



Plan Change 18 Plimmerton Farm

Track Changes Right of Reply Version

Including:

- Section 42A Report Recommendations;
- Rebuttal Recommendations;
- Post-Rebuttal Recommendations;
- Planning Summary Recommendations; and
- Right of Reply Recommendations

23 October 2020

Recommendations on Plan Change 18 Plimmerton Farm

S42A Report	deletions and <u>insertions</u>
Rebuttal Version	deletions and <u>insertions</u>
Post-Rebuttal Version	deletions and <u>insertions</u> .
Planning Summary to Hearing	deletions and <u>insertions</u>
Right of Reply Version	deletions and <u>insertions</u> .

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Z1 Information regarding the statutory acknowledgement contained in the Ngati Toa Rangatira and Trustee of the Toa Rangatira Trust Deed of Settlement

AMENDMENT 2 [A5 Identification of Zones]

Add text identifying zones

A5 IDENTIFICATION OF ZONES

~~Eight~~ Nine distinct zones have been identified with in Porirua City: the City Centre, the Industrial, the Suburban, the Aotea Supermarket, the Judgeford Hills, the Rural, the Recreation, ~~and~~ the Open Space and the Plimmerton Farm zones. These zones have been defined by quite different rules, standards and assessment criteria.

AMENDMENT 3 [A5 Identification of Zones]

Add heading and text identifying zones

Plimmerton Farm Zone

The Plimmerton Farm Zone is described in Chapter PFZ - Plimmerton Farm.

AMENDMENT 4 [B1 General Issues]

Add to list of zones

The environmental issues addressed by the Plan for the ~~eight~~ nine zones include the following:

- (i) Ensuring an environment which is healthy, attractive and safe.
- (ii) Recognising the importance of the City Centre as a built resource and the need for it to continue to develop to meet changing needs and demands.
- (iii) To have a suburban environment which is an attractive and lively place in which to live.
- (iv) To have a rural area in which there is a balance between rural activities and the natural environment.
- (v) To recognise and provide for development in the Judgeford Hills Zone in

accordance with specific criteria.

- (vi) To recognise and provide for development in the Aotea Supermarket Zone in accordance with specific criteria.
- (vii) [To recognise and provide for development in the Plimmerton Farm Zone in accordance with specific criteria.](#)

AMENDMENT 5 [C6 Subdivision]

Add statement that C6 does not apply to Plimmerton Farm

C6 SUBDIVISION

[C6 does not apply to the Plimmerton Farm Zone, which contains zone-specific subdivision provisions.](#)

AMENDMENT 6 [C7 Transport]

Add statement that C7 does not apply to Plimmerton Farm

C7 TRANSPORT

[C7 does not apply to the Plimmerton Farm Zone, which contains zone-specific transport provisions.](#)

AMENDMENT 7 [C9 Landscape and Ecology]

Add statement that C9 does not apply to Plimmerton Farm

C9 LANDSCAPE AND ECOLOGY

[C9 does not apply to the Plimmerton Farm Zone, which contains zone-specific landscape and ecology provisions.](#)

AMENDMENT 8 [C11 Noise]

Add statement that C11 does not apply to Plimmerton Farm

C11 NOISE

[C11 does not apply to the Plimmerton Farm Zone, which contains zone-specific noise provisions.](#)

AMENDMENT 9 [C12 Natural Hazards]

Add statement that C12 does not apply to Plimmerton Farm

C12 NATURAL HAZARDS

[C12 does not apply to the Plimmerton Farm Zone, which contains zone-specific natural hazards provisions.](#)

AMENDMENT 10 [C13 Signs]

Add statement that C13 does not apply to Plimmerton Farm

C13 SIGNS

[C13 does not apply to the Plimmerton Farm Zone, which contains zone-specific signs provisions.](#)

AMENDMENT 11 [C15 Hazardous Substances]

Add statement that C15 does not apply to Plimmerton Farm

C15 HAZARDOUS SUBSTANCES

[C15 does not apply to the Plimmerton Farm Zone.](#)

AMENDMENT 12 [D Rules and Standards, Guide to the Maps and Rules, The Map Volume]

Add statement under the heading "The Map Volume" explaining Plimmerton Farm Zone mapping

[4. The Plimmerton Farm Zone is shown on Maps A7 and A12 and, for convenience of use, repeated on a single Map A-PFZ-1. The environmental overlays are shown on Map A-PFZ-2. Flood hazard areas are shown on Map A-PFZ-3.](#)

AMENDMENT 13 [E Financial Contributions]

Add statement that E does not apply to Plimmerton Farm

E FINANCIAL CONTRIBUTIONS

[E does not apply to the Plimmerton Farm Zone.](#)

AMENDMENT 14 [F Information to be Supplied]

Add statement that F does not apply to Plimmerton Farm

F RESOURCE CONSENT APPLICATIONS - INFORMATION TO BE SUBMITTED

[F does not apply to the Plimmerton Farm Zone, which contains zone-specific information requirements.](#)

AMENDMENT 15 [H Car Parking, Vehicle Movements and Roads]

Add statement that H does not apply to Plimmerton Farm

H CAR PARKING, VEHICLE MOVEMENTS AND ROADS

[H does not apply to the Plimmerton Farm Zone, which contains zone-specific transport provisions.](#)

AMENDMENT 16 [NU Network Utilities]

Add Plimmerton Farm Zone to table of rules for roading

NU NETWORK UTILITIES

6. Rules

6.1 Network Utilities

The following rules apply to all network utilities, as defined in the Interpretation Chapter.

These rules override all other rules in the District Plan, with the exception of rules applying to historic heritage or as otherwise specified in this Chapter.

Where a rule has a standard(s) associated with it, that standard(s) must be complied with for the activity status to apply.

Roading and Traffic and Transport Structures					
Rule Number	Rule	Zone	Status	Standards	Matters of Control or Discretion
6.1.34	Traffic control signals and devices , light and decorative poles and associated structures and fittings, post boxes , landscaped gardens , artworks and sculptures , bus stops and shelters, phone boxes , public toilets , and road furniture located within the road reserve.	All	Permitted	Earthworks: 7.6.1	
6.1.35	The construction, alteration or diversions of roads , excluding any such construction works which is part of a subdivision.	City Centre, Industrial, Suburban, Recreation, Rural	Discretionary		

6.1.36	The construction, creation, subdivision and vesting of roads generally in accordance with those shown on the Structure Plan that comply with the Controlled Activity Standards in D5.3.2 whether or not as part of a subdivision.	Judgeford Hills, Aotea Supermarket	Controlled		8.5, 8.7, 8.8, 8.9, 8.10, 8.11
6.1.37	The construction, creation, subdivision and vesting of roads generally in accordance with those shown on the Structure Plan that does not comply with the Controlled Activity Standards in D5.3.2 (Judgeford Hills) or D8.2.2 (Aotea Supermarket) whether or not as part of a subdivision.	Judgeford Hills, Aotea Supermarket	Restricted Discretionary		9.7, 9.8, 9.11, 9.13, 9.14, 9.22
6.1.38	The construction, alteration, or diversion of roads excluding any such construction works which is part of a subdivision.	Open Space	Non-complying		
	New roads in the Plimmerton Farm Zone are subject to Rule TR-R3 in the Plimmerton Farm Zone, Transport Section.	Plimmerton Farm Zone			

AMENDMENT 17 [NU Network Utilities]

Add Plimmerton Farm Zone to table of standards for height

7.2 Height

The maximum height of any utility structure listed in the table below shall include any antenna and support structures and exclude any lightning rod.

