned medium density residential use;</u> 2. <u>Maintains access and connections to natural open space;</u> 3. <u>Maintains the connectivity and cohesiveness of the streetscape; and</u> 4. <u>Avoids adverse effects on significant natural areas, the identified Ridgetop area, and loss of stream extent.</u>
Rules: Land use activities in the General Industrial Activity Area	
<u>DEV2-R1</u>	<u>All activities</u>

-	<p>1. <u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>The activity is permitted in the underlying zone;</u> b. <u>Compliance with DEV2-S1, DEV2-S2, and DEV2-S3 is achieved; and</u> c. <u>The activity is in accordance with the Lincolnshire Farm Development Plan and Appendix 12.</u>
-	<p>2. <u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV2-R1.a or DEV2-R1.b cannot be achieved; and</u> b. <u>The activity is in accordance with the Lincolnshire Farm Development Plan and Appendix 12.</u> <p><u>Matters of discretion are:</u></p> <ul style="list-style-type: none"> 1. <u>The extent and effects of non-compliance with any requirement not met, including the associated assessment criteria for any infringed standard; and</u> 2. <u>The matters in DEV2-P1, DEV2-P2, DEV2-P3, DEV2-P4, DEV2-P5, DEV2-P6, and DEV2-P7.</u>
-	<p>3. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <ul style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV2-R1.2.b cannot be achieved.</u>
DEV2-R1	Industrial activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not a heavy industrial activity; and b. Any ancillary retail activity is limited to the display and sale of goods produced, processed or stored on the site and does not exceed 10% of the GFA of all buildings on the site.
-	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of DEV2-R1.1 cannot be achieved.
DEV2-R2	Trade and industrial training facilities
-	<p>1. Activity status: Permitted</p>
DEV2-R3	Emergency service facilities
-	<p>1. Activity status: Permitted</p>
DEV2-R4	Sensitive activities not ancillary to a permitted activity
-	<p>1. Activity Status: Discretionary</p>
DEV2-R5	Commercial activities
-	<p>1. Activity status: Permitted</p>

-	<p>Where:</p> <p>a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard-based retail.</p>
2.	<p>Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of DEV2-R5.1.a cannot be achieved.</p>
DEV2-R6	Outdoor storage areas for commercial and industrial activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of DEV2-R6.1.a cannot be achieved.</p> <p>Matters of discretion are:-</p> <p>1. The matters in DEV2-P1.14;</p> <p>2. The extent to which any lesser screening is necessary to provide for functional or operational needs of the activities on the site, or for people's health and safety; and</p> <p>3. Visual amenity effects.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified.</p>
DEV2-R7	Other activities
-	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, discretionary activity, or non-complying activity.</p>
Rules: Land use activities in all Areas	
DEV2-R8	Residential activities
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than three residential units occupy the site.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R8.1.a cannot be achieved.</p> <p>Matters of discretion are:-</p>

4. The matters in DEV2-P2; and 5. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6. - Notification status: An application for resource consent made in respect of rule DEV2-R8.2 is precluded from being either publicly or limited notified.	
DEV2-R9	Construction activities
- 1. Activity status: Permitted	
DEV2-R10	Recreation activities
1. Activity status: Permitted	
DEV2-R11	Informal recreation activities
1. Activity status: Permitted	
DEV2-R12	Organised sport and recreation activities
1. Activity status: Permitted	
DEV2-R13	Conservation activities
1. Activity status: Permitted	
DEV2-R14	Gardens, including community gardens
1. Activity status: Permitted	
DEV2-R15	Mobile commercial activities ancillary to permitted recreation and conservation activities
1. Activity status: Permitted	
DEV2-R16	Parks maintenance and repair
1. Activity status: Permitted	
DEV2-R17	Construction, maintenance, alteration of or addition to footpaths and tracks
1. Activity status: Permitted	
DEV2-R18	Construction, maintenance, alteration of, or addition to car parking areas and access
1. Activity status: Permitted	
DEV2-R19	Commercial activities, excluding integrated retail activities
1. Activity status: Permitted Where: a. Located in a building that forms part of the local centre in general accordance with the Development Plan on the Planning maps.	
2. Activity status: Discretionary Where: a. Compliance with DEV2-R19.1.a cannot be achieved.	
DEV2-R20	Community facilities
1. Activity status: Permitted	
DEV2-R21	Educational facilities

1. Activity status: Permitted	
DEV2-R22	Arts, culture and entertainment activities
1. Activity status: Permitted	
DEV2-R23	Emergency service facilities
1. Activity status: Permitted	
DEV2-R24	Public transport facilities
1. Activity status: Permitted	
DEV2-R25	Home-business
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</p> <p>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</p> <p>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</p> <p>d. Activities do not create a dust nuisance;</p> <p>e. The home business does not involve the use of trucks or other heavy vehicles;</p> <p>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;</p> <p>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</p> <p>h. No retailing must be conducted on the site, except:</p> <p>i. Goods retailed online and do not result in customer visits to the site; or</p> <p>ii. Goods ancillary and related to a service provided by the home business.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the standards in DEV2-R25.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effects of non-compliance with any requirement not met; and</p> <p>2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R25.2 is precluded from being publicly notified.</p>	
DEV2-R26	Supported residential care activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten residents.</p>	
<p>2. Activity status: Restricted Discretionary</p>	

-	<p>Where:</p> <p>a. Compliance is not achieved with DEV2-R26.1.a.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R26.2 is precluded from being publicly notified.</p>
<p>DEV2-R27 Boarding houses</p>	
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R27.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R27.2 is precluded from being publicly notified.</p>
<p>DEV2-R28 Visitor accommodation</p>	
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R28.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R28.2 is precluded from being publicly notified.</p>
<p>DEV2-R29 Childcare services</p>	
-	<p>1. Activity status: Permitted</p> <p>Where:</p>

	<p>a. The maximum number of children who are not normally resident on the site does not exceed ten; and</p> <p>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV2-R29.1.a and DEV2-R29.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R29.2 is precluded from being publicly notified.</p>
DEV2-R30	Retirement village
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P5 and MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R30.1 is precluded from being publicly notified.</p>
DEV2-R31	All Other Activities
-	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.</p>
Land use activities in the Natural Open Space Activity Area	
DEV2-R32	Informal recreation activities
-	1. Activity status: Permitted
DEV2-R33	Conservation activities
-	1. Activity status: Permitted
DEV2-R34	Rural activities as part of a management programme for the reserve
-	1. Activity status: Permitted
DEV2-R35	Gardens, including community gardens
-	1. Activity status: Permitted
DEV2-R36	Mobile commercial activities ancillary to informal recreation and conservation activities
-	1. Activity status: Permitted
DEV2-R37	Parks maintenance and repair
-	1. Activity status: Permitted
DEV2-R38	Construction, maintenance, alteration of or addition to footpaths and tracks

