

## RPZ – Rangitahi Peninsula zone

[Drafting note: The precincts in this zone will be recast as “Areas” and the associated map layer will be located in the GIS viewer under “Areas” and a “RPZ – Rangitahi Peninsula zone sub-heading”.

- Precinct A to become: AREA6 – Village area
- Precinct B to become: AREA7 – Retreat area
- Precinct C to become: AREA8 – Sanctuary area
- Precinct D to become: AREA9 – Plateau area
- Precinct E to become: AREA10 – Landing area
- Precinct F to become: AREA11 – Stables area
- Precinct G to become: AREA12 – Knoll area]

### Objectives

#### RPZ-O1 Development

- (I) 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

- (I) 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 effects on traffic.

#### RPZ-O3 Natural features

- (I) Natural features of the Rangitahi Peninsula including landscape, ecology, habitat and the coastal environment are maintained and enhanced.

#### RPZ-O4 Heritage in the

- (I) Cultural and historic heritage on the Rangitahi Peninsula is retained.

#### RPZ-O5 Transport network

- (I) An integrated transport network that provides access to and within the Rangitahi Peninsula for vehicles, walking and cycling.

### Policies

#### RPZ-PI Development

|Development should be consistent with the Rangitahi Peninsula Structure Plan

|Enable some flexibility in the subdivision layout to respond to natural characteristics in a manner that retains the overall concept design.

|Development has the following characteristics:

- (a) Residential development within each precinct area 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;
- (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**

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,
- (d) A range of building forms and intensity;
- (e) Concentration of more intensive building forms around amenity areas and settlement nodes, and a predominance of freestanding dwellings;
- (f) Orientation of dwellings to utilise passive solar gain and maximise outlook towards the coast;
- (g) Establishing building platforms that minimise earthworks;
- (h) 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**

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.

Mixed-use developments should be located and designed to:

- (a) Provide active ground-floor business activities and frontages to public spaces at ground level. Provide residential activities that are above ground floor with adequate amenity;
- (b) Enable commercial activities that are compatible with residential uses;
- (c) Retain residential character and amenity.

RPZ-P6 Community facilities

Community facilities should:

- (a) Be designed and located to be compatible with residential activities;
- (b) Provide a service or function to the local neighbourhood;
- (c) Be of an appropriate scale and function; and
- (d) 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

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.

Planting and management of gully systems and stream margins will result in net environmental gain.

RPZ-P12 Landscape values

Planting on steep slopes should be encouraged and designed to protect and enhance the landscape values on the peninsula.

Landscape planting along streets and public open spaces should incorporate species to contribute to habitat for indigenous fauna.

Landscaping shall be designed to incorporate ecological and habitat linkages, where appropriate.

RPZ-PI3 Ecological and habitat values

The significant ecological and habitat values of the Rangitahi Peninsula are maintained and enhanced.

RPZ-PI4 Cultural and historic sites of significance

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

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,
- (d) Prioritises pedestrian and cycle routes,
- (e) Provides options for effective public transport.

RPZ-PI7 Transport network design

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:

- (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

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.

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 AREA6 – Village area** 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.

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.

#### RPZ-PI9 Secondary access

From the beginning of development of the Rangitahi Peninsula Structure Plan Area up to completion of the permanent secondary access, an interim alternative access shall be provided to a usable standard for use at any time where the primary access may be closed.

A permanent secondary access must be constructed:

- (a) Prior to development of any of **the Precincts E, F or G AREA10, AREA11 or AREA12**; and
- (b) In accordance with access and road performance standards suitable for its secondary function.