Standard	Utility	City Centre	Industrial	Suburban		Rural	Judgeford Hills	Open Space	Recreation
				All Shopping Centre Areas and Aotea Supermarket Zone and Plimmerton Farm Zone	All other areas				
7.2.1	Masts, antennas, lines and single-pole support structures.	20m	25m	15m	12m	15m		12m	
7.2.2	Masts and antennas (involving two or more providers).	25m	30m	18m	12m	20m	15m	12m	
7.2.3	Maximum height of an antenna and support structure, measured from the highest part of the building to which it is attached	5m		3.5m					
7.2.4	Cabinets and other network utility structures within the road reserve (not otherwise provided for)	2.0m		1.8m		2.0m			
7.2.5	Cabinets that are not located within the road reserve, and network utility structures, that are not otherwise provided for.	3.5m							
7.2.6	Anemometer masts.	15m	30m	12m		15m		12m	
7.2.7	Maximum height of an extreme adverse weather and tsunami warning device, measured from the point of attachment.	4m							

AMENDMENT 18 [NU Network Utilities]

Add Plimmerton Farm Zone to table of standards for size and diameter

7.3 Size and Diameter

Standard	Utility	City Centre	Industrial	Suburban or Aotea Supermarket Zone <u>or</u> Plimmerton Farm Zone	Rural	Judgeford Hills	Open Space	Recreation
7.3.1	Masts	Diameter of mast <600mm from 6m in height	Diameter of mast 1.5m	Diameter of mast <600mm from 6m in height				
7.3.2	Masts (involving two or more providers).	Diameter of mast <600mm from 6m in height						

Standard	Utility	City Centre	Industrial	Suburban or Aotea Supermarket Zone <u>or</u> <u>Plimmerton Farm Zone</u>	Rural	Judgeford Hills	Open Space	Recreation
7.3.3	Antenna attached to masts.	Antenna located within a horizontal circle of 750mm	Antenna located with a horizontal circle of 5m	Antenna located within a horizontal circle of 750mm	Antenna located within a horizontal circle of 5m	Antenna located within a horizontal circle of 750mm		
7.3.4	Antenna attached to masts (involving two or more providers)._	Antenna located within a horizontal circle of 750mm	Antenna located with a horizontal circle of 5m	Antenna located within a horizontal circle of 750mm	Antenna located within a horizontal circle of 5m	Antenna located within a horizontal circle of 750mm		
7.3.5	Antenna attached to other buildings.	Antenna diameter of 2m or area of 1.8m ²	Antenna diameter of 1m or area of 0.8m ² 1.3m ² in Suburban Shopping Centre Areas	Antenna diameter of 1.3m or area of 1.12m ²	Antenna diameter of 1m or area of 1.0m ²			
7.3.6	Cabinets and other network utility structures located within the road reserve (not otherwise provided for)	2m ²	1.4m ²	2m ²				
7.3.7	Cabinets that are not located within the road reserve and other	15m ²						

Standard	Utility	City Centre	Industrial	Suburban or Aotea Supermarket Zone or Plimmerton Farm Zone	Rural	Judgeford Hills	Open Space	Recreation
	network utility structures (not otherwise provided for).							
7.3.8	Meteorological enclosures and buildings						30m ²	
7.3.9	Extreme adverse weather and tsunami warning devices						No greater in dimension than 2.5m x 1.5m	

AMENDMENT 19 [NU Network Utilities]

Add Plimmerton Farm Zone to table of standards for separation distance and setbacks

7.4 Separation distance and setbacks

With the exception of standard 7.4.1, which applies to all network utility structures, including lines, the following table applies to masts and antenna attached to masts and any cabinet or other network utility structure that is defined as a building that are **not located in the road reserve**:

Standard	Zone	Separation distance or setback for masts and antenna attached to masts	Separation distance or setback for cabinets and other network utility structures
7.4.1	All	A minimum 20m riparian setback shall be maintained.	
7.4.2	Industrial	No less than 10m from a boundary in the Suburban Zone.	No less than 2 metres to a boundary in the Suburban, City Centre or Rural Zone and to a road or service lane boundary.
7.4.3	Rural, Judgeford Hills	<p>No less than 10m from any property boundary.</p> <p>Under 15m in height - no less than 20m from the closest wall of a dwelling (excluding balconies and decks).</p> <p>Over 15m in height – no less than 50m from the closest wall of a dwelling (excluding balconies and decks).</p>	No less than 2 metres to all boundaries.
7.4.4	Suburban, or Aotea Supermarket Zone	<p>Where located in a Suburban Shopping Centre Area, or in the Aotea Supermarket Zone, no less than 10m from a boundary in the Suburban Zone.</p> <p>No less than 10m from a boundary in the Suburban and Rural Zone.</p>	No less than 2 metres to all boundaries.
7.4.5	Open Space, Recreation	No less than 10m from any boundary in the Suburban or Rural Zone.	No less than 2 metres to all boundaries.
7.4.6	Plimmerton Farm Zone	No less than 10m from any property boundary.	No less than 2 metres to all boundaries.

AMENDMENT 20 [NU Network Utilities]

Add statement that earthworks in the Plimmerton Farm Zone must meet the requirements of Section EW Earthworks of the Plimmerton Farm Zone.

7.6 Earthworks

7.6.1 Earthworks in the Plimmerton Farm Zone

Earthworks in the Plimmerton Farm Zone must meet the requirements of Section EW Earthworks of the Plimmerton Farm Zone.

AMENDMENT 21 [NU Network Utilities]

Add statement that native vegetation clearance in the Plimmerton Farm Zone must meet the requirements of Section ECO Ecosystems and Indigenous Biodiversity of the Plimmerton Farm Zone.

7.7 Vegetation

7.7.1 Native vegetation clearance in the Plimmerton Farm Zone

Native vegetation clearance in the Plimmerton Farm Zone must meet the requirements of Section ECO Ecosystems and Indigenous Biodiversity of the Plimmerton Farm Zone.

AMENDMENT 22 [NU Network Utilities]

Add Plimmerton Farm Zone to table of standards for noise.

7.8 Noise

Noise associated with the activity shall not exceed the permitted activity noise standard(s) within the zone in which the activity is located:

Zone	City Centre	Industrial	Suburban	Rural	Judgeford Hills	Recreation	Open Space	Aotea Supermarket	Plimmerton Farm
Noise standard	D1.2.1 Noise	D2.2.1 Noise	D3.2.1 (xi) Noise	D4.2.1 Noise	D5.2.11 Noise	D4B.2.1 Noise	D4C.2.1 Noise	D8.2.1.1 Noise	Plimmerton Farm Zone, Noise Section, Standard NOISE S1

AMENDMENT 23 [PFZ Plimmerton Farm Zone]

Insert new chapter Plimmerton Farm Zone

AMENDMENT 24 [I Hazardous Facility Screening Procedure]

Add statement that I does not apply to Plimmerton Farm

**I HAZARDOUS FACILITY SCREENING PROCEDURE
I1 INTRODUCTION**

[I does not apply to the Plimmerton Farm Zone.](#)

AMENDMENT 25 [M Interpretation]

Add statement that M does not apply to Plimmerton Farm

M INTERPRETATION

[M does not apply to the Plimmerton Farm Zone.](#)

PLIMMERTON FARM ZONE

PART A: INTRODUCTION

1. INTRODUCTION

~~The objectives, policies and rules in this section of the Operative District Plan relate to the Plimmerton Farm Zone and its associated Precinct Plan.~~

Plimmerton Farm is a 384 hectare site located adjacent to the established suburb of Plimmerton on the eastern side of St Andrews Road, and north of James Street and Mo Street, as shown on the Plimmerton Farm Precinct Plan.