-	1. Activity status: Permitted
DEV2-R39	Construction, maintenance, alteration of, or addition to, car parking areas and access
-	1. Activity status: Permitted
DEV2-R40	Any other activity not otherwise provided for as a Permitted Activity
-	1. Activity status: Discretionary
Rules: Building and structure activities	
DEV2-R41	Maintenance and repair of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV2-R42	Demolition or removal of buildings and structures in all activity areas
-	1. Activity Status: Permitted
DEV2-R43	Buildings and Structures in the General Industrial Activity Area
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. DEV2-S1;</p> <p>ii. DEV2-S2;</p> <p>iii. DEV2-S3;</p> <p>iv. DEV2-S4; and</p> <p>v. DEV2-S5.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R43.1 cannot be achieved; or</p> <p>b. The land use activity associated with the buildings and structures is not provided for as a permitted activity.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and</p> <p>2. The matters in DEV2-P1, DEV2-P4 and DEV2-P5.</p>
DEV2-R44	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Medium Density Residential Activity Area
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. DEV2-S6;</p> <p>ii. DEV2-S7;</p> <p>iii. DEV2-S8;</p> <p>iv. DEV2-S9;</p> <p>v. DEV2-S10 only in relation to the rear yard boundary setback;</p> <p>vi. DEV2-S11;</p> <p>vii. DEV2-S12;</p>

	<p>viii. DEV2-S13; ix. DEV2-S14; and x. DEV2-S15.</p>		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with the requirements of DEV2-R45.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 40px;">1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P2 and MRZ-P10.</p> <p>Notification status:</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S6, DEV2-S7, DEV2-S8, DEV2-S9, or DEV2-S10 is precluded from being publicly notified.</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S11, DEV2-S12, DEV2-S13, DEV2-S14, or DEV2-S15 is precluded from being either publicly or limited notified.</p>		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">DEV2-R45</td> <td>Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area</td> </tr> </table>	DEV2-R45	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area
DEV2-R45	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area		
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p style="padding-left: 40px;">1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:</p> <p style="padding-left: 80px;">i. DEV2-S6; ii. DEV2-S7; iii. DEV2-S8; iv. DEV2-S17; v. DEV2-S18; vi. DEV2-S19; and vii. DEV2-S20; and</p> <p style="padding-left: 40px;">2. The extent and effect of non-compliance with the requirements in Appendix 12; 3. The matters in DEV2-P1, DEV2-P2, DEV2-P5, MRZ-P6, and MRZ-P10 for multi-unit housing; and 4. The matters in DEV2-P5, MRZ-P5, and MRZ-P10 for a retirement village.</p> <p>Notification status: An application for resource consent made in respect of rule DEV2-R45.1 is precluded from being publicly notified.</p>		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">DEV2-R46</td> <td>Fences and standalone walls</td> </tr> </table>	DEV2-R46	Fences and standalone walls
DEV2-R46	Fences and standalone walls		
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with DEV2-S16 is achieved.</p>		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p>		

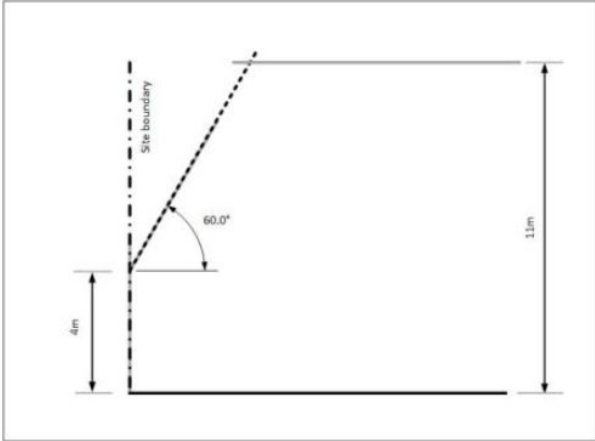
<p>a. Compliance with DEV2-46.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in DEV2-P5. <p>Notification status: An application for resource consent made in respect of rule DEV2-R46.2 is precluded from being publicly notified.</p>	
DEV2-R47	<p>Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road</p>
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining properties; 3. Maintaining safe access and safety for road users, including pedestrians; and 4. The matters in MRZ-P10. <p>Notification status: An application for resource consent made in respect of rule DEV2-R47.1 is precluded from being publicly notified.</p>	
DEV2-R48	<p>Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Medium Density Residential Activity Area</p>
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 5. Whether the building or structure is associated with a permitted activity in the General Residential and Medium Density Residential Activity areas; 6. The extent and effect of non-compliance with any of the requirements in Appendix 12; 7. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; and 8. The matters in DEV2-P1, DEV2-P5 and DEV2-P6. 	
DEV2-R49	<p>Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area</p>
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. DEV2-S22; ii. DEV2-S23; iii. DEV2-S24; and iv. DEV2-S25. 	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R49.1.a cannot be achieved.</p>	
<p>Effects Standards</p>	

DEV2-S1	Maximum height – General Industrial Activity Area	
<p>1. All buildings and structures must not exceed a maximum height of 12m above ground level.</p> <p>-</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site;</p> <p>2. Visual amenity effects;</p> <p>3. Dominance, privacy and shading effects on adjoining sites;</p> <p>4. Proximity of the building to any Residential Zone, Open Space and Recreation Zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height; and</p> <p>5. The effectiveness of any landscaping, screening or other site mitigation proposed.</p>	
DEV2-S2	Height in relation to boundary – General Industrial Activity Area	
<p>No part of any building, accessory building or structure may project beyond a line of:</p> <p>-</p> <p>1. For any boundary adjoining a site used for residential or open space activities no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level;</p> <p>This standard does not apply to:</p> <p>a. A boundary with a road;</p> <p>b. Internal boundaries;</p> <p>c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm measured vertically;</p> <p>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and</p> <p>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.</p> <p>2. In addition, no industrial building or structures shall be higher than 3 metres within 5 metres of a boundary of a site used for residential activities.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site;</p> <p>2. Dominance, privacy and shading effects on adjoining sites;</p> <p>3. Whether topographical or other site constraints make compliance with the standard impracticable; and</p> <p>4. The effect on the function and associated amenity values of any adjacent Open Space and Recreation Zone.</p>	
DEV2-S3	Gross floor area for industrial activities	
<p>1. Maximum gross floor area for industrial buildings on any site adjoining a residential site or State Highway is 4,000m².</p> <p>-</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. The extent to which the additional floor area is necessary to provide for functional or operational needs of the activities on the site; and</p> <p>2. Dominance, privacy, and shading effects on adjoining sites.</p>	

DEV2-S4	Windows adjacent to Residential Areas – Industrial Activity Area	
	<p>1. Opaque, privacy glazing must be installed in windows where:</p> <ul style="list-style-type: none"> a. Above ground floor level; b. The associated building wall faces a site in any Residential Zone or Area; and c. The wall is located within 5m of the boundary of any Residential Zone or Area. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space.
DEV2-S5	Verandah control	
	<p>1. Any verandah constructed on any building frontage facing a public space must:-</p> <ul style="list-style-type: none"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and d. Extend no more than 3m from the front of the building, measured horizontally. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.
DEV2-S6	Building height – Medium Density Residential Area	
	<p>1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 21 below:</p> <div data-bbox="199 1272 794 1713" data-label="Diagram"> </div> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Fences or standalone walls. 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone. - -
DEV2-S17	Maximum height of an accessory building – Medium Density Residential Area	