#### RPZ-P20 Open space and coastal access

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

### Land use – activities

<b>RPZ-RI</b>	Residential activity
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<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) An activity that is in accordance with the <u>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</u>; and</p> <p>(b) Is located within Plan I Structure Plan Area - Development <u>Precincts Areas</u> shown on the <u>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</u>.</p>	<p><b>(2) Activity status: DIS</b></p> <p>(a) Any activity that does not comply with one or more conditions for a permitted activity Rule <u>28.1.1 P1-P4, or P6 RPZ-R1 to RPZ-R3 and RPZ-R7</u> or a <u>controlled activity Rule 28.1.2 (a) RPZ-R7</u> unless a lesser activity status under the land use – effects standards or land use building standards has been identified.</p>
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<b>RPZ-R2</b>	A home occupation	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) An activity that is in accordance with the <u>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</u>; and</p> <p>(b) Is located within Plan I Structure Plan Area - Development <u>Precincts Areas</u> shown on the <u>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</u>; and</p> <p>(c) It is wholly contained within a building; and</p> <p>(d) The storage of materials or machinery associated with the home occupation are wholly contained within a building; and</p> <p>(e) No more than 2 people who are not permanent residents of the site are employed at any one time; and</p> <p>(f) 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>(g) There is no operation of machinery before 7:30am or after 9pm on any day.</p>	<p><b>(2) Activity status: DIS</b></p> <p><b>Where:</b></p> <p>(a) Any activity that does not comply with one or more conditions for a permitted activity Rule <u>28.1.1 P1-P4, or P6 RPZ-R1 to RPZ-R3 and RPZ-R7</u> or a <u>controlled activity Rule 28.1.2 (a) RPZ-R7</u> unless a lesser activity status under the land use – effects standards or land use building standards has been identified.</p>
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<b>RPZ-R3</b>	A homestay	<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) An activity that is in accordance with the <u>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</u>; and</p> <p>(b) Is located within Plan I Structure Plan Area - Development <u>Precincts Areas</u> shown on the <u>Rangitahi Peninsula</u></p>	<p><b>(2) Activity status: DIS</b></p> <p>(a) Any activity that does not comply with one or more conditions for a permitted activity Rule <u>28.1.1 P1-P4, or P6 RPZ-R1 to RPZ-R3 and RPZ-R7</u> or a <u>controlled activity Rule 28.1.2 (a) RPZ-R7</u> unless a lesser activity status under the land use – effects standards or land use building standards has been identified.</p>
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<p><b>Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>; and</p> <p>(c) Provides accommodation for no more than 4 temporary residents.</p>	
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<b>RPZ-R4</b>	A community activity	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) An activity that is in accordance with the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>; and</p> <p>(b) Is located within Plan I Structure Plan Area - Development <b>Precincts Areas</b> shown on the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>; and</p> <p>(c) The total gross floor area does not exceed a total of 200m<sup>2</sup> within the whole of the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>.</p>		<p><b>(2) Activity status: RDIS</b></p> <p>(a) Any activity that does not comply with an activity specific condition is a restricted discretionary activity provided that:</p> <p>(i) For a community activity, the total gross floor area within the Rangitahi Peninsula Structure Plan Area does not exceed 300m<sup>2</sup> within the whole of the Structure Plan Area.</p> <p>(ii) For Rangitahi commercial activity:</p> <p>(1) The total gross floor area does not exceed 600m<sup>2</sup> within any of the seven neighbourhoods shown on the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>, or</p> <p>(2) The total gross floor area does not exceed 1000m<sup>2</sup> within the whole of the Structure Plan Area.</p> <p><b>Council’s discretion is restricted to the following matters:</b></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 <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>;</p> <p>(e) Character and amenity of development within the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>.</p>

<b>RPZ-R5</b>	Rangitahi commercial activity	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) An activity that is in accordance with the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b>; and</p>		<p><b>(2) Activity status: RDIS</b></p> <p>(a) Any activity that does not comply with an activity specific condition is a restricted discretionary activity provided that:</p> <p>(i) For a community activity, the total gross floor area within the Rangitahi</p>