The Plimmerton Farm site is part of the Northern Growth Area identified in the Porirua City Council Northern Growth Area Structure Plan, which was adopted by Porirua City Council in 2014 under the Local Government Act. In March 2019 Porirua City Council adopted the Porirua Growth Strategy 2048 which identifies Plimmerton Farm as land for a new residential and employment area. ~~Plimmerton Farm Zone provides a logical extension of the existing Plimmerton area, and development in the Zone will be guided by the Plimmerton Farm Zone provisions in this Chapter.~~

~~The purpose of the Plimmerton Farm Zone is to:~~

~~Enable high quality urban development that includes a range of housing types and provides for higher density residential development in locations close to employment, amenities and infrastructure.~~

~~Increase the supply and range of housing available in Porirua, providing sufficient development capacity for a housing yield of at least 1990 residential units.~~

~~Provide for high quality open space in a way that incorporates and protects significant natural features within the site, and~~

~~Incorporate freshwater management measures that provide for the recommendations included in the Te Awarua o Porirua Whaitua Implementation Programme (WIP) where they fall within the jurisdiction of Porirua City Council.~~

The Plimmerton Farm Zone recognises the need to balance the demands for residential development, environmental protection and provision of infrastructure to achieve sustainable management.

Subdivision, use and development must proceed in accordance with the Zone provisions.

~~Part A and Part B of the Plimmerton Farm Zone apply throughout the Zone. Part C sets out provisions that apply to each spatially-defined Precinct only.~~

~~Some City-wide provisions of the Operative District Plan also apply to the Plimmerton Farm Zone. The relevant provisions are listed below.~~

~~Note that Greater Wellington Regional Council regulations are relevant to many activities.~~

Plimmerton Farm Zone Chapter Description

The Plimmerton Farm Zone Chapter is comprised of the following interrelated sections:

Part A: Introduction

1. Introduction
2. Definitions

Part B: Plimmerton Farm Zone-Wide Matters

3. Strategic Objectives
4. Stormwater Management
5. Transport
6. Natural Hazards
7. Ecology and Indigenous Biodiversity
8. Earthworks

9. Noise

10. Subdivision~~10.11.~~ Renewable Electricity Generation**Part C: Precinct Specific Matters**~~11.12.~~ Precinct A~~12.13.~~ Precinct B~~13.14.~~ Precinct C~~14. Precinct D~~**Part D: Appendices**

1. Plimmerton Farm Precinct Plan

The Plimmerton Farm Precinct Plan in Appendix 1 is comprised of:

- Plimmerton Farm Precinct Plan, identifying key features across the site;
- Plimmerton Farm Movement Plan;
- Plimmerton Farm Open Space Plan;
- Plimmerton Farm Precinct C Plan;
- ~~Plimmerton Farm Yield Plan;~~
- ~~Plimmerton Farm Precinct D Plan;~~
- Plimmerton Farm Batter Typologies;
- Plimmerton Farm Road Types;
- Plimmerton Farm Freshwater Principles; and
- ~~Plimmerton Farm Erosion and Sediment Control Principles; and~~
- ~~Plimmerton Farm Land Management Principles.~~

City Wide Provisions

In addition to the Plimmerton Farm Zone objectives, policies and rules set out in this chapter, the Plimmerton Farm Zone is also subject to the following City-wide provisions of the Operative District Plan:

- A Introduction
- B Significant Resource Management Issues
- K Designations
- L Monitoring
- NU Network Utilities
- Z Ngāti Toa Rangatira Claim Settlement

2. DEFINITIONS

The defined terms used in the Plimmerton Farm Zone Chapter are set out in Table DEF_{PFZ} 1 Definitions below.

The relationship of activities (and buildings and structures) is shown in Table DEF_{PFZ} 2 Nesting Table below. For example, a café is a Food and Beverage Activity within Entertainment and Hospitality Activity within Commercial Activity. A café is not a Retail Activity.

Table DEF_{PFZ} 1 Definitions

ACCESS STRIP	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means a strip of land created by the registration of an easement in accordance with section 237B for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority or by the Crown (but excluding all land held for a public work except land held, administered, or managed under the Conservation Act 1987 and the Acts named in Schedule 1 of that Act).</p>
ACCESSORY BUILDING	<p>means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.</p>
ADDITION	<p>means any works undertaken to an existing building which has the effect of increasing the gross floor area of that building.</p>
ALLOTMENT	<p><i>has the same meaning as in section 218 of the RMA:</i></p> <p>(2) In this Act, the term allotment means—</p> <ul style="list-style-type: none"> a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ul style="list-style-type: none"> i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ul style="list-style-type: none"> i. on a survey plan; or ii. on a license within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. <p>(3) For the purposes of subsection (2), an allotment that is—</p> <ul style="list-style-type: none"> a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— <p>shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>(4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p>

ALTERATION	means any work to existing buildings or structures which involves the change, removal or replacement of walls, windows or features which results in an external appearance different to its existing appearance.
AMENITY VALUES	<i>has the same meaning as in section 2 of the RMA:</i> means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
ANCILLARY ACTIVITY	means an activity that supports and is subsidiary to a primary activity.
ANTENNA	means a device that receives or transmits radiocommunication or telecommunication signals. It excludes: <ul style="list-style-type: none"> a. Small cell units; b. Devices used in amateur radio configuration; and c. Devices used only for television reception.
BED	<i>has the same meaning as in section 2 of the RMA:</i> means— <ul style="list-style-type: none"> a. in relation to any river— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks: ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— <ul style="list-style-type: none"> iii. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin: iv. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.
BEST PRACTICABLE OPTION	<i>has the same meaning as in section 2 of the RMA:</i> in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to— <ul style="list-style-type: none"> a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied.
BIODIVERSITY OFFSET	means a measurable positive environmental outcome resulting from actions designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.

BIODIVERSITY OFFSETTING AND RESTORATION AREA	<p>means an area identified on the Planning Map to buffer and augment Significant Natural Areas and provide opportunities for biodiversity offsetting as well as restoration and assisted natural revegetation to protect and enhance landscape values and indigenous biodiversity.</p> <p><u>For the avoidance of doubt, offsetting is not confined to Biodiversity Offsetting and Restoration Areas and may be undertaken elsewhere.</u></p>
BOUNDARY	means the legal perimeter of a site
BOUNDARY ADJUSTMENT	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments
BUILDING	<p>means a temporary or permanent movable or immovable physical construction that is:</p> <ul style="list-style-type: none"> a. partially or fully roofed; and b. fixed or located on or in land; <p>but excludes any motorised vehicle or other mode of transport that could be moved under its own power.</p>
BUILDING ACTIVITY	<p>means undertaking or carrying out any of the following building works:</p> <ul style="list-style-type: none"> a. Erection of new buildings and structures; b. Alterations and additions to existing buildings or structures; c. Demolition or removal of an existing building or structure, including total or partial demolition or removal; and d. Relocation of a building. <p>It excludes:</p> <ul style="list-style-type: none"> e. Any building work associated with infrastructure.
BUILDING COVERAGE	means the percentage of the net site area covered by the building footprint.
BUILDING FOOTPRINT	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
BUILDING PLATFORM	means land that is suitable and practical for accommodating a residential unit, or other intended building.
CABINET	means a three-dimensional structure that houses radio and telecommunication equipment and electrical equipment associated with the operation of infrastructure, which includes single transformers and associated switching gear distributing electricity at a voltage up to and including 110KV.
CHILDCARE SERVICES	<p>means the care or education of children. It includes:</p> <ul style="list-style-type: none"> a. Creches; b. Early childhood centres; c. Day care centres; d. Kindergartens; e. Kohanga Reo; f. Playgroups; and g. Day nurseries. h. Home based childcare and education activities.
CLEANFILL MATERIAL	means virgin excavated natural materials including clay, gravel, sand and rock that are free of:

	<ul style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes.
COMMERCIAL ACTIVITY	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
COMMERCIAL SERVICE ACTIVITY	means any activity that provides commercial services rather than goods. It includes: <ul style="list-style-type: none"> a. Bank b. Real Estate Agent c. Travel Agent d. Dry Cleaner e. Hair Dresser f. Funeral Director Premises g. Commercial Sexual Service h. Veterinary Clinic i. Commercial Indoor Fitness Centres, gymnasiums and play areas.
COMMUNITY FACILITY	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposed. It includes provision for any ancillary activity that assists with the operation of the community facility.
CONSERVATION ACTIVITY	<p>means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural, historic and/or ecological values of a natural or historic resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource and includes:</p> <ul style="list-style-type: none"> a. Planting; b. Pest and weed control; and c.a. Frack construction.
<u>CONTAMINANT</u>	<p><u>has the same meaning as in section 2 of the RMA:</u></p> <p><u>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</u></p> <ul style="list-style-type: none"> <u>a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</u> <u>b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.</u>
CONTAMINATED LAND	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means land that has a hazardous substance in or on it that —</p> <ul style="list-style-type: none"> a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment

CONTRACTOR'S YARD	means a yard-based depot where there is storage of machinery and materials, plus ancillary buildings, for the purpose of operating a contracting business, including: <ul style="list-style-type: none"> a. Earthmoving; b. Scaffolding; c. Construction; d. Roothing and other infrastructure.
CULTIVATION	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.
CUSTOMARY ACTIVITY	means the use of land or buildings for Māori cultural activities which includes marae activities, making or creating customary goods, rongoā, raranga, whakairo, hauhake, waka ama, Kingitanga events (Poukai), and other activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
CUSTOMER CONNECTION LINE	means a line that connects a telecommunications or electricity distribution network to a site, including any connection to a building within that site, for the purpose of enabling a network utility operator to provide telecommunication or electrical services to a customer.
DIRECTIONAL SIGN	means a sign that provides information or instruction relating to public safety such as directions within the site for drivers, cyclists and pedestrians, property entrances or security purposes.
DISCHARGE	<i>has the same meaning as in section 2 of the RMA:</i> includes emit, deposit, and allow to escape
DRAIN	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
DRINKING WATER	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
DRIVE-THROUGH ACTIVITY	means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants.
DRIVE-THROUGH RESTAURANT	means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.
DUST	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
EARTHWORKS	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
EDUCATIONAL FACILITY	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
EFFECT	<i>has the same meaning as in section 3 of the RMA:</i> includes – <ul style="list-style-type: none"> a. Any positive or adverse effect; and b. Any temporary or permanent effect; and c. Any past, present, or future effect; and

	<ul style="list-style-type: none"> d. Any cumulative effect which arises over time or in combination with other effects – regardless of the scale, intensity, duration, or frequency of the effect, and also includes – e. Any potential effect of high probability; and f. Any potential effect of low probability which has a high potential impact.
EMERGENCY SERVICE FACILITIES	<p>places occupied by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness or crime.</p> <p>Includes:</p> <ul style="list-style-type: none"> a. Police, fire and ambulance stations; b. Surf lifesaving activities; c. Administration related to emergency services; d. Vehicle and equipment storage and maintenance; and e. Personnel training. <p>Excludes:</p> <ul style="list-style-type: none"> f. Healthcare activities; g. Hospitals; and h. Private security companies.
ENTERTAINMENT AND HOSPITALITY ACTIVITY	means any activity where the primary business is providing entertainment or hospitality.
ENTERTAINMENT FACILITY	means any commercial facility used for leisure, entertainment or hospitality. It includes: <ul style="list-style-type: none"> a. Cinemas; b. Theatres; c. Concert Venues; d. Conference Centres; and e. Private Function Facilities.
ENVIRONMENT	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>includes:</p> <ul style="list-style-type: none"> a. Ecosystems and their constituent parts, including people and communities; and b. All natural and physical resources; and c. Amenity values; and d. The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
ESPLANADE RESERVE	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means a reserve within the meaning of the Reserves Act 1977 –</p> <ul style="list-style-type: none"> a. Which is either – <ul style="list-style-type: none"> i. A local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. A reserve vested in the Crown or a regional council under section 237D; and b. Which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.
ESPLANADE STRIP	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p>

<p>FOOD AND BEVERAGE ACTIVITY</p>	<p>means any activity where the primary business is selling food or beverages for immediate consumption on or off site.</p> <p>It includes:</p> <ul style="list-style-type: none"> a. Restaurants; b. Cafes; c. Bars; d. Taverns; and e. Take-away Food bars <p>It excludes:</p> <ul style="list-style-type: none"> f. Retail shops; g. Supermarkets; and h. Drive-through restaurants.
<p>FREESTANDING SIGN</p>	<p>means a sign which is freestanding, self-supporting and not attached to, on or within any other building or structure but excludes sandwich board signs. For the purpose of this definition 'self-supporting' means the sign must not be braced by guy wires or similar support mechanisms.</p>
<p>FREIGHT DEPOT</p>	<p>means facility used for receiving, despatching or consolidating goods in transit by road, rail, air or sea. It includes carriers' depots.</p>
<p>FRESHWATER</p>	<p><i>has the same meaning as in section 2 of the RMA:</i> means all water except coastal water and geothermal water.</p>
<p>FUNCTIONAL NEED</p>	<p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.</p>
<p>GREEN INFRASTRUCTURE</p>	<p>means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to:</p> <ul style="list-style-type: none"> a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as stormwater or flood management or climate change adaptation.
<p>GREYWATER</p>	<p>means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</p>
<p>GROSS FLOOR AREA</p>	<p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured:</p> <ul style="list-style-type: none"> a. where there are exterior walls, from the exterior faces of those exterior walls; b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
<p>GROUND LEVEL</p>	<p>means:</p> <ul style="list-style-type: none"> a. The actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. If the ground level cannot be identified under paragraph (a), the existing surface level of the ground;

	<p>c. If, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.</p>
GROUNDWATER	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
HABITABLE ROOM	means any room used for the purpose of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
HAZARDOUS SUBSTANCE	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ul style="list-style-type: none"> a. with 1 or more of the following intrinsic properties: <ul style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
HAZARD-SENSITIVE ACTIVITIES	<p>means activities that are sensitive to natural hazards, including:</p> <ul style="list-style-type: none"> a. Community Facilities; b. Educational Facilities; c. Emergency Service Facilities; d. Hospitals; e. Healthcare Activities; f. Residential Activities; g. Retirement Villages; h. Service Stations; i. Visitor accommodation; and j. Subdivision that creates a building platform within an identified hazard overlay for the purposes of accommodating an identified Hazard-Sensitive activity.
HEALTHCARE ACTIVITY	<p>means the use of land and/or buildings for providing physical or mental health or welfare services, including:</p> <ul style="list-style-type: none"> a. Medical practitioners; b. Dentists and dental technicians; c. Opticians; d. Physiotherapists; e. Medical social workers and counsellors; f. Midwives;

