

RPZ – Rangitahi Peninsula Zone

The relevant district-wide chapter provisions apply in addition to this chapter.

Purpose

The RPZ – Rangitahi Peninsula zone provides for development consistent with the Rangitahi Peninsula Structure Plan.

Objectives

- RPZ-O1 Development.
- Development of the peninsula is of a character and scale that reflects its harbour setting and is compatible with Raglan’s seaside village character.
- RPZ-O2 Non-residential activities.
- Non-residential activities contribute to village character without significant adverse effects on the role, amenity, commercial and social function of the Raglan town centre or significant adverse effects on traffic.
- RPZ-O3 Natural features.
- Natural features of the Rangitahi Peninsula including landscape, ecology, habitat and the coastal environment are maintained and enhanced.
- RPZ-O4 Heritage.
- Cultural and historic heritage on the Rangitahi Peninsula is retained.
- RPZ-O5 Transport network.
- An integrated transport network that provides access to and within the Rangitahi Peninsula for vehicles, walking and cycling.

Policies

- RPZ-PI Development.
- (1) Development should be consistent with the Rangitahi Peninsula Structure Plan.
 - (2) Enable some flexibility in the subdivision layout to respond to natural characteristics in a manner that retains the overall concept design.
 - (3) Development has the following characteristics:
 - (a) Residential development within each precinct is in accordance with densities in the Rangitahi Structure Plan;
 - (b) Lower-density residential development is located to maintain rural and coastal natural values;
 - (c) The Balance Lot (Farm Management) is retained for rural uses and structures;
 - (d) A sense of place that reflects village scale, coastal environment and its role in part as a holiday destination;

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- (e) Maintains a physical and visual connection to the existing Raglan settlement,
- (f) Maintains a visual connection to Mt Karioi;
- (g) Provides walking and cycling access to the coast;
- (h) Public open space is integrated within the village layout;
- (i) Small-scale / local-level businesses are enabled in appropriate locations.

RPZ-P2 Residential development. **[000069]**

- (I) Residential development should adopt building forms and attributes that support the seaside village character, including:
 - (a) Creation of distinct neighbourhoods based on landscape character;
 - (b) A low-speed, pedestrian-friendly road network;
 - (c) A highly-connected network of pedestrian, cycle and bridle ways, (iv) A range of building forms and intensity;
 - (d) Concentration of more intensive building forms around amenity areas and settlement nodes, and a predominance of freestanding dwellings;
 - (e) Orientation of dwellings to utilise passive solar gain and maximise outlook towards the coast;
 - (f) Establishing building platforms that minimise earthworks;
 - (g) Design of buildings support good street outlook / surveillance for safety.

RPZ-P3 Staged, integrated infrastructure.

- (I) Provision of infrastructure works should be staged, integrated and maintained to achieve efficient provision and operation of infrastructure without:
 - (a) Inhibiting planned timing of residential development;
 - (b) Relying on future capacity increases or parallel systems.

RPZ-P4 Activities.

Subdivision, use and development should be located and designed to provide a variety of living environments with recreational opportunities in close proximity

RPZ-P5 Commercial activities.

- (I) Commercial activities are managed to ensure that:
 - (a) They are in locations consistent with the Rangitahi Peninsula Structure Plan;
 - (b) Activities will meet local needs;
 - (c) Traffic impacts are managed;
 - (d) Adverse effects on the role, amenity, commercial and social function of the Raglan town centre are minimised;
 - (e) They are designed and located to contribute to village character;
 - (f) They are at a scale that retains the overall residential character of the Peninsula.

- (2) Mixed-use developments should be located and designed to:
- (a) Provide active ground-floor business activities and frontages to public spaces at ground level;
 - (b) Enable commercial activities that are compatible with residential uses;
 - (c) Retain residential character and amenity;
 - (d) Provide residential activities that are above ground floor with adequate amenity.

RPZ-P6 Community facilities. **[000069]**

- (1) Community facilities should:
- (a) Be designed and located to be compatible with residential activities; (ii) Provide a service or function to the local neighbourhood;
 - (b) Be of an appropriate scale and function; and
 - (c) Not detract from the vitality of the Raglan town centre.