<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining properties.
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DEV2-S8	Height in relation to boundary – Medium Density Residential Area
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<p>1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 22 below;</p>  <p>2. For any site within Height Control Area 2: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and</p> <p>3. 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.</p> <p>-</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road; Existing or proposed internal boundaries within a site; and Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; Dominance, privacy and shading effects on adjoining sites; and Effects on the function and associated amenity values of any adjacent open space zone.
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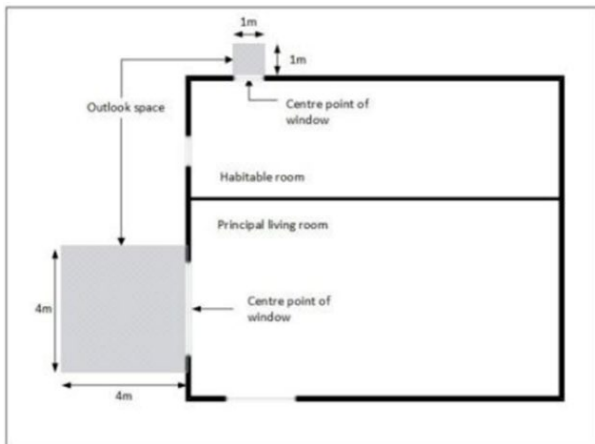
DEV2-S9	Building coverage – Medium Density Residential Area
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<p>1. Maximum building coverage must not exceed 50% of the net site area.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and
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		2. Dominance, privacy and shading effects on adjoining sites.								
DEV2-S10	Boundary setbacks – Medium Density Residential Area									
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="1"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table>		Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
Yard	Minimum depth									
Front	1.5 metres									
Side	1 metre									
Rear	1 metre (excluded on corner sites)									
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> - a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls. 										
DEV2-S11	Outdoor living space (per unit) – Medium Density Residential Area									
<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: <ul style="list-style-type: none"> 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. <p>2. 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</p> <ul style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; and b. Is accessible from the residential unit; and c. May be: <ul style="list-style-type: none"> 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. <p>-</p> <p>This standard does not apply to:</p>		<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> - The extent to which: - 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site. 								

i. Multi-unit housing; and ii. Retirement villages.	
DEV2-S12	Outlook space (per unit) – Medium Density Residential Area

1. ~~An outlook space must be provided for each residential unit as specified in this standard;~~
2. ~~An outlook space must be provided from habitable room windows as shown in Diagram 23 below:~~



3. ~~The minimum dimensions for a required outlook space are as follows:~~
 - a. ~~A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and~~
 - b. ~~All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;~~
4. ~~The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;~~
5. ~~Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;~~
6. ~~Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;~~
7. ~~Outlook spaces may be under or over a balcony;~~
8. ~~Outlook spaces required from different rooms within the same building may overlap; and~~
9. ~~Outlook spaces must:~~
 - a. ~~Be clear and unobstructed by buildings; and~~
 - b. ~~Not extend over an outlook space or outdoor living space required by another dwelling.~~

~~This standard does not apply to:~~

- i. ~~Multi-unit housing;~~
- ii. ~~Retirement villages.~~

- ~~Assessment criteria where the standard is infringed:~~
- ~~The extent to which:~~
 1. ~~Acceptable levels of natural light are provided to habitable rooms; and~~
 2. ~~The design of the proposed unit provides a healthy living environment.~~
 -

DEV2-S13

Windows to street – Medium Density Residential Area

<p>1. 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.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Passive surveillance and safety.</p> <p>-</p> <p>-</p>
<p>DEV2-S14 Landscaped area – Medium Density Residential Area</p>	
<p>1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and</p> <p>2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Hard surfacing is minimised as far as practicable.</p>
<p>DEV2-S15 Permeable surface area – Medium Density Residential Area</p>	
<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Any measures used to mitigate stormwater runoff; and</p> <p>2. The capacity of, and effects on, the stormwater network.</p>
<p>DEV2-S16 Fences and standalone walls – Medium Density Residential Area</p>	

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and <p>-</p> <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 24 below. 	<p>-Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
<p>-</p> <p>DEV2-S16.2 does not apply to a State Highway.</p>	

DEV2-S17 Minimum residential unit size for multi-unit housing – Medium Density Residential Area

<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes. - - - 								
<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Residential Unit Type</th> <th style="width: 50%;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m ²								
b. 1 bedroom unit	40m ²								
c. 2+ bedroom unit	55m ²								

DEV2-S18 Outdoor living space for multi-unit housing – Medium Density Residential Area

<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and <p>-</p> <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site. - - -
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<p>b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas.</p>		
Living Space Type	Minimum area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m²	1.8m
ii. 2+ bedroom unit	8m²	1.8m
b. Communal		
i. For every 5 units	10m²-	8m
DEV2-S19	Outlook space for multi-unit housing – Medium Density Residential Area	
<p>1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and 2. The outlook space must meet the requirements set out DEV2-S12.</p>	<p>Assessment criteria where the standard is infringed: - 1. The extent to which: a. Acceptable levels of natural light are provided to habitable rooms; and b. The design of the proposed unit provides a healthy living environment.</p>	
DEV2-S20	Minimum density – Medium Density Residential Area	
<p>1. A minimum density of 40 dwellings per hectare must be achieved.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether there are physical or infrastructural constraints restricting compliance; and Whether allotments contain undevelopable land (for example structural embankments or streams). 	
DEV2-S21	Maximum height – Natural Open Space Activity Area	
<p>1. The following maximum height limits above ground level must be complied with:</p>		
Structure	Maximum height limit above ground level	
—a. Playground equipment	8m	
—b. Poles for lighting or surveillance	18m	
—c. Fences and gates	2m	
—d. All other buildings and structures	4m	
DEV2-S22	Maximum gross floor area – Natural Open Space Activity Area	

1. Each individual buildings and/or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².		-
DEV2-S23	Maximum building coverage – Natural Open Space Activity Area	
1. Maximum building coverage is 5%.		-
DEV2-S2324	Boundary setbacks – Natural Open Space Activity Area	
1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:		
Structure	Minimum boundary setback	
a. Playground equipment	1.5m	
b. All other buildings or structures	10m	