<p>(b) Is located within Plan 1 Structure Plan Area - Development Precincts Areas shown on the Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan; and</p> <p>(c) The total gross floor area does not exceed a total of 400m<sup>2</sup> gross floor area within the whole of the Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan; and</p> <p>(d) Gross floor area of each individual premise does not exceed 100m<sup>2</sup>.</p>	<p>Peninsula Structure Plan Area does not exceed 300m<sup>2</sup> within the whole of the Structure Plan Area.</p> <p>(ii) For Rangitahi commercial activity:</p> <p>(1) The total gross floor area does not exceed 600m<sup>2</sup> within any of the seven neighbourhoods shown on the Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan, or</p> <p>(2) The total gross floor area does not exceed 1000m<sup>2</sup> within the whole of the Structure Plan Area.</p> <p><b>Council’s discretion is restricted to the following matters:</b></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 (Appendix 8) APP20 – Rangitahi Structure Plan;</p> <p>(e) Character and amenity of development within the Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan.</p>
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<p><b>RPZ-R6</b>      Agricultural or horticultural activities</p>	
<p><b>(1) Activity status: PER</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) Located within Balance Lot (Farm Management) on Plan 2 in the Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan;</p> <p>(b) Land use – effects for the GRUZ – General Rural Zone (Rule 22.2);</p> <p>(c) Land use - buildings for the GRUZ – General Rural Zone (Rule 22.3)</p>	<p><b>(2) Activity status: DIS</b></p> <p>(a) Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6 RPZ-R1 to RPZ-R3 and RPZ-R7 or a controlled activity Rule 28.1.2 (a) RPZ-R7 unless a lesser activity status under the land use – effects standards or land use building standards has been identified.</p>

<p><b>RPZ-R7</b>      Child care facilities</p>	
<p><b>(1) Activity status: CON</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) Child care facilities are a controlled activity if the following conditions are met:</p> <p>(i) Land use - effects standards in Rule 28.2; and</p>	<p><b>(2) Activity status: DIS</b></p> <p>(a) Any activity that does not comply with one or more conditions for a permitted activity Rule 28.1.1 P1-P4, or P6 RPZ-R1 to RPZ-R3 and RPZ-R7 or a controlled activity Rule 28.1.2 (a) RPZ-R7 unless a lesser activity status under the land use –</p>



<p>(ii) Land use – building standards in Rule 28.3, 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 (Appendix 8) APP20 – Rangitahi Structure Plan;</p> <p><b>Council reserves its control over the following matters:</b></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>effects standards or land use building standards has been identified.</p>
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<b>RPZ-R8</b>	Comprehensive Residential Development
<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) A Comprehensive Residential Development that meets the following conditions:</p> <p>(i) The land use – effects standards in Rule 28.2, and</p> <p>(ii) The land use – building standards in Rule 28.3; and</p> <p style="padding-left: 40px;">(1) Rule 28.3.3 RPZ-S4(1) (Building height) does not apply; and</p> <p style="padding-left: 40px;">(2) Rule 28.3.7 RPZ-S8(1) and RPZ-S9(1) (Living court) does not apply; and</p> <p>(iii) The site is located within the Comprehensive Residential Development locations shown in Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan; and</p> <p>(iv) Construction or alteration of a building does not exceed 11m height; and</p> <p>(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 Appendix 8</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

~~Rangitahi Peninsula Structure Plan APP20 – Rangitahi Structure Plan~~; and

(vi) (The residential unit is designed and constructed to comply with Table I4 - Internal Sound Levels in ~~Appendix 1 (Acoustic Insulation) APP1 – Acoustic Insulation Application~~; and

(vii) A communal service court area is provided; and

(viii) Outdoor living courts are provided to meet the following minimum requirements for each residential unit:

Duplex Dwelling	Living Court Area	Minimum Dimension
Studio unit or 1 bedroom	30m <sup>2</sup>	4m
2 bedroom	40m <sup>2</sup>	4m
3 bedroom	40m <sup>2</sup>	4m

  