RPZ-P7 Green spaces.

In addition to the existing public coastal reserve, a range of green buffers between urban development and the coast shall be provided.

RPZ-P8 Coastal margins.

Coastal strip and buffer areas, as shown on the Rangitahi Peninsula Structure Plan, shall be planted with appropriately-sourced, locally appropriate indigenous coastal species to maintain and enhance the natural values of the coastal environment.

RPZ-P9 Stormwater management.

Stormwater management systems shall be designed to minimise the erosion potential and rate of run-off into the coastal marine area.

RPZ-P10 Stock exclusion.

Stock should be excluded from steep slopes and gully systems to the extent compatible with maintaining a sustainable farming operation in the Balance Lot (Farm Management).

RPZ-P11 Environmental improvement.

- (1) Gully systems and stream margins should be planted and managed to maintain and enhance natural ecosystems, contribute to land stability and restore habitat for indigenous flora and fauna.
- (2) Planting and management of gully systems and stream margins will result in net environmental gain.

RPZ-P12 Landscape values.

- (1) Planting on steep slopes should be encouraged and designed to protect and enhance the landscape values on the peninsula.
- (2) Landscape planting along streets and public open spaces should incorporate species to contribute to habitat for indigenous fauna.

- (3) Landscaping shall be designed to incorporate ecological and habitat linkages, where appropriate.

RPZ-PI3 Ecological and habitat values.

- (1) The significant ecological and habitat values of the Rangitahi Peninsula are maintained and enhanced.
- (2) The loss of significant indigenous vegetation and significant habitat of indigenous fauna should be avoided.
- (3) Short term, minor or localised degradation effects for the construction and maintenance of roads, infrastructure, walkways and cycleways in accordance with the Rangitahi Structure Plan should be mitigated or offset if they cannot practicably be avoided.
- (4) Avoid adverse effects on indigenous species that are listed as threatened or at risk in the New Zealand Threat Classification System lists.

RPZ-PI4 Cultural and historic sites of significance.

- (1) The cultural and historic heritage significance of Rangitahi Peninsula should be recognised and maintained through:
- (a) Publications and other forms of communication to interpret natural, cultural and historic heritage and/or the use of story board signs;
- (b) Registration of archaeological sites with the New Zealand Archaeological Association (NZAA); and
- (c) Consultation with Tainui Hapuu.

RPZ-PI5 Heritage protection

Development on Rangitahi Peninsula shall provide for the protection of historic heritage, including archaeological sites and areas and sites of significance to Tainui Hapuu.

RPZ-PI6 Integrated transport network. **[000069]**

- (1) An integrated transport network shall be designed and implemented for the peninsula that:
- (a) Establishes a road hierarchy that differentiates between collector roads and local roads;
- (b) Utilises engineering standards and geometric designs for local roads appropriate to village character, low-speed and low-volume usage;
- (c) Applies low-impact urban design techniques, (iv) Prioritises pedestrian and cycle routes;
- (d) Provides options for effective public transport.

RPZ-PI7 Transport network design.

- (1) The peninsula transport network should be located and designed to contribute towards development of the seaside village character of the Rangitahi Peninsula residential development including:

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- (a) A high degree of connectivity within the village;
- (b) Convenient and high-amenity walking and cycling routes within and between each development area, public open spaces and the coastal area;
- (c) Consistency with the Structure Plan road and indicative walkway network;
- (d) Design and traffic management features to achieve low vehicle speeds;
- (e) Minimising the number of access points on roads;
- (f) Designing road alignments with regard to natural contours to minimise earthworks.

RPZ-PI8 Primary access.