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

APP12 – Te Rohe Whanake o Te Pāmu o Lincolnshire

APP12 – Lincolnshire Farm Development Area

Lincolnshire Farm Development Area

Requirements for Lincolnshire Farm Development Area	
Local centre	
DEV2-APP-R1	<ol style="list-style-type: none"> 1. A local centre is provided along the principal road in the approximate location indicated on the Development Plan in accordance with the matters outlined in Policy DEV2-P7; 2. A public plaza is delivered with a minimum area of 400m² which integrates with the pedestrian routes and building entrances and provides a 'spill-out' space for the commercial activities (such as a café or restaurant) and gathering space for community events or casual meet-ups; 3. The local centre must provide for: <ol style="list-style-type: none"> a. A supermarket; and b. At least 6 commercial premises with a ground floor area of less than 250m² each; and 4. When assessing applications for construction of buildings in the local centre, consideration will be given to the extent and effect of non-compliance with any effects standards in the Local Centre Zone as specified in the associated assessment criteria for the infringed standard. For the purposes of this requirement, the Lincolnshire Farm local centre will be considered under Height Control Area 1. <p><i>Note: For guidance, Figure 8 – APP12: Concept Plan of Local Centre provides an indicative layout of the local centre.</i></p>
School site	
DEV2-APP-R2	<ol style="list-style-type: none"> 1. A school site is provided in accordance with the following: <ol style="list-style-type: none"> a. A site that is flat, as far as practicable, of approximately 3 ha <u>that is flat, as far as practicable, comprising one or more relatively levelled platforms capable of accommodating school buildings</u> must be set aside for the purpose of a school; b. The school site must be centrally located within walking distance of the local centre; and c. The school site must be located on or adjacent to a street with a bus route. There must be separated cycleways along at least one street adjoining the school site, connecting to the wider cycle network.
Community facilities	
DEV2-APP-R3	<ol style="list-style-type: none"> 1. 0.3 ha of land that is flat as far as practicable shall be set aside for community facilities within 5 minutes walking distance to the school and local centre.

Note: The community facilities building/s will be designed and built by the Council and is/are expected to provide a place where people in the community can gather for meetings, classes, performances, and other community activities.

Open spaces

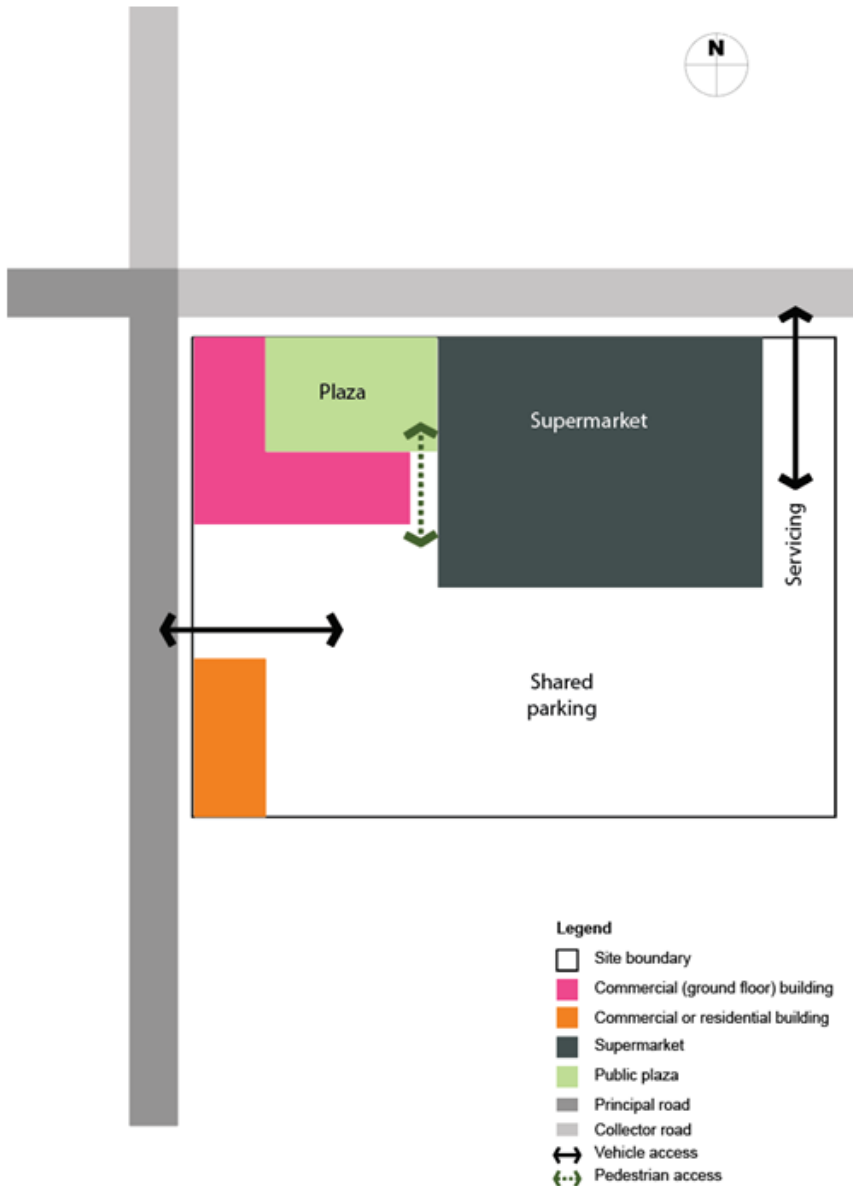
DEV2-APP-R4

1. A high-quality fit-for-purpose open space network shall be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:
 - a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and frequent pedestrian connections to Significant Natural Areas, Belmont Gully, Seton Nossitor Park, Caribbean Reserve, Belmont Regional Park, Waihinahina Reserve at a minimum of every 400m;
 - b. Integration of the land underneath transmission lines into the open space network so it can be used by the public for recreation purposes;
 - c. Eight neighbourhood parks of at least 0.25 ha must be provided in the approximate locations shown on the Development Plan or so that every dwelling is within 400m walking distance to a neighbourhood park. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change;
 - d. All neighbourhood reserves must include:
 - i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities;
 - ii. Play equipment;
 - iii. Large shade trees;
 - iv. Seats; and
 - v. Pedestrian access paths/tracks;
 - e. Neighbourhood parks can also include:
 - i. Opportunity for community garden; and
 - ii. Connections to natural open spaces where possible;
 - iii. One of the neighbourhood parks must include, in addition to those items in DEV2-APP-4.c:
 - iv. A fenced dog exercise area a minimum of 0.4 ha in size;
 - f. One of the neighbourhood parks must include, in addition to those items in DEV2-APP-4.c:
 - i. At least one sports field for junior and informal sport of approximately 110m x 60m; and
 - ii. A hard court for basketball or netball;
 - g. One Community Sports and Active Recreation Reserve of between 4 to 6 ha must be provided in the approximate location on the Development Plan and must include:
 - i. Minimum 3ha **comprising one or more levelled platforms** of flat field space that enables a range of sports fields and surfaces to complement provision at Grenada North and Alex Moore Park;
 - ii. Hard courts;
 - iii. Seats;
 - iv. Paths/tracks;
 - v. Large shade trees;
 - vi. Play equipment; and
 - vii. Skatepark;
 - h. The Community Sports and Active Recreation Reserve must be located:
 - i. In a central position near the neighbourhood centre; and
 - ii. On or near a main road and bus route; and
 - i. The neighbourhood parks required by **DEV2-APP-R4.c to DEV2-APP-R4.e** must be constructed and accessible for public use at the time the 100th dwelling within the relevant neighbourhood park catchment area shown on the Development Plan **maps as catchment areas A to J**, is constructed.