Apartment Building Ground Level Residential Unit	Living Court Area	Minimum Dimension
Studio unit or 1 bedroom	20m <sup>2</sup>	4m
2 bedroom	30m <sup>2</sup>	4m
3 bedroom	30m <sup>2</sup>	4m

  

Apartment Building Upper Level Residential Unit	Living Court Area	Minimum Dimension
Studio unit or 1 bedroom	10m <sup>2</sup>	2m
2 bedroom	15m <sup>2</sup>	2m
3 bedroom	15m <sup>2</sup>	2m

**Council’s discretion is restricted to the following matters:**

(b) Adequacy of the information provided to address matters specified, and outcomes sought, within the ~~Multi-Unit Design Guide (Appendix 3-4) APP13 – Design Guidelines: Multi-Unit Development~~;

(c) The extent to which the development contributes to and engages with adjacent streets and public open space;

(d) The extent to which the access, car parking and garaging is integrated into the

<p>development in a way that is safe for pedestrians and cyclists;</p> <p>(e) The extent to which the development incorporates environmental efficiency measures such as passive solar principles;</p> <p>(f) 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;</p> <p>(g) The extent to which staging is necessary to ensure that development is carried out in a coordinated and timely manner;</p> <p>(h) Avoidance or mitigation of natural hazards;</p> <p>(i) The safety and efficiency of roads due to traffic associated with the development;</p> <p>(j) Geotechnical stability for building;</p> <p>(k) Consistency with <a href="#">Appendix B) Rangitahi Peninsula Structure Plan APP20 – Rangitahi Structure Plan</a>.</p>	
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<b>RPZ-R9</b>	Any mixed use activity comprising of a comprehensive residential development and a Rangitahi commercial activity or a community facility	
	<p><b>(1) Activity status: RDIS</b></p> <p><b>Activity-specific conditions:</b></p> <p>(a) Any mixed use activity comprising of a comprehensive residential development and a Rangitahi commercial activity or a community facility is a restricted discretionary activity and shall meet the conditions in <a href="#">Rules 28.1.1-P5-P6-RPZ-R5 to RPZ-R6</a> and <a href="#">Rule RPZ-R8, 28.1.3-RD1 and RD2</a>;</p> <p>(b) Mixed use activities provided for under Rule <a href="#">RD3(a)RPZ-R9(1)(a)</a> are exempt from the requirements of Rule <a href="#">28.3.6 RPZ-S7</a> (Accessory buildings)</p> <p><b>Council's discretion is restricted to the matters of discretion of Rules <a href="#">28.1.3-RD1 (a) and RD2 (a) RPZ-R4, RPZ-R5 and RPZ-R8</a></b></p>	<p><b>(2) Activity status: n/a</b></p>

<b>RPZ-R10</b>	Any activity that does not comply with one or more conditions for a permitted activity Rule <a href="#">28.1.1-P1-P4, or P6 RPZ-R1 to RPZ-R3 and RPZ-R7</a> or <a href="#">a controlled activity Rule 28.1.2 (a) RPZ-R7</a> unless a lesser activity status under the land use – effects standards or land use building standards has been identified.	
	<p><b>(1) Activity status: DIS</b></p> <p><b>Activity-specific conditions:</b></p>	

Nil

<b>RPZ-R11</b>	Child care facilities outside of potential mixed use, potential commercial or potential tourism locations shown in Plan 5 of <a href="#">the Rangitahi Peninsula Structure Plan (Appendix 8)APP20 – Rangitahi Structure Plan</a> .
<b>(1) Activity status: DIS</b>	
<b>Activity-specific conditions:</b> Nil	

<b>RPZ-R12</b>	Any activity that is not listed as Prohibited, Permitted or Restricted Discretionary or Discretionary.
<b>(1) Activity status: NC</b>	
<b>Activity-specific conditions:</b> Nil	

*Land use – effects*

<b>RPZ-S1</b>	Outdoor storage
<b>(1) Activity status: PER</b> <b>Where:</b> (a) Outdoor storage of goods or materials must: (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: (1) Public road; and (2) Public reserve; and (3) Adjoining site in another zone.	<b>(2) Activity status where compliance not achieved: RDIS</b> <b>Council's discretion is restricted to the following matters:</b> (a) Visual amenity; (b) Effects on loading and parking areas; (c) Size and location of storage area; (d) Measures to mitigate adverse effects.