- (1) Primary access to the Rangitahi Peninsula Structure Plan Area shall be maintained via:
 - (a) An upgraded Oporuru Road (inclusive of the bridge/causeway) to ensure that traffic generated by development in the Rangitahi Peninsula Structure Plan Area is safely and efficiently accommodated; and
 - (b) An upgraded intersection of Oporuru Road with Wainui Road to ensure its safe and efficient operation.
- (2) The upgraded Oporuru Road shall:
 - (a) Achieve efficient access to the Raglan town centre;
 - (b) Enable convenient connections for pedestrians and cyclists to the village centre in Development Precinct A and the network of pedestrian and cycling routes as shown on the Rangitahi Peninsula Structure Plan; and
 - (c) Encourage walking to the beach and Raglan town centre.
- (3) Design and construction of the access, including any Oporuru Road upgrade shall:
 - (a) Provide for continued access to adjoining properties to appropriate access and road performance standards;
 - (b) Use best-practice mitigation techniques to manage construction effects such as (but not limited to) sediment movement, dust and noise;
- (4) Heavy vehicles shall use the Primary Access within the Rangitahi Peninsula in the alternative that the secondary road is not accessible.

RPZ-PI9 Open space and coastal access.

- (1) Public access to open space and the coastal environment within the Rangitahi Peninsula Structure Plan Area shall be provided by walkways/ cycle ways/bridleways in a way that:
 - (a) Provides convenient and practical connections to the Rangitahi Peninsula residential areas;
 - (b) Enables connections to walkways/cycle ways/bridleways in the greater Raglan area;
 - (c) Avoids significant adverse effects on ecological values;
 - (d) Provides for access to the coastal marine area whilst avoiding significant adverse effects on the natural environmental character of the coastal environment.

Rules

Advice note:

The precincts referred to in the rules below have been amended to be consistent with the National Planning Standards structure as follows:

National Planning Standards	Rangitahi Structure Plan
PREC20 – Rangitahi Peninsula development precinct A	Precinct A – the village
PREC21 – Rangitahi Peninsula development precinct B	Precinct B – the retreat
PREC22 – Rangitahi Peninsula development precinct C	Precinct C – the sanctuary
PREC23 – Rangitahi Peninsula development precinct D	Precinct D – the plateau
PREC24 – Rangitahi Peninsula development precinct E	Precinct E – the landing
PREC25 – Rangitahi Peninsula development precinct F	Precinct F – the stables
PREC26 – Rangitahi Peninsula development precinct G	Precinct G – the knoll

Land use – activities

In addition to the activity-specific standards listed below, permitted activities must also comply with all relevant Land-use effects standards and Land-use building standards in this chapter, as well as the standards in Part 2 / District-wide matters / General district-wide matters.

RPZ-R1	Residential activity, unless specified below This includes occupation of a single residential unit for short term rental. {000048, 000044}
(1) Activity status: PER Activity-specific standards: (a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision.	(2) Activity status where compliance not achieved: DIS
RPZ-R2	A home business
(1) Activity status: PER Activity-specific standards: (a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and (b) It is wholly contained within a building; and	(2) Activity status where compliance not achieved: DIS

<p>(c) The storage of materials or machinery associated with the home business are wholly contained within a building; and</p> <p>(d) No more than 2 people who are not permanent residents of the site are employed at any one time; and</p> <p>(e) There is no unloading and loading of vehicles or the receiving of customers or deliveries before 7:30am or after 7:00pm on any day; and</p> <p>(f) There is no operation of machinery before 7:30am or after 9pm on any day.</p>	
<p>RPZ-R3</p>	<p>A homestay {000048, 000044}</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and</p> <p>(b) Provides accommodation for no more than 4 temporary residents.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>RPZ-R4</p>	<p>A community facility [000069]</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <p>(a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and</p> <p>(b) The total gross floor area does not exceed a total of 200m² within the whole of the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan).</p>	<p>(2) Activity status: RDIS</p> <p>Where:</p> <p>(a) A community facility that does not comply with a standards of Rule RPZ-R5(1) provided that the total gross floor area within the Rangitahi Peninsula Structure Plan Area does not exceed 300m² within the whole of the Structure Plan Area.</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(b) Effects on the role, function, and vitality, of the Raglan town centre;</p> <p>(c) Traffic impacts on the safety and efficiency of the road network;</p> <p>(d) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan); and</p> <p>(e) Character and amenity of development within the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan)</p> <p>(3) Activity status: DIS</p> <p>Where:</p> <p>(a) A community facility does not comply with Rule RPZ-R5(2).</p>
<p>RPZ-R5</p>	<p>Commercial activity (including health facilities) [000069] {000044}</p>