General Industrial activity area

DEV2-APP-R5	1. Approximately 12 hectares of general industrial land must be provided within the Lincolnshire Farm Development Area.
Bus services	
DEV2-APP-R6	<p>1. The design and construction of the principal road and collector roads shall include:</p> <ol style="list-style-type: none"> Bus shelters every 400m; and Bus turnarounds when and where necessary to enable staged extension of the bus route as the area is being developed. <p>Note: Greater Wellington Regional Council should be consulted with to ensure bus infrastructure meets their requirements to extend the bus service into this area.</p>

Figure 8 – APP12: Concept plan of Local Centre



This entire chapter has been notified using the RMA Part One, Schedule 1 process (P1 Sch1).

He Rohe Whanake - Upper Stebbings and Glenside West

Development Area - Upper Stebbings and Glenside West

DEV3**Development Area: Upper Stebbings and Glenside West**

Introduction

The Upper Stebbings and Glenside West developments are some of the final stages of urban development in the northern suburbs. The areas have been identified for urban development since the 1970s. At a regional level they contribute to a compact urban form by developing greenfield areas within the existing urban extent. They are also strategically located with easy access to State Highway 1 and the railway spine and not far from existing town centres and facilities.

A vision and set of development principles were developed for these areas through engagement with the surrounding communities in 2018. The vision that was developed is as follows:

People living in a community unique to Wellington that is an inclusive and diverse urban area with green spaces, quality transport systems, and effective infrastructure.

A master planning process was then undertaken based on the vision and principles. Extensive earthworks modelling, landscape, ecological and transport studies, as well as a cultural values and local history report were produced and taken into account in this process. The provisions in this Development Area and the layout of the Development Plan are based on the Upper Stebbings Glenside West Concept Masterplan (20 October 2020) and can be viewed on the Planning maps. The concept masterplan was again circulated with the community in 2020 for feedback. The feedback gained from this process helped to inform the Development Plan and objectives, policies and rules included in this chapter as well as the requirements that manage development in the area in Appendix 13.

The Development Plan is divided into 'build' and 'no build areas' **due to reflect** the topography of the **area and natural features**. The build areas are intended as the areas where buildings will be located. This will be predominantly residential buildings with the potential for a community facility should one be found necessary in the future. The no build areas are intended to contain a mix of natural open space and the balance of residential lots, **although there is a need for some flexibility with regard to the boundary of the no build area**. Land located under existing transmission lines is also in 'no build' areas and part of the open space network. While no residential buildings are anticipated in the no build areas, it is expected that earthworks to facilitate the Development Plan layout and residential building platforms will be required in the no build area, for example for access and creation of building platforms in the build area. It is also expected that residential lots will encompass both build and no build areas. A moderate scale of earthworks are anticipated to enable development in the build areas.

Upper Stebbings is an extension of Churton Park. The existing bus service on Melksham Drive will be extended to provide public transport services. Cycle and walking infrastructure will be planned up front and integrated into the earthwork and subdivision design of the neighbourhood. Water sensitive design will be used to incorporate best practice infrastructure, improving water quality and runoff effects.

The streams and significant natural areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, Significant Natural Areas and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas, play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park. Where streams and associated hazard overlays (stream corridor, ponding) extend into the build area, their function is anticipated to be maintained through hazard risk assessment and response in design and layout of development.

Application of objectives, policies, rules, and standards:

In this chapter 'Development Plan' refers to the Development Area spatial layer of the ePlan. The Development Plan establishes and identifies areas appropriate for residential development, as well as indicative location of roads and neighbourhood parks. For Upper Stebbings and Glenside West the Development Plan also identifies 'no build' areas.

The objectives, policies, rules, and standards of the Development Area chapter apply to all activities within the Development Area. All activities within the Development Area must be assessed in accordance with DEV3-R1. The rules of the underlying zone apply in conjunction with DEV3-R1.

The policies of the underlying zone are only applicable to activities in the Development Area where they are a relevant matter of control or matter of discretion in that zone. Where there are any inconsistencies between policies for the underlying zoning and policies in this Development Area chapter, the policies in this chapter shall prevail.

Where there are any inconsistencies between provisions for the underlying zoning or district wide matters and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
DEV3-O1	<p>Purpose</p> <p>Upper Stebbings and Glenside West are well-connected neighbourhoods that accommodate new residential growth supported by community and open space activities.</p>
DEV3-O2	<p>Activities and development</p> <p>Activities are carried out in an integrated and coordinated <u>way in general accordance with the zone boundaries and Development Plan.</u></p>
DEV3-O3	<p>Amenity and Design</p> <p>Development in the Upper Stebbings and Glenside West Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV3-O4	<p>Natural Environment</p> <p><u>The natural green backdrop provided by the ridgetop and A</u>access to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.</p>
Policies	

DEV3-P1	<p>Activities</p> <p>Enable activities that are in <u>general</u> accordance with the Development Plans in the Planning Maps that:</p> <ol style="list-style-type: none"> 1. Enable construction of residential buildings to be contained <u>generally</u> within the Build Areas; and 2. Enable activities in the No Build Areas that: <ol style="list-style-type: none"> a. Are associated with open space and recreation activities; or b. Are activities that facilitate residential activities in the Build Areas.
DEV3-P2	<p>Residential activities</p> <p>Encourage residential activities within the build areas indicated on the Development Plans in the Planning Maps that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfil the intent of the Subdivision Design Guide and Residential Design Guide.
DEV3-P3	<p>Potentially compatible activities</p> <p>Only allow activities that are not in general accordance with the Development Plan in the Planning Maps or the requirements in Appendix 13 where:</p> <ol style="list-style-type: none"> 1. The activity supports anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV3-P1 and DEV3-P4; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV3-O1 above.
DEV3-P4	<p>Coordinated development</p> <p>Ensure that land development and subdivision in the Upper Stebbings and Glenside West Development Area is undertaken in an integrated and coordinated manner and:</p> <ol style="list-style-type: none"> 1. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 2. Provides safe and convenient access to a well-connected transport network, including roads, public transport links and continuous walking and cycling routes that assist in reducing carbon emissions and traffic congestion; 3. Ensures that all dwellings are within walking distance of a neighbourhood park 4. Ensures that a variety of open space types are provided across the Development Area to create a logical open space network; 5. Provides access and connections to and within natural open spaces and reserves; 6. Protects the natural ridgetop around the Upper Stebbings valley to provide a natural backdrop to Upper Stebbings and Tawa valleys and a connected reserves network; 7. Achieves hydraulic neutrality over the Development Area; 8. Avoids buildings and sensitive activities located in overland flow paths, stream corridors or ponding areas; and 9. Avoids fragmentation of sites in a manner that may compromise the appropriate form or nature of future urban development.
DEV3-P5	<p>Amenity and design</p> <p>Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p>