	<ul style="list-style-type: none"> g. Paramedical practitioners; h. Alternative therapists; i. Providers of health and well-being services; j. Diagnostic laboratories; and k. Accessory offices. <p>It excludes:</p> <ul style="list-style-type: none"> l. Hospitals.
HEIGHT	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
HEIGHT IN RELATION TO BOUNDARY	means the height of a structure, building or feature, relative to its distance from either the boundary of: <ul style="list-style-type: none"> a. A site; or b. Another specified reference point.
<u>HIGH-CONTAMINANT-GENERATING CARPARK</u>	<p><u>means vehicle parking areas on a site that are:</u></p> <ul style="list-style-type: none"> <u>a. exposed to rainfall; and</u> <u>b. designed for a total of more than 30 vehicles, whether together or in different areas of the site.</u> <p><u>The parking area includes associated accessways (manoeuvring, entries and exits).</u></p>
HOME BUSINESS	means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
HOSPITAL	means the use of land and/or buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, geriatric and convalescent or hospice services to the community. This includes: <ul style="list-style-type: none"> a. Medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient care services, including operating theatres; b. Dispensaries; c. Outpatients department and clinics; d. Medical research and testing facilities, including diagnostic laboratories; e. Medical training and education; f. Helicopter landing and ambulance facilities; g. First aid and other health-related training facilities; h. Rehabilitation facilities, including gymnasiums and pools; i. Palliative facilities; j. Hospice facilities; k. Residential care services and facilities; l. Temporary living accommodation m. Secure facilities; n. Mortuaries;

	<p>o. Operations and maintenance support services, including laundries, kitchens, cafeterias, refreshment facilities, generators, substations, storage facilities, ancillary retail, ancillary childcare and ancillary business services and workshops.</p>
HYDRAULIC NEUTRALITY	<p>means post-development peak runoff flow does not exceed pre-development peak flow rate in all flood events up to and including the 1 in 100-year event, <u>quantitatively assessed against the 1 in 10 year and 1 in 100 year design event as a minimum.</u></p>
HYDRAULIC NEUTRALITY DEVICE	<p>means the physical measure or measures to achieve hydraulic neutrality.</p>
IMPERVIOUS SURFACE	<p>means a surface which prevents or significantly constrains the soakage or filtration of water into the ground. It includes:</p> <ul style="list-style-type: none"> a. Roofs; b. Paved areas including driveways and sealed or compacted metal parking areas and patios; c. Tennis or netball courts; d. Sealed and compacted–metal roads; e. Engineered layers such as compacted clay. <p>It excludes:</p> <ul style="list-style-type: none"> f. Grass or bush areas; g. Gardens and other landscaped areas; h. Permeable paving and green roofs; i. Permeable artificial surfaces, fields or lawns; j. Slatted decks; k. Swimming pools, ponds and dammed water; and l. Rain tanks.
INDUSTRIAL ACTIVITY	<p>means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.</p>
INDUSTRIAL AND TRADE WASTE	<p>means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.</p>
INFRASTRUCTURE	<p><u>has the same meaning as in section 2 of the RMA:</u></p> <p><u>means—</u></p> <ul style="list-style-type: none"> <u>a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy;</u> <u>b. a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001;</u> <u>c. a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;</u> <u>d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—</u> <ul style="list-style-type: none"> <u>i. uses them in connection with the generation of electricity for the person’s use; and</u> <u>ii. does not use them to generate any electricity for supply to any other person;</u> <u>e. a water supply distribution system, including a system for irrigation;</u> <u>f. a drainage or sewerage system;</u>

	<p><u>g.</u> structures for transport on land by cycleways, rail, roads, walkways, or any other means;</p> <p><u>h.</u> facilities for the loading or unloading of cargo or passengers transported on land by any means;</p> <p><u>i.</u> an airport as defined in section 2 of the Airport Authorities Act 1966;</p> <p><u>j.</u> a navigation installation as defined in section 2 of the Civil Aviation Act 1990;</p> <p><u>k.</u> facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988; and</p> <p><u>l.</u> anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166.</p> <p>means—</p> <p>a. Pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy, including valves, meters, regulator stations, compressor stations, pumping stations;</p> <p>b. A network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001, including containers, cabinets, and similar structures;</p> <p>c. A network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989, including containers, cabinets, and similar structures;</p> <p>d. Facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, transformers (other than pole mounted transformers), substations (other than overhead substations), containers, cabinets, and similar structures, excluding facilities, lines, and support structures if a person—</p> <p>i. uses them in connection with the generation of electricity for the person’s use; and</p> <p>ii. does not use them to generate any electricity for supply to any other person;</p> <p>e. A water supply distribution system, including a system for irrigation and pumping stations;</p> <p>f. A drainage or sewerage system including pumping stations;</p> <p>g. Structures for transport on land by cycle ways, rail, roads, walkways, or any other means;</p> <p>h. Facilities for the loading or unloading of cargo or passengers transported on land by any means;</p> <p>i. An airport as defined in section 2 of the Airport Authorities Act 1966;</p> <p>j. Navigational aids including navigation installations as defined in section 2 of the Civil Aviation Act 1990;</p> <p>k. Facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988;</p> <p>l. Meteorological installations;</p> <p>m.a. Anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166 of the RMA.</p>
<p>INTEGRATED RETAIL ACTIVITY</p>	<p>means a building or development which comprises multiple retail activities that are operated or managed as a single entity, regardless of whether or not they are located on separate legal titles, and that share one or more of the following:</p>

	<ul style="list-style-type: none"> a. Servicing or loading facilities; b. Vehicle or pedestrian access; c. Car parking; and d. Public spaces or facilities. <p>It includes:</p> <ul style="list-style-type: none"> e. Shopping malls; f. Markets; and g. Foodcourts
INTEGRATED TRANSPORT ASSESSMENT	means an analysis to determine the impacts of a development on the transport network for all modes of travel and effects on safety, parking, efficiency, access and the capacity of the transport network.
INTENSIVE INDOOR PRIMARY PRODUCTION	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
INVESTIGATION ACTIVITIES	means structures for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities: <ul style="list-style-type: none"> a. Erecting an anemometer mast; b. Digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; c. Installing instruments into drill holes for monitoring groundwater levels and land movement; d. Erecting survey monuments and installing instruments to monitor land movement; e. Erecting telemetry stations for the transmission of instrument data; f. Installing microseismic stations to measure microseismic activity and ground noise; and g. Erection of signs or notices giving warning of danger.
IWI AUTHORITY	<i>has the same meaning as in section 2 of the RMA:</i> means the authority which represents an iwi and which is recognised by that iwi as having authority to do so.
KAITIAKITANGA	<i>has the same meaning as in section 2 of the RMA:</i> the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship.
LA90	has the same meaning as the ‘Background sound level’ in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LAEQ	has the same meaning as ‘time-average A-weighted sound pressure level’ in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
LAF (MAX)	has the same meaning as the ‘maximum A-frequency weighted, F-time weighted sound pressure level’ in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
LAKE	<i>has the same meaning as in section 2 of the RMA:</i> means a body of fresh water which is entirely or nearly surrounded by land.
LAND	<i>has the same meaning as in section 2 of the RMA:</i> <ul style="list-style-type: none"> a. Includes land covered by water and the airspace above land; and