<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Is located within Plan 1 Structure Plan Area - Development Precincts shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or any approved subdivision; and (b) The total gross floor area does not exceed a total of 400m² gross floor area within the whole of the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan); and (c) Gross floor area of each individual premise does not exceed 100m². 	<p>(2) Activity status: RDIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A commercial activity (including health facilities) does not comply with a standards of Rule RPZ-R6(1) provided that: <ul style="list-style-type: none"> (i) The total gross floor area does not exceed 600m² within any of the seven neighbourhoods shown on the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), or (ii) The total gross floor area does not exceed 1000m² within the whole of the Structure Plan Area. <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (b) Effects on the role, function, and vitality, of the Raglan town centre; (c) Traffic impacts on the safety and efficiency of the road network; (d) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan); and (e) Character and amenity of development within the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) <p>(3) Activity status: DIS</p> <p>Where:</p> <ul style="list-style-type: none"> (a) A community facility does not comply with Rule RPZ-R6(2).
<p>RPZ-R6</p>	<p>Agricultural or horticultural activities</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) Located within Balance Lot (Farm Management) on Plan 2 in the Rangitahi Peninsula Structure Plan Area (APP9 – Rangitahi Structure Plan); (b) Comply with land use – effects standards for the GRZ – General rural zone; (c) Comply with the land use - buildings standards for the GRZ – General rural zone. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>RPZ-R7</p>	<p>Construction or alteration of a building for a sensitive land use [000074] {000048, 000044}</p>
<p>(1) Activity status: PER</p> <p>Activity-specific standards:</p> <ul style="list-style-type: none"> (a) The construction or alteration of a building for a sensitive land use that 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p>

<p>complies with all of the following standards:</p> <p>(i) It is set back a minimum of 10m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of up to 110kV; or</p> <p>(ii) It is set back a minimum of 12m from the centre of line of any electrical distribution or transmission lines, not associated with the National Grid, that operate at a voltage of 110kV or more.</p>	<p>(a) Effects on the amenity values of the site;</p> <p>(b) The risk of electrical hazards affecting the safety of people;</p> <p>(c) The risk of damage to property; and</p> <p>(d) Effects on the operation, maintenance and upgrading of the electrical distribution or transmission lines.</p>
<p>RPZ-R8</p>	<p>Construction or demolition of, or alteration or addition to, a building or structure</p>
<p>(1) Activity status: PER Activity-specific standards: Nil.</p>	<p>(2) Activity status where compliance not achieved: n/a</p>
<p>RPZ-R9</p>	<p>Child care facilities {000048, 000044}</p>
<p>(1) Activity status: CON Activity-specific standards:</p> <p>(a) Child care facilities are a controlled activity if the following standards are met:</p> <p>(i) Land use – effects standards for the zone; and</p> <p>(ii) Land use – building standards for the zone; and</p> <p>(iii) The site is located within the potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</p> <p>Council's control is reserved over the following matters:</p> <p>(b) Consistency with the Rangitahi Peninsula Structure Plan;</p> <p>(c) Character and amenity of development within the Rangitahi Peninsula Structure Plan.</p> <p>(d) Traffic impacts on the safety and efficiency of the road network.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>RPZ-R10</p>	<p>A Rangitahi Comprehensive Residential Development [000069]</p>
<p>(1) Activity status: RDIS Activity-specific standards:</p> <p>(a) A Rangitahi Comprehensive Residential Development that meets the following standards:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