*Land use – building*

<b>RPZ-S2</b>	Dwellings
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One dwelling within a lot	<b>(2) Activity status where compliance not achieved: DIS</b>

<b>RPZ-S3</b>	Minor dwelling
<b>(1) Activity status: PER</b> <b>Where:</b> (a) One minor dwelling not exceeding 70m <sup>2</sup> gross floor area contained within a CFR where: (b) The net site area is 900m <sup>2</sup> or more; and	<b>(2) Activity status where compliance not achieved: DIS</b>

(c) The site does not contain a comprehensive development.	
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<b>RPZ-S4</b>	Building height
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The height of a building must not exceed 7.5m.</p> <p>(b) Rule 28.3.3 PI(a)RPZ-S4(1)(a) does not apply to Comprehensive Development Lots shown on Plan 5 of the Rangitahi Peninsula Structure Plan (Appendix 8)APP20 – Rangitahi Structure Plan, where the height of buildings must not exceed 11m.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></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 (Appendix 8)APP20 – Rangitahi Structure Plan.</p>

<b>RPZ-S5</b>	Daylight admission
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must not protrude through a height control plane rising at an angle of 37° commencing at an elevation of 2.5m above ground level at every point of the site boundary.</p> <p>(b) Rule 28.3.4 PI (a)RPZ-S5(1)(a) does not apply to party walls located along site boundaries.</p> <p>(c) Rule 28.3.4 PI (a)RPZ-S5(1)(a) does not apply to sites in Precinct A and DAREA6 and AREA9 that are indicated as having a zero setback in the Rangitahi Peninsula Structure Plan (Appendix 8)APP20 – Rangitahi Structure Plan.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p>(a) Height of building;</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 (Appendix 8)APP20 – Rangitahi Structure Plan.</p>

<b>RPZ-S6</b>	Building coverage
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) The total building coverage must not exceed 40% of the site.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>RPZ-S7</b>	Accessory buildings
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>(a) The gross floor area of all accessory buildings on a residential site must not exceed 70m<sup>2</sup>; or</p> <p>(b) Where the accessory building is located outside the Development <b>Precincts Areas</b> defined in the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b> the gross floor area must not exceed either:</p> <p>(i) 400m<sup>2</sup> on a site having an area of at least 2ha; or</p> <p>(ii) 250m<sup>2</sup> on a site less than 2ha.</p>	
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<b>RPZ-S8</b>	Living court	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A living court must be provided for each dwelling that meets all of the following conditions:</p> <p>(i) It is for the exclusive use of the occupants of the dwelling;</p> <p>(ii) It is located between 45 degrees northeast through north to 90 degrees west of the dwelling measured from the southernmost part of the dwelling;</p> <p>(iii) It is readily accessible from a living area of the dwelling and either:</p> <p>(1) On the ground floor of the dwelling, the living court must have a minimum area of 80m<sup>2</sup> capable of containing a circle of 6m diameter; or</p> <p>(2) Above ground floor of the dwelling, the living court must be located on a balcony capable of containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>RPZ-S9</b>	Living court	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A living court must be provided for each minor dwelling that meets all of the following conditions:</p> <p>(i) It is for the exclusive use of the occupants of the minor dwelling;</p> <p>(ii) It is located between 45 degrees northeast through north to 90</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<p>degrees west of the minor dwelling measured from the southernmost part of the minor dwelling;</p> <p>(iii) It is readily accessible from a living area of the minor dwelling and either:</p> <p style="padding-left: 40px;">(1) On the ground floor of the minor dwelling, the living court must have a minimum of 40m<sup>2</sup> capable of containing a circle of 6m diameter; or</p> <p style="padding-left: 40px;">(2) Above ground floor of the minor dwelling, the living court must be located on a balcony capable of containing at least 15m<sup>2</sup> and a circle with a diameter of at least 2.4m.</p>	
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<b>RPZ-S10</b>	Service court	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A service court must be provided for each dwelling with the following dimensions:</p> <p style="padding-left: 40px;">(i) Minimum area of 15m<sup>2</sup>; and</p> <p style="padding-left: 40px;">(ii) Contains a circle of at least 3m diameter.</p>		<p><b>(2) Activity status where compliance not achieved: DIS</b></p>