	<ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide; 2. Creates an accessible environment for people of all ages and mobility; 3. Provides a safe and convenient road network for people that promotes a sense of security and allows informal surveillance; and 4. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
<p><u>DEV3-P6</u></p>	<p><u>Flexibility of boundaries</u></p> <p><u>Allow minor variations to zone boundaries including extensions into the no build area where it can be demonstrated that use and development:</u></p> <ol style="list-style-type: none"> 1. <u>Is a logical extension of urban development that supports or is complementary to adjacent existing or planned medium density residential use;</u> 2. <u>Maintains access and connections to natural open space;</u> 3. <u>Maintains the connectivity and cohesiveness of the streetscape; and</u> 4. <u>Avoids adverse effects on significant natural areas, the identified Ridgetop area, and loss of stream extent.</u>
<p>Rules: Land use activities in Build Areas</p>	
<p><u>DEV3-R1</u></p>	<p><u>All activities</u></p>
-	<ol style="list-style-type: none"> 1. <u>Activity status: Permitted</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>The activity is permitted in the underlying zone;</u> b. <u>Compliance with DEV3-S1, DEV3-S2, and DEV3-S3 is achieved; and</u> c. <u>The activity is in accordance with the Upper Stebbings and Glenside West Development Plan and Appendix 13.</u>
-	<ol style="list-style-type: none"> 2. <u>Activity status: Restricted Discretionary</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV3-R1.a or DEV3-R1.b cannot be achieved; and</u> b. <u>The activity is in accordance with the Upper Stebbings and Glenside West Development Plan and Appendix 13</u> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The extent and effects of non-compliance with any requirement not met, including the associated assessment criteria for any infringed standard; and</u> 2. <u>The matters in DEV3-P1, DEV3-P2, DEV3-P3, DEV3-P4, DEV3-P5, and DEV3-P6.</u>
-	<ol style="list-style-type: none"> 3. <u>Activity status: Discretionary</u> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with any of the requirements of DEV3-R1.2.b cannot be achieved.</u>
<p><u>DEV3-R1</u></p>	<p><u>Residential activities</u></p>
-	<ol style="list-style-type: none"> 1. <u>Activity status: Permitted</u>

	<p>Where:</p> <p>a. No more than three residential units occupy the site.</p>		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R1.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>3. The matters in DEV3-P2; and</p> <p>4. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R1.2 is precluded from being either publicly or limited notified.</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R2</td> <td>Construction activities</td> </tr> </table>	DEV3-R2	Construction activities
DEV3-R2	Construction activities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R3</td> <td>Recreation activities</td> </tr> </table>	DEV3-R3	Recreation activities
DEV3-R3	Recreation activities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R4</td> <td>Organised sport and recreation activities</td> </tr> </table>	DEV3-R4	Organised sport and recreation activities
DEV3-R4	Organised sport and recreation activities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R5</td> <td>Mobile commercial activities ancillary to permitted recreation and conservation activities</td> </tr> </table>	DEV3-R5	Mobile commercial activities ancillary to permitted recreation and conservation activities
DEV3-R5	Mobile commercial activities ancillary to permitted recreation and conservation activities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R6</td> <td>Educational Facilities</td> </tr> </table>	DEV3-R6	Educational Facilities
DEV3-R6	Educational Facilities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R7</td> <td>Emergency Service Facilities</td> </tr> </table>	DEV3-R7	Emergency Service Facilities
DEV3-R7	Emergency Service Facilities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R8</td> <td>Public transport facilities</td> </tr> </table>	DEV3-R8	Public transport facilities
DEV3-R8	Public transport facilities		
	<p>1. Activity status: Permitted</p>		
	<table border="1"> <tr> <td style="background-color: #90EE90;">DEV3-R9</td> <td>Home Business</td> </tr> </table>	DEV3-R9	Home Business
DEV3-R9	Home Business		
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;</p> <p>b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;</p> <p>c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;</p> <p>d. Activities do not create a dust nuisance;</p> <p>e. The home business does not involve the use of trucks or other heavy vehicles;</p> <p>f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;</p>		

-	<p>g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and</p> <p>h. No retailing must be conducted on the site, except:</p> <p style="padding-left: 20px;">i. Goods retailed online and do not result in customer visits to the site, or</p> <p style="padding-left: 20px;">ii. Goods ancillary and related to a service provided by the home business.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with any of the standards in DEV3-R9.1 cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent and effects of non-compliance with any requirement not met; and</p> <p style="padding-left: 20px;">2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R9.2 is precluded from being publicly notified.</p>
<p>DEV3-R10 Supported residential care activities</p>	
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed ten residents.</p>
-	<p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance is not achieved with DEV3-R10.1.a.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R10.2 is precluded from being publicly notified.</p>
<p>DEV3-R11 Boarding houses</p>	
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 20px;">a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 20px;">a. Compliance with DEV3-R11.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p style="padding-left: 20px;">1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p>

Notification status: An application for resource consent made in respect of rule DEV3-R11.2 is precluded from being publicly notified.	
DEV3-R12	Visitor accommodation
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R12.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R12.2 is precluded from being publicly notified.</p>
DEV3-R13	Childcare services
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed ten; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-R13.1.a and DEV3-R13.1.b cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R13.2 is precluded from being publicly notified.</p>
DEV3-R14	Retirement Village
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. The matters in MRZ-P5 and MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R14.1 is precluded from being publicly notified.</p>
DEV3-R15	All Other Activities

1. Activity status: Discretionary	
Where:	
a. the activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	
Rules: Land use activities in all areas	
DEV3-R16	Informal recreation activities
1. Activity status: Permitted	
DEV3-R17	Conservation activities
1. Activity status: Permitted	
DEV3-R18	Community Facilities
1. Activity status: Permitted	
DEV3-R19	Gardens, including community gardens
1. Activity status: Permitted	
DEV3-R20	Mobile commercial activities ancillary to informal recreation and conservation activities
1. Activity status: Permitted	
DEV3-R21	Parks maintenance and repair
1. Activity status: Permitted	
DEV3-R22	Construction, maintenance, alteration of or addition to footpaths and tracks
1. Activity status: Permitted	
DEV3-R23	Construction, maintenance, alteration of, or addition to, car parking areas and access
1. Activity status: Permitted	
DEV3-R24	Any other activity not otherwise provided for as a Permitted Activity
1. Activity status: Discretionary	
Where:	
a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	
Rules: Building and structure activities	
DEV3-R25	Maintenance and repair of buildings and structures in all activity areas
1. Activity Status: Permitted	
DEV3-R26	Demolition or removal of buildings and structures in all activity areas
1. Activity Status: Permitted	
DEV3-R27	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Built Areas
1. Activity status: Permitted	
Where:	

~~a. Compliance is achieved with:~~

- ~~i. DEV3-S1;~~
- ~~ii. DEV3-S2;~~
- ~~iii. DEV3-S3;~~
- ~~iv. DEV3-S4;~~
- ~~v. DEV3-S5 only in relation to the rear yard boundary setback;~~
- ~~vi. DEV3-S6;~~
- ~~vii. DEV3-S7;~~
- ~~viii. DEV3-S8;~~
- ~~ix. DEV3-S9;~~
- ~~x. DEV3-S10; and~~
- ~~xi. DEV3-S11.~~

~~2. Activity status: **Restricted Discretionary**~~

~~Where:~~

- ~~a. Compliance with any of the requirements of DEV3-R27.1 cannot be achieved.~~

~~Matters of discretion are:~~

- ~~1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and~~
- ~~2. The matters in DEV3-P2 and GRZ-P8.~~