- (i) The land use – effects standards for the zone; and
- (ii) The land use – building standards for the zone; and
 - (1) RPZ-S4 (Building height) does not apply; and
 - (2) RPZ-S10 (Outdoor living space) does not apply; and
- (iii) The site is located within the Comprehensive Residential Development locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or approved subdivision consent; and
- (iv) Construction or alteration of a building does not exceed 11m height measured from the natural ground level immediately below that part of the structure; and
- (v) A detailed site plan is provided that identifies proposed title boundaries for each residential unit and any common areas (including access and services), ensuring that a freehold (fee simple) or unit title subdivision could occur in accordance with APP9 – Rangitahi Structure Plan - Rangitahi Peninsula Structure Plan; and
- (vi) The residential unit is designed and constructed to comply with Table 25 – Internal sound levels in APP1 – Acoustic insulation; and
- (vii) A communal service court area is provided; and
- (viii) Outdoor living spaces are provided to meet the following minimum requirements for each residential unit:

Duplex dwelling	Living space area	Minimum dimension
Studio unit or 1 bedroom	30m ²	4m
2 bedroom	40m ²	4m
3 bedroom	40m ²	4m

Apartment building ground Level residential unit	Living space area	Minimum dimension
Studio unit or 1 bedroom	20m ²	4m
2 bedroom	30m ²	4m
3 bedroom	30m ²	4m

Apartment building upper level residential unit	Living space area	Minimum dimension
Studio unit or 1 bedroom	10m ²	2m
2 bedroom	15m ²	2m
3 bedroom	15m ²	2m

Council's discretion is restricted to the following matters:

- (b) The extent to which the development contributes to and engages with adjacent streets and public open space;
- (c) The extent to which the access, car parking and garaging is integrated into the development in a way that is safe for pedestrians and cyclists;
- (d) The extent to which the development incorporates environmental efficiency measures such as passive solar principles;
- (e) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living court orientation, site design and layout;
- (f) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;
- (g) Avoidance or mitigation of natural hazards;
- (h) The safety and efficiency of roads due to traffic associated with the development;
- (i) Geotechnical stability for building;
- (j) Consistency with APP9 – Rangitahi Structure Plan.

RPZ-R11	Any mixed use activity comprising of a comprehensive residential development and a commercial activity (including health facilities) or a community facility [000069] {000048, 000044}
(1) Activity status: RDIS Activity-specific standards:	(2) Activity status where compliance not achieved: DIS
<ul style="list-style-type: none"> (a) Any mixed use activity comprising of a comprehensive residential development and a commercial activity (including health facilities) or a community facility is a restricted discretionary activity and shall meet the standards in Rules RPZ-R5 – RPZ-R6; (b) Mixed use activities provided for under Rule RPZ-R11(1)(a) are exempt from the 	

<p>requirements of RPZ-S8 (Accessory buildings)</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (c) Consistency with the Rangitahi Peninsula Structure Plan; (d) Character and amenity of development within the Rangitahi Peninsula Structure Plan. (e) Traffic impacts on the safety and efficiency of the road network. (f) The extent to which the development contributes to and engages with adjacent streets and public open space; (g) The extent to which the access, car parking and garaging is integrated into the development in a way that is safe for pedestrians and cyclists; (h) The extent to which the development incorporates environmental efficiency measures such as passive solar principles; (i) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, outdoor living court orientation, site design and layout; (j) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner; (k) Avoidance or mitigation of natural hazards; and (l) Geotechnical stability for building. 	
RPZ-R12	Any activity that is not listed as a prohibited, permitted or restricted discretionary or discretionary activity
Activity status: NC	

Land use – effects

RPZ-S1	Outdoor storage	
<p>(1) Activity status: PER</p> <p>Where:</p> <ul style="list-style-type: none"> (a) Outdoor storage of goods or materials must: <ul style="list-style-type: none"> (i) Be associated with the commercial activity operating from the site; and (ii) Not encroach on required parking or loading areas; and (iii) Be fully screened from view by closed board 1.8m high fencing or landscaping from any: 	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Visual amenity; (b) Effects on loading and parking areas; (c) Size and location of storage area; and (d) Measures to mitigate adverse effects. 	