	<ul style="list-style-type: none"> b. In a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. In a natural environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
LANDFILL	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
LAND MANAGEMENT PLAN	means a plan prepared by suitably qualified ecologists and landscape architects that gives effect to the Land Management Principles of the Plimmerton Farm Precinct Plan by setting out the details of the integrated management of the vegetation, animals and landscapes of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas.
LANDSCAPED AREA	means an area which is grassed or planted in trees and shrubs, and may include permeable artificial lawn.
LARGE-FORMAT RETAIL ACTIVITY	<p>means any individual retail activity with:</p> <ul style="list-style-type: none"> a. A store exceeding 450m² gross floor area; or b. A yard area exceeding 450m²; or c. Any combination of store and yard exceeding 450m². <p>It includes:</p> <ul style="list-style-type: none"> i. Supermarket ii. Department store iii. Garden centre iv. Trade supplier v. Building and hardware supplier vi. Hire services vii. Marine retail viii. Motor vehicle sale ix. i. Markets
L _{dn}	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LESS-HAZARD-SENSITIVE ACTIVITIES	<p>means activities that are less sensitive to natural hazards, including:</p> <ul style="list-style-type: none"> a. Accessory buildings used for non-habitable purposes b. Buildings associated with Primary Production c. Buildings associated with Sports and Recreation Facilities d. Buildings associated with marina operations (above MHWS) e. Subdivision that creates a building platform within an identified hazard overlay for the purpose of accommodating an identified Less-Hazard-Sensitive Activity.
LIGHT INDUSTRIAL ACTIVITY	means industrial activity that does not involve the use of heavy machinery and does not generate objectionable odour, dust or noise.
LINE	<p>means</p> <ul style="list-style-type: none"> a. A wire or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sound, instruction, information, or intelligence of any nature by means of any electromagnetic system; and b. Includes

	<ul style="list-style-type: none"> i. Any pole, insulator, casing, fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any of those wires or conductors; and ii. Any part of a line. <p>And means line as defined in section 2 of the Electricity Act 1992 as set out below:</p> <ul style="list-style-type: none"> c. Means works that are used or intended to be used for the conveyance of electricity.
L _{peak}	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
MAINTENANCE	as it applies to infrastructure, means the replacement, repair, or renewal of existing infrastructure and where the effects of that infrastructure remain the same or similar in character, intensity and scale, and excludes 'minor upgrading' and 'upgrading'.
MAJOR SPORTS FACILITY	<p>means a large single or multi-purpose recreating facility used for organised sport, recreation activities, tournaments and sports education, whether indoor or outdoor, public or private, and whether a charge is made for admission or not. It includes:</p> <ul style="list-style-type: none"> a. Stadiums (covered and open air); b. Multi sports facilities; c. Swimming pool complexes/aquatic centres (covered and open air); d. Racecourses e. Golf driving ranges and/or golf courses; f. Showgrounds and/or equestrian raceways, including stables and serving facilities; g. Athletics complexes; h. Boat ramps, jetties and recreational boat launching facilities; i. Boat storage, sheds and repairs and maintenance facilities; and j. Accessory facilities such as club rooms/clubhouses, spectator seating, and lighting and associated support structures.
MANA WHENUA	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means customary authority exercised by an iwi or hapu in an identified area.</p>
MINING	<ul style="list-style-type: none"> a. Means to take, win, or extract, by whatever means – <ul style="list-style-type: none"> i. A mineral existing in its natural state in land; or ii. A chemical substance from a mineral existing in its natural state in land; and b. Includes: <ul style="list-style-type: none"> i. The injection of petroleum into an underground gas storage facility; and ii. The extraction of petroleum from an underground gas storage facility; but c. Does not include prospecting or exploration for a mineral or chemical substance referred to in paragraph (a).
MINOR ABOVE GROUND LINE	Is included in the definition of Customer Connection Line means a line that provides an above ground connection to a site, including any connection to a building within that site, from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection.
MINOR EARTHWORKS	means earthworks for the installation and construction of service connections, effluent disposal systems, and interments in cemeteries or urupa.
MINOR RESIDENTIAL UNIT	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.

MINOR UPGRADING	<p>means an increased in the carrying capacity, efficiency or security of electricity and telecommunication lines, which utilise the existing or replacement support structures and includes:</p> <ul style="list-style-type: none"> a. The reconductoring of the lines with higher capacity conductors; b. The restaging <u>resagging</u> of conductors; c. The addition of longer and more efficient insulators; d. A support structure replacement within 5m of the support structure that is to be replaced; e. The addition of earthwires which may contain telecommunications lines, earthpeaks and lightning rods; f. The addition of electrical or telecommunication fittings, excluding antenna; g. The replacement of existing cross arms, including with cross arms of an alternative design; h. An increase in support structure height to achieve compliance with the clearance distances specified in NZECP34:2001; and i. An increase in the height of replacement poles in the road reserve by a maximum of 1m, for the purpose of achieving road controlling authority clearance requirements, providing the permitted height in NU7.2.1 is not exceeded. <p>Minor upgrading does not include:</p> <ul style="list-style-type: none"> j. Any increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage; k. Any increase in any individual wire, cable, or other similar conductor to a diameter that exceeds 30mm, l. The bundling together of any wire, cable, or other similar conductor so that the bundle exceeds 30mm in diameter, or m. The addition of any new circuits, lines or utility structures.
MULTI-UNIT HOUSING	means any development that will result in three or more residential units on any site.
NATURAL AND PHYSICAL RESOURCES	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p>
NATURAL HAZARD	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p>
NATURAL HAZARD MITIGATION ACTIVITY	means hazard mitigation earthworks, hazard mitigation structures, repair and maintenance of hazard mitigation structures, features or earthworks and emergency natural hazard mitigation activities.
NET FLOOR AREA	<p>means the sum of any gross floor area; and</p> <ul style="list-style-type: none"> a. Includes: <ul style="list-style-type: none"> i. Both freehold and leased areas; and ii. Any stock storage or preparation areas; but b. Excludes: <ul style="list-style-type: none"> i. Void areas such as lift wells and stair wells, including landing areas; ii. Shared corridors and mall common spaces;

	<ul style="list-style-type: none"> iii. Entrances, lobbies and plant areas within a building; iv. Open or roofed outdoor area, and external balconies, decks, porches and terraces; v. Off street loading areas; vi. Building service rooms; vii. Parking areas and basement areas used for parking, manoeuvring and access; and viii. Non-habitable floor spaces in rooftop structures.
NET SITE AREA	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. Any part of the site that provides legal access to another site; b. Any part of a rear site that provides legal access to that site; c. Any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
NETWORK UTILITY OPERATOR	<p><i>has the same meaning as in section 166 of the RMA:</i></p> <p>means a person who –</p> <ul style="list-style-type: none"> a. Undertakes or proposes to undertake the distribution of transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. Operates or proposes to operate a network for the purpose of – <ul style="list-style-type: none"> i. Telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. Radiocommunication as directed in section 2(1) of the Radiocommunications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act, - <p>and the words network utility operation have a corresponding meaning.</p>
NETWORK UTILITY STRUCTURE	<p>has the same meaning as Infrastructure.</p>
NOISE	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>includes vibration.</p>
NOISE SENSITIVITY ACTIVITY	<p>means:</p> <ul style="list-style-type: none"> a. Residential activity; b. Marae;

	<ul style="list-style-type: none"> c. Hospital activity; d. Healthcare activity; e. Educational facility; or f. Visitor accommodation activity.
NOTIONAL BOUNDARY	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.
OFFICE	means an activity conducted within a building and focusing on business, government, professional or financial services and includes the personal service elements of these activities.
OFFICIAL SIGN	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
OFFSITE SIGN	means any sign that is used to advertise activities, goods and services that are not undertaken, sold or provided on the site on which the sign is located.
OPERATIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints
OUTDOOR LIVING SPACE	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
PAPAKĀINGA	<p>means any activity which the owners of land held under Te Ture Whenua Māori Act 1993 that is in the traditional rohe of those tangata whenua shall seek to undertake on their land to sustain themselves. Papakāinga may include (but not be limited to) residential, social, cultural, economic, conservation and recreation activities, marae, wāhi tapu and urupā.</p> <p><u>means any activity undertaken in the traditional rohe of tangata whenua to sustain themselves, which is on land held under Te Ture Whenua Māori Act 1993, or on land where there is an ancestral connection to the land and the land will remain in Māori ownership in the long term. Papakāinga may include (but not be limited to) residential, social, cultural, economic, conservation and recreation activities, marae, wāhi tapu and urupā.</u></p>
PARKS FACILITIES	<p>means land or structures that facilitate the management, use and enjoyment of a public open space. Includes:</p> <ul style="list-style-type: none"> a. Vehicle, Machinery and Equipment Depots; b. Storage Sheds; c. Parks Furniture; d. Public Toilets, Shelters and Changing Facilities; e. Gates, Fences and Fence Posts under 2m in height; f. Foot Bridges and Boardwalks; g. Pathways, Footpaths and Cycleways; h. Access Ways and Car Parks; and i. Minor Stormwater Management Devices e.g. Rain Gardens.
PARKS FURNITURE	<p>means structures established for the convenience and amenity of the public, including:</p> <ul style="list-style-type: none"> a. Seating and picnic tables and barbeques; b. Fountains, drinking fountains and water features; c. Public art; d. Play spaces, playground equipment and associated safety surfacing; e. Cycle parking structures; f. Rubbish bins;

	<ul style="list-style-type: none"> g. Lighting; h. Shade sails; and i. Gardens, landscaping and planting.
<u>PEST</u>	<p><u>Means any species that is:</u></p> <ul style="list-style-type: none"> <u>a. A pest or unwanted organism as defined in the Biosecurity Act 1993; or</u> <u>a.b. Identified as a pest species in a relevant site-specific restoration plan or Ecosystems and Indigenous Biodiversity Management Plan approved by Porirua City Council.</u>
PLACES OF WORSHIP	means premises used for public or private religious worship, religious ceremonies, religious meetings or instruction and social gatherings directly related to the work of the religious organisation.
<u>PLIMMERTON FARM COMMERCIAL CENTRE</u>	<p><u>Area used predominantly for small-scale commercial and community activities that service the social, cultural and economic needs of the residential catchment.</u></p> <p><u>Includes commercial activities, community facilities, healthcare activities and residential activities.</u></p> <p><u>Excludes Large Format Retail activities, except supermarket or trade supplier activities</u></p>
POLE	means a line that provides above ground connection to a site, including any connection to a building within that site, from an existing or permitted new above ground line provided that no more than one new support structure is required for that connection
POTENTIALLY-HAZARD-SENSITIVE ACTIVITIES	<p>means activities that are potentially sensitive to natural hazards, including:</p> <ul style="list-style-type: none"> a. Buildings associated with Primary Production b. Commercial Activities; c. Industrial Activities; d. Retail Activities; e. Rural Activities Other Than Primary Production; f. Buildings associated with Sport and Recreation Facilities; g. Subdivision that creates a building platform within an identified hazard overlay for the purposes of accommodating an identified Potentially-Hazard-Sensitive Activity. <p>It excludes Hazard-Sensitive Activities even if they are ancillary to Potentially-Hazard-Sensitive Activities</p>
PRIMARY PRODUCTION	<p>means –</p> <ul style="list-style-type: none"> a. Any aquaculture, agriculture, pastoral, horticultural, mining, quarrying or forestry activities; and b. Includes initial processing, as an ancillary activity, of commodities that results from the listed activities in a); c. Includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. Excludes further processing of those commodities into a different product.
PRINCIPAL BUILDING	means a building, buildings or parts of buildings accommodating the activity for which the site is primarily used.
QUARRY	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of quarry and which is used for quarrying activities.
QUARRYING ACTIVITIES	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use

	of land and accessory buildings for offices, workshops and car parking areas associated with operation of the quarry.
RECLAMATION	means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and: <ul style="list-style-type: none"> a. includes the construction of any causeway; but b. excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land.
REFUSE TRANSFER STATION	means facilities used for receiving, storing, collecting, processing and transferring waste materials not generated on-site and may include a recycling station.
REGIONALLY SIGNIFICANT INFRASTRUCTURE	means regionally significant infrastructure including: <ul style="list-style-type: none"> a. Pipelines for the distribution or transmission of natural or manufactured gas or petroleum; b. The National Grid, as defined by the National Policy Statement on Electricity Transmission; c. Facilities for the generation and transmission of electricity where it is supplied to the network, as defined by the Electricity Governance Rules 2003; d. The local authority water supply network and water treatment plants; e. The local authority wastewater and stormwater networks, systems and wastewater treatment plants; f. The Strategic Transport Network, as detailed in Appendix 1 to the Wellington Regional Land Transport Strategy 2010-2040; and g. Radio New Zealand’s radio transmission facilities at Titahi Bay, referenced in the DESIGNATIONS chapter.
REGIONALLY SIGNIFICANT NETWORK UTILITIES	has the same meaning as Regionally Significant Infrastructure.
RENEWABLE ENERGY GENERATION ACTIVITIES	means the construction, operation and maintenance of structures associated with renewable electricity generation. This includes small and community-scale distributed renewable generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the national grid and electricity storage technologies associated with renewable electricity.
RESERVE MANAGEMENT PLAN	means a plan prepared under section 41 of the Reserves Act 1977.
RESIDENTIAL ACTIVITY	means the use of land and building(s) for people’s living accommodation.
RESIDENTIAL UNIT	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
RESIDUAL RISK	means, in relation to the Hazardous Substances chapter, any risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017 and regional planning instruments, have been complied with.
RETAIL ACTIVITY	means activities where the primary business is displaying and/or offering goods for sale or hire to the general public or to trade customers.
RETIREMENT VILLAGE	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation,

	leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
REVERSE SENSITIVITY	means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.
RIGHT OF WAY	means an easement granting rights to pass over another person’s land, and for the purposes of this plan, shall include: <ul style="list-style-type: none"> a. An access lot; and b. A common area as identified on a cross-lease or unit title plan.
RIVER	<i>has the same meaning as in section 2 of the RMA:</i> means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
ROAD	<i>has the same meaning as in section 2 of the RMA:</i> Has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989. <i>Section 315 of the Local Government Act 1974 road definition:</i> Road means the whole of any land which is within a district, and which— <ul style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;- and includes— <ul style="list-style-type: none"> f. Except where elsewhere provided by this part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service land or is declared by the Minister of Works and Development as an access way or service land after the commencement of this Part is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988: g. Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;- but, except as provided in the Public Works Acts 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989. <i>Section2(1) of the Government Roding Powers Act 1989 motorway definition</i> Motorway – <ul style="list-style-type: none"> a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but

	<p>c. does not include any local road, access way, or service lane (or supports of any such road, way, or lane) that crosses over or under a motorway on a different level.</p>
RURAL ACTIVITIES OTHER THAN PRIMARY PRODUCTION	<p>means the use of land and/or buildings for rural activities other than primary production, including:</p> <ul style="list-style-type: none"> a. Equestrian activities; b. Stock sale yards.
RURAL INDUSTRY	<p>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</p>
SERVICE STATION	<p>means a vehicle orientated facility where the principal activity is the refuelling of motorised vehicles and the sale of products and services associated with fuels and/or motor vehicles including lubricating oils, kerosene, LPG, spare parts, carwash facilities. It may include ancillary activities such as the sale of food and beverage and trailer hire.</p>
SETBACK	<p>means the distance between a structure or activity and the boundary of its site, or other feature specified in the Plan.</p>
SEWAGE	<p>means human excrement and urine,</p>
SIGN	<p>means any device, character, graphic or electronic display, whether temporary or permanent, which:</p> <ul style="list-style-type: none"> a. Is for the purposes of: <ul style="list-style-type: none"> i. Identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. Providing directions; or iii. Promoting goods, services or events; and b. Is projected onto, or fixed or attached to, any structure or natural object; and c. Includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
SIGNIFICANT NATURAL AREA	<p>means an area of significant indigenous vegetation or significant habitat of indigenous fauna identified in ECO_{PFZ}-Appendix-1: Schedule of Significant Natural Areas. <u>It excludes wetlands and other waterbodies.</u></p>
SITE	<p>means:</p> <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease.
SMALL SCALE RENEWABLE ELECTRICITY GENERATION	<p>means systems or equipment that generates electricity from renewable sources for the purpose of using electricity on a particular site (single household, business premise or network utility) with or without exporting back into the distribution network.</p>
<u>SOFT ENGINEERING MEASURES</u>	<p><u>means a form of hazard mitigation that uses natural elements to provide protection to private properties, public space and infrastructure. It includes sacrificial fill, vegetation planting, beach nourishment and dune restoration.</u></p>

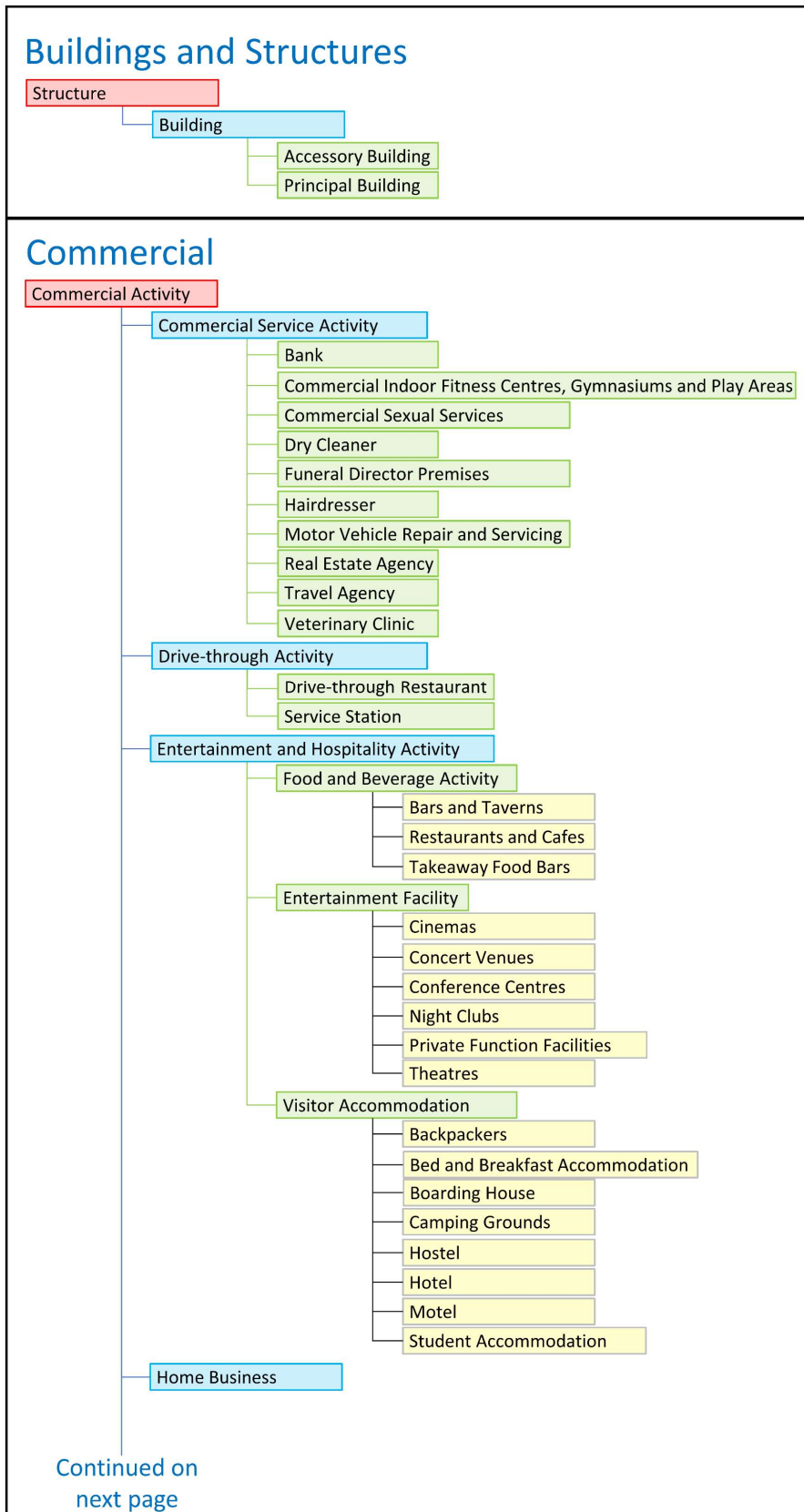
SPECIAL AUDIBLE CHARACTERISTIC	has the same meaning as ‘special audible characteristic’ in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise.
SPORT AND RECREATION FACILITY	<p>means any facility and associated structures used for organized sport, recreation activities, tournaments and sports education. It includes:</p> <ul style="list-style-type: none"> a. parks; b. playgrounds; c. sportsgrounds; <p>it excludes:</p> <ul style="list-style-type: none"> d. Major sports facilities.
ST ANDREWS ROAD REVERSE SENSITIVITY BUFFER AREA	means an area in Precinct B identified on Map A-PFZ-1. The area runs approximately parallel to the western boundary of Precinct B measured as a distance 100m from the painted white line marking the left hand edge of the vehicle lane on the eastern side of St Andrews Road.
STORMWATER	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
STRUCTURE	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.</p>
SUBDIVISION	<p><i>has the same meaning as “subdivision of land” in section 218 of the RMA:</i></p> <p>means—</p> <ul style="list-style-type: none"> a. the division of an allotment— <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by Section 226.
SUPERMARKET	<p>means a retail shop selling a wide range of foodstuffs and non-food grocery items for consumption and use off-site, where foodstuffs comprise more than 90 percent of the total retail floor space. Foodstuffs include:</p> <ul style="list-style-type: none"> a. Fresh produce, meat, fish and dairy; and b. Chilled, frozen, packaged, canned and bottled foodstuffs and beverages. <p>Non-food grocery items include:</p> <ul style="list-style-type: none"> c. Cooking, cleaning and washing products; d. Kitchenware; and e. Toiletries.