<b>RPZ-S11</b>	Building setbacks – all boundaries	
<p><b>(1) Activity status: PER</b></p> <p><b>Where:</b></p> <p>(a) A building must be set back a minimum of:</p> <p style="padding-left: 40px;">(i) 3m from the road boundary;</p> <p style="padding-left: 40px;">(ii) 13m from the line of an indicative road;</p> <p style="padding-left: 40px;">(iii) 1.5m from every boundary other than a road boundary, including vehicle access to another site.</p> <p>(b) A non-habitable building can be set back less than 1.5m from a boundary if it complies with all of the following conditions:</p> <p style="padding-left: 40px;">(i) The total length of all buildings within 1.5m of the boundary does not exceed 6m;</p> <p style="padding-left: 40px;">(ii) It does not have any windows or doors on the side of the building facing the boundary;</p>		<p><b>(2) Activity status where compliance not achieved: RDIS</b></p> <p><b>Council’s discretion is restricted to the following matters:</b></p> <p style="padding-left: 40px;">(a) Road network safety and efficiency;</p> <p style="padding-left: 40px;">(b) Reverse sensitivity effects;</p> <p style="padding-left: 40px;">(c) Adverse effects on amenity;</p> <p style="padding-left: 40px;">(d) Streetscape;</p> <p style="padding-left: 40px;">(e) Potential to mitigate adverse effects;</p> <p style="padding-left: 40px;">(f) Daylight admission to adjoining properties;</p> <p style="padding-left: 40px;">(g) Effects on privacy at adjoining sites.</p>

<p>(iii) No part of the building within the setback extends over the site boundary.</p> <p>(c) Rule <b>28.3.9.1 P1 (a) RPZ-S11(1)(a)</b> does not apply to the lots identified in the <b>Precinct A and DAREA6 and AREAS</b> in the <b>Rangitahi Peninsula Structure Plan (Appendix 8) APP20 – Rangitahi Structure Plan</b> as having a zero setback.</p> <p>(d) Rule <b>28.3.9.1 P1 (b) RPZ-S11(1)(b)</b> do not apply to party walls or lease plan boundaries within Comprehensive Development Lots in <b>Appendix 8 APP20 – Rangitahi Structure Plan</b>.</p>	
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<p><b>RPZ-S12</b> Dwelling setback – wastewater treatment plant</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b></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> <p>(i) 300m from the oxidation ponds that are part of a wastewater treatment facility on another site; or</p> <p>(ii) 30m from a wastewater treatment facility where the treatment process is fully enclosed.</p>	<p><b>(2) Activity status where compliance not achieved: RDIS</b>  <b>Discretion is restricted to:</b></p> <p>(a) Adverse effects of odour;                  (b) Potential to mitigate adverse effects.</p>

<p><b>RPZ-S13</b> Building setback – water bodies</p>	
<p><b>(1) Activity status: PER</b>  <b>Activity-specific conditions:</b></p> <p>(a) Any building must be setback a minimum of 23m from mean high water springs.</p>	<p><b>(2) Activity status where compliance not achieved: DIS</b></p>