(1) Public road; and (2) Public reserve; and (3) Adjoining site in another zone.	
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Land use – building

RPZ-S2	Residential units {000048, 000044}
<p>(1) Activity status: PER Where:</p> <p>(a) One residential unit within a lot, excluding Rangitahi Comprehensive Residential Development in locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) or an approved subdivision consent.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
RPZ-S3	Minor residential units
<p>(1) Activity status: PER Where:</p> <p>(a) One minor residential unit not exceeding 70m² gross floor area contained within a CFR where:</p> <p>(i) The net site area is 900m² or more; and</p> <p>(ii) The site does not contain a comprehensive development.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
RPZ-S4	Building height
<p>(1) Activity status: PER Where:</p> <p>(a) The height of a building measured from the natural ground level immediately below that part of the structure must not exceed 7.5m.</p> <p>(b) Chimneys not exceeding 1m in width and finials shall not exceed a maximum height of 9.5m measured from the natural ground level immediately below the structure;</p> <p>(c) Standard RPZ-S4(1)(a) does not apply to Comprehensive Development Lots shown on Plan 5 of the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan), where the height of buildings must not exceed 11m.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Design and location of building;</p> <p>(b) Building dominance effects;</p> <p>(c) Admission of daylight and sunlight to the site and other sites;</p> <p>(d) Privacy on other sites;</p> <p>(e) Amenity values of the locality;</p> <p>(f) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</p>
RPZ-S5	Height in relation to boundary
<p>(1) Activity status: PER Where:</p> <p>(a) A building or structure must not protrude through a height control plane rising at an angle of 45° commencing at</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council's discretion is restricted to the following matters:</p> <p>(a) Height of building;</p>

<p>an elevation of 2.5m above ground level at every point of the site boundary.</p> <p>(b) Standard RPZ-S5(1)(a) does not apply to party walls located along site boundaries.</p> <p>(c) Standard RPZ-S5(1)(a) does not apply to sites in Precinct A (<i>PREC20 – Rangitahi Peninsula development precinct A</i>) or Precinct D (<i>PREC23 – Rangitahi Peninsula development precinct D</i>) in the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) that are indicated as having a zero setback.</p>	<p>(b) Design and location of building;</p> <p>(c) Admission of daylight and sunlight to the site and other sites;</p> <p>(d) Privacy on other sites;</p> <p>(e) Amenity values of the locality;</p> <p>(f) Consistency with the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan).</p>
RPZ-S6	Building coverage
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The total building coverage must not exceed 40% of the site.</p> <p>(b) RPZ-S6(1)(a) does not apply:</p> <p>(i) To a structure that is not a building; or</p> <p>(ii) Eaves of a building that project less than 750mm horizontally from the exterior wall of the building.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
RPZ-S7	Impervious surfaces
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The impervious surface of a site must not exceed 70%.</p>	<p>(2) Activity status where compliance not achieved: RDIS</p> <p>Council’s discretion is restricted to the following matters:</p> <p>(a) Site design, layout and amenity; and</p> <p>(b) The risk of flooding, nuisance or damage to the site or other buildings and sites.</p>
RPZ-S8	Accessory buildings
<p>(1) Activity status: PER</p> <p>Where:</p> <p>(a) The gross floor area of all accessory buildings on a residential site must not exceed 70m²; or</p> <p>(b) Where the accessory building is located outside the Development Precincts defined in the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) the gross floor area of the accessory building must not exceed either:</p> <p>(i) 400m² on a site having an area of at least 2ha; or</p> <p>(ii) 250m² on a site less than 2ha.</p>	<p>(2) Activity status where compliance not achieved: DIS</p>
RPZ-S9	Outdoor living space
<p>(1) Activity status: PER</p> <p>Where:</p>	<p>(2) Activity status where compliance not achieved: DIS</p>