~~Notification status:~~

- ~~An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S1, DEV3-S3, DEV3-S4 or DEV3-S5 is precluded from being publicly notified.~~
- ~~An application for resource consent made in respect of rule DEV3-R27.2 which results from non-compliance with DEV3-S6, DEV3-S7, DEV3-S8, DEV3-S9 or DEV3-S10 is precluded from being publicly or limited notified.~~

DEV3-R28	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Built Areas
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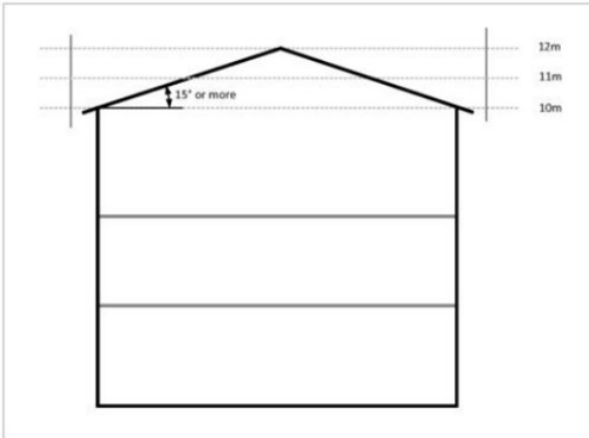
~~1. Activity status: **Restricted Discretionary**~~

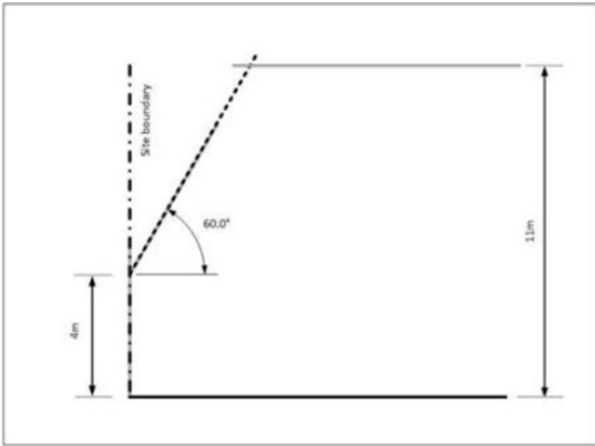
~~Matters of discretion are:~~

- ~~1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:~~
 - ~~a. DEV3-S1;~~
 - ~~b. DEV3-S2;~~
 - ~~c. DEV3-S3;~~
 - ~~d. DEV3-S4;~~
 - ~~e. DEV3-S5;~~
 - ~~f. DEV3-S12;~~
 - ~~g. DEV3-S13;~~
 - ~~h. DEV3-S14; and~~
 - ~~i. DEV3-S15; and~~
- ~~2. The extent and effect of non-compliance with the requirements in Appendix 13;~~
- ~~3. The matters in DEV3-P2, DEV3-P4, DEV3-P4, MRZ-P6, and MRZ-P10 for multi-unit housing; and~~
- ~~4. The matters in DEV3-P2, DEV3-P5, MRZ-P5, and MRZ-P10 for a retirement village.~~

~~Notification status: An application for resource consent made in respect of rule DEV3-R28.1 is precluded from being publicly notified.~~

DEV3-R29	Fences and standalone walls – Build and No Build areas
-	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with DEV3-S13 is achieved.</p>
-	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-29.1.a cannot be achieved.</p> <p>Matters of discretion are:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and</p> <p>2. The matters in DEV3-P5.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R29.2 is precluded from being publicly notified.</p>
DEV3-R30	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
-	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Streetscape and visual amenity effects;</p> <p>2. Dominance, privacy and shading effects on adjoining properties;</p> <p>3. Maintaining safe access and safety for road users, including pedestrians; and</p> <p>4. The matters in MRZ-P10.</p> <p>Notification status: An application for resource consent made in respect of rule DEV3-R30.1 is precluded from being publicly notified.</p>
DEV3-R31	Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Build Areas
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <p>1. Whether the building or structure is associated with a permitted activity in the Build Area;</p> <p>2. The extent and effect of non-compliance with any of the requirements in Appendix 13;</p> <p>3. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; and</p> <p>4. The matters in DEV3-P1, DEV3-P4, and DEV3-P5.</p>
DEV3-R32	Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area
	1. Activity status: Discretionary
DEV3-R33	Construction of buildings and structures in the Ridgetop
	1. Activity status: Non-complying
Standards - Build Areas	

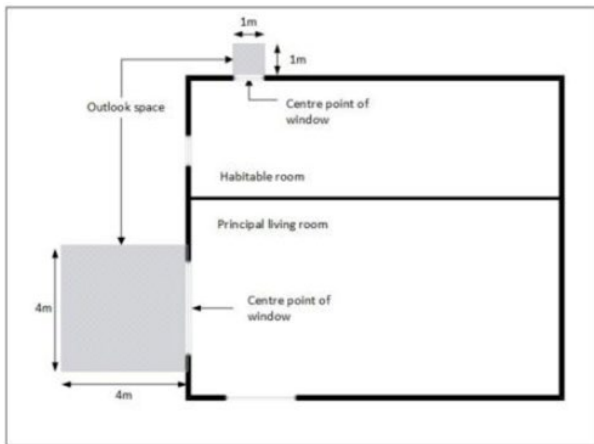
DEV3-S1	Building height
<p>1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in Diagram 25 below:</p> <p>-</p>  <p>-</p> <p>This standard does not apply to:</p> <p>-</p> <p>a. Fences or standalone walls.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent Open Space and Recreation Zone.
DEV3-S12	Maximum height of an accessory building
<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.
DEV3-S3	Height in relation to boundary

<p>1. For any site within Height Control Area 1: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in Diagram 26 below;</p>  <p>2. For any site within Height Control Area 2: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and</p> <p>3. 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.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.
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DEV3-S4	Building coverage	
<p>1. Maximum building coverage must not exceed 50% of the net site area.</p>		<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
DEV3-S5	Boundary setbacks	
<p>1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p>		<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
Yard	Minimum depth	
Front	1.5 metres	

Side	1 metre	-
Rear	1 metre (excluded on corner sites)	- - -
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> - a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed; and b. Fences or standalone walls. 		
DEV3-S6	Outdoor living space (per unit)	
<p>1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> a. Where located at ground level, has no dimension less than 3 metres; and b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and c. Is accessible from the residential unit; and d. May be: <ul style="list-style-type: none"> 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; and <p>-</p> <p>2. 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:</p> <ul style="list-style-type: none"> a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; and b. Is accessible from the residential unit; and c. May be: <ul style="list-style-type: none"> 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. <p>-</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> - 1. Multi-unit housing; and 2. Retirement villages. 		<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed outdoor living space provides a good standard of amenity; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site.
DEV3-S7	Outlook space (per unit)	

1. An outlook space must be provided for each residential unit as specified in this standard;
-
2. An outlook space must be provided from habitable room windows as shown in Diagram 27 below:



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

This standard does not apply to:

-
- a. Multi-unit housing; and
- b. Retirement villages.

Assessment criteria where the standard is infringed:-

-
1. The extent to which:
 - a. Acceptable levels of natural light are provided to habitable rooms; and
 - b. The design of the proposed unit provides a healthy living environment.

DEV3-S8	Windows to street	
<p>1. 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.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Passive surveillance and safety.</p>	
DEV3-S9	Landscaped area	
<p>5. 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; and</p> <p>6. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit.</p> <p>-</p> <p>This standard does not apply to:</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Hard surfacing is minimised as far as practicable.</p>	
DEV3-S10	Permeable surface area	
<p>1. A minimum of 30% of the net site area must be permeable surface.</p> <p>-</p> <p>This standard does not apply to:</p> <p>-</p> <p>i. Multi-unit housing; and</p> <p>ii. Retirement villages.</p>	<p>Assessment criteria where the standard is infringed:-</p> <p>-</p> <p>1. Any measures used to mitigate stormwater runoff; and</p> <p>2. The capacity of, and effects on, the stormwater network.</p> <p>-</p>	
DEV3-S11	Fences and standalone walls	

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and <p>2. On a front boundary or in a front boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in Diagram 28 below. <div style="text-align: center;"> </div> <p>DEV3-S11.2 does not apply to a State Highway.</p>	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
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DEV3-S12	Minimum residential unit size for multi-unit housing
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<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:-</p> <table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 30%;">Residential Unit Type</th> <th>Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m²	b. 1 bedroom unit	40m²	c. 2+ bedroom unit	55m²	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which:- <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes. - - -
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m²								
b. 1 bedroom unit	40m²								
c. 2+ bedroom unit	55m²								

DEV3-S13	Outdoor living space for multi-unit housing
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<p>1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space;</p> <ul style="list-style-type: none"> - <p>2. Where private outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and - <p>3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be:</p> <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and maneuvering areas. 	<p>Assessment criteria where the standard is infringed:-</p> <ul style="list-style-type: none"> - 1. The extent to which:- <ul style="list-style-type: none"> a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site. - - -
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Living Space Type	Minimum Area	Minimum Dimension	
a. Private			
i. Studio unit and 1-bedroom unit	5m²	1.8m	
ii. 2+ bedroom unit	8m²	1.8m	
b. Communal			
i. For every 5 units	10m²	1.8m	
DEV3-S14	Outlook space for multi-unit housing		
1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and 2. The outlook space must meet the requirements set out DEV3-S7.		Assessment criteria where the standard is infringed:- 1. The extent to which: a. Acceptable levels of natural light are provided to habitable rooms; and b. The design of the proposed unit provides a healthy living environment.	
DEV3-S215	Minimum density		
1. A minimum density of 25 dwellings per hectare must be achieved.		Assessment criteria where the standard is infringed: 1. Whether there are physical or infrastructural constraints restricting compliance; and 2. Whether allotments contain undevelopable land (for example structural embankments or streams).	
Standards – Natural Open Spaces Activity Area			
DEV3-S16	Maximum height		
1. The following maximum height limits above ground level must be complied with:		-	
Structure	Maximum height limit above ground level		-
—a. Playground equipment	8m		-
—b. Poles for lighting or surveillance	18m		-
—c. Fences and gates	2m		-
—d. All other buildings and structures	4m		-
DEV3-S17	Maximum gross floor area		
1. Each individual buildings and /or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m².		-	
DEV3-S18	Maximum building coverage		
1. Maximum building coverage is 5%.		-	

DEV3-S319		Boundary setbacks	
1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:			
Structure		Minimum boundary setback	
a. Playground equipment		1.5m	
b. All other buildings or structures		10m	

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

APP13 – Te Rohe Whanake o Upper Stebbings me Glenside West

APP13 – Upper Stebbings and Glenside West Development Area

Upper Stebbings and Glenside West Development Area

Requirements for Upper Stebbings	
Open Spaces	
DEV3-APP-R1	<ol style="list-style-type: none"> 1. A high-quality fit-for-purpose open space network must be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes: <ol style="list-style-type: none"> a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and connections to the ridgetop, streams, and the Redwood Bush Reserve; b. Integration of the land underneath transmission lines into the open space network so it can be accessed and used by the public for recreation purposes. For example, as a dog exercise area as required by DEV3-APP-1.d; c. Three neighbourhood parks of at least 0.25 ha must be provided in the approximate locations on the Development Plan. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change; 2. All neighbourhood parks must include: <ol style="list-style-type: none"> a. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities; b. Play equipment; c. Large shade trees; d. Seats; and e. Pedestrian access paths/tracks; 3. Neighbourhood parks can also include: <ol style="list-style-type: none"> a. Opportunity for community garden; and b. Connections to natural open spaces where possible; 4. In addition to the three neighbourhood parks required by DEV3-APP-R1.c, a fenced dog exercise area a minimum of 0.4 ha in size must be constructed and accessible for public use at the time the 300th dwelling is constructed within Upper Stebbings; and 5. The neighbourhood parks required by DEV3-APP-R1.c must be constructed and accessible for public use at the time the 100th dwelling within the relevant neighbourhood park catchment area shown on the Development Plan maps as catchment areas A to C, is constructed.
Roads	
DEV3-APP-R2	<ol style="list-style-type: none"> 1. A collector road shall be constructed which connects Melksham Drive and Rochdale Drive to form a loop through Upper Stebbings.

Bus services	
DEV3-APP-R3	<p>1. The design and construction of the collector road shall include:</p> <ol style="list-style-type: none"> a. Bus shelters every 400m; and b. Bus turnarounds when and where necessary to enable the extension of the bus route as the area is being developed. <p><i>Note: Greater Wellington Regional Council should be consulted with to ensure bus infrastructure meets their requirements to extend the bus service along Melksham Drive.</i></p>
Requirements for Glenside West	
Open Spaces	
DEV3-APP-R4	<p>1. A neighbourhood park of at least 0.25 ha must be provided in the approximate location on the Development Plan. It must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change.</p> <ol style="list-style-type: none"> a. The neighbourhood park must include: <ol style="list-style-type: none"> i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities; ii. Play opportunities or play equipment; iii. Large shade trees; iv. Seats; and v. Pedestrian access paths/tracks. 2. The neighbourhood park can also include: <ol style="list-style-type: none"> a. Opportunity for a community garden; and i. Connections to natural open spaces where possible. 3. The Neighbourhood Park required by DEV3-APP-R4.a must be constructed and accessible for public use at the time the 50th dwelling <u>within the relevant neighbourhood park catchment area, shown on the Development Plan maps as catchment area D,</u> is constructed.
Roads	
DEV3-APP-R5	<ol style="list-style-type: none"> 1. Prior to the construction of any dwellings in the Glenside West Development Area, an intersection connecting a road from the Development Area to Westchester Drive must be constructed. 2. Prior to constructing the intersection required by DEV3-APP-R5.a, a multi-modal safety audit must be carried out to assess: <ol style="list-style-type: none"> a. The traffic impacts of the projected dwellings within the Glenside West Development Plan area on surrounding road network, including on the required intersection with Westchester Drive; and b. The provision of a cycling and pedestrian connections through the intersection.