<p>(a) An outdoor living space must be provided for each residential unit that meets all of the following standards:</p> <ul style="list-style-type: none"> (i) It is for the exclusive use of the occupants of the residential unit; (ii) It is located between 45 degrees northeast through north to 90 degrees west of the residential unit measured from the southernmost part of the residential unit; (iii) It is readily accessible from a living area of the residential unit and either: <ul style="list-style-type: none"> (1) On the ground floor of the residential unit, the outdoor living space must have a minimum area of 80m² capable of containing a circle of 6m diameter; or (2) Above ground floor of the residential unit, the outdoor living space must be located on a balcony capable of containing at least 15m² and a circle with a diameter of at least 2.4m. 	
<p>RPZ-S10 Outdoor living space [000069]</p>	
<p>(1) Activity status: PER Where:</p> <p>(a) An outdoor living space must be provided for each minor residential unit that meets all of the following standards:</p> <ul style="list-style-type: none"> (i) It is for the exclusive use of the occupants of the minor residential unit; (ii) It is located between 45 degrees northeast through north to 90 degrees west of the minor residential unit measured from the southernmost part of the minor residential unit; (iii) It is readily accessible from a living area of the minor residential unit and either: <ul style="list-style-type: none"> (iv) On the ground floor of the minor residential unit, the outdoor living space must have a minimum of 40m² capable of containing a circle of 6m diameter; or (v) Above ground floor of the minor residential unit, the outdoor living space must be located on a balcony capable of containing at least 15m² and a circle with a diameter of at least 2.4m. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>RPZ-S11 Service court</p>	

<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (i) A service court must be provided for each residential unit with the following dimensions: (ii) Minimum area of 15m²; and (iii) Contains a circle of at least 3m diameter. 	<p>(2) Activity status where compliance not achieved: DIS</p>
<p>RPZ-S12 Building setbacks – all boundaries {000042, 000087, 000048}</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) A building must be set back a minimum of: <ul style="list-style-type: none"> (i) 3m from the road boundary; (ii) 13m from the line of an indicative road; (iii) 1.5m from every boundary other than a road boundary, including vehicle access to another site. (b) A non-habitable building can be set back less than 1.5m from a boundary if it complies with all of the following standards: <ul style="list-style-type: none"> (i) The total length of all buildings within 1.5m of the boundary does not exceed 6m; (ii) It does not have any windows or doors on the side of the building facing the boundary; (iii) No part of the building within the setback extends over the site boundary. (c) Standard RPZ-S12(1)(a) does not apply to the lots identified in the Precinct A (PREC20 – Rangitahi Peninsula development precinct A) or Precinct D (PREC23 – Rangitahi Peninsula development precinct D) in the Rangitahi Peninsula Structure Plan (APP9 – Rangitahi Structure Plan) as having a zero setback. (d) Standard RPZ-S12(1)(a) do not apply to party walls or lease plan boundaries within Comprehensive Development Lots in APP9 – Rangitahi Structure Plan. (e) RPZ-S12(1)(a) does not apply to a structure which is not a building. 	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (a) Road network safety and efficiency; (b) Reverse sensitivity effects; (c) Adverse effects on amenity; (d) Streetscape; (e) Potential to mitigate adverse effects; (f) Daylight admission to adjoining properties; and (g) Effects on privacy at adjoining sites.
<p>RPZ-S13 Sensitive land use setback – wastewater treatment plant {000047, 000087}</p>	
<p>(1) Activity status: PER Where:</p>	<p>(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters:</p>

<p>(a) Any new building or alteration to an existing building for a sensitive land use must be set back a minimum of:</p> <ul style="list-style-type: none"> (i) 300m from the oxidation ponds that are part of a wastewater treatment facility on another site; or (ii) 30m from a wastewater treatment facility where the treatment process is fully enclosed. <p>(b) RPZ-S13(1)(a) does not apply to a structure which is not a building.</p>	<ul style="list-style-type: none"> (a) Adverse effects of odour; (b) Potential to mitigate adverse effects. (c) Daylight admission to adjoining properties; and (d) Effects on privacy at adjoining sites.
<p>RPZ-S14 Building setback – waterbodies</p>	
<p>(1) Activity status: PER Where:</p> <ul style="list-style-type: none"> (a) Any building must be setback a minimum of 23m from mean high water springs. (b) RPZ-S14(1)(a) does not apply to a structure which is not a building. 	<p>(2) Activity status where compliance not achieved: DIS</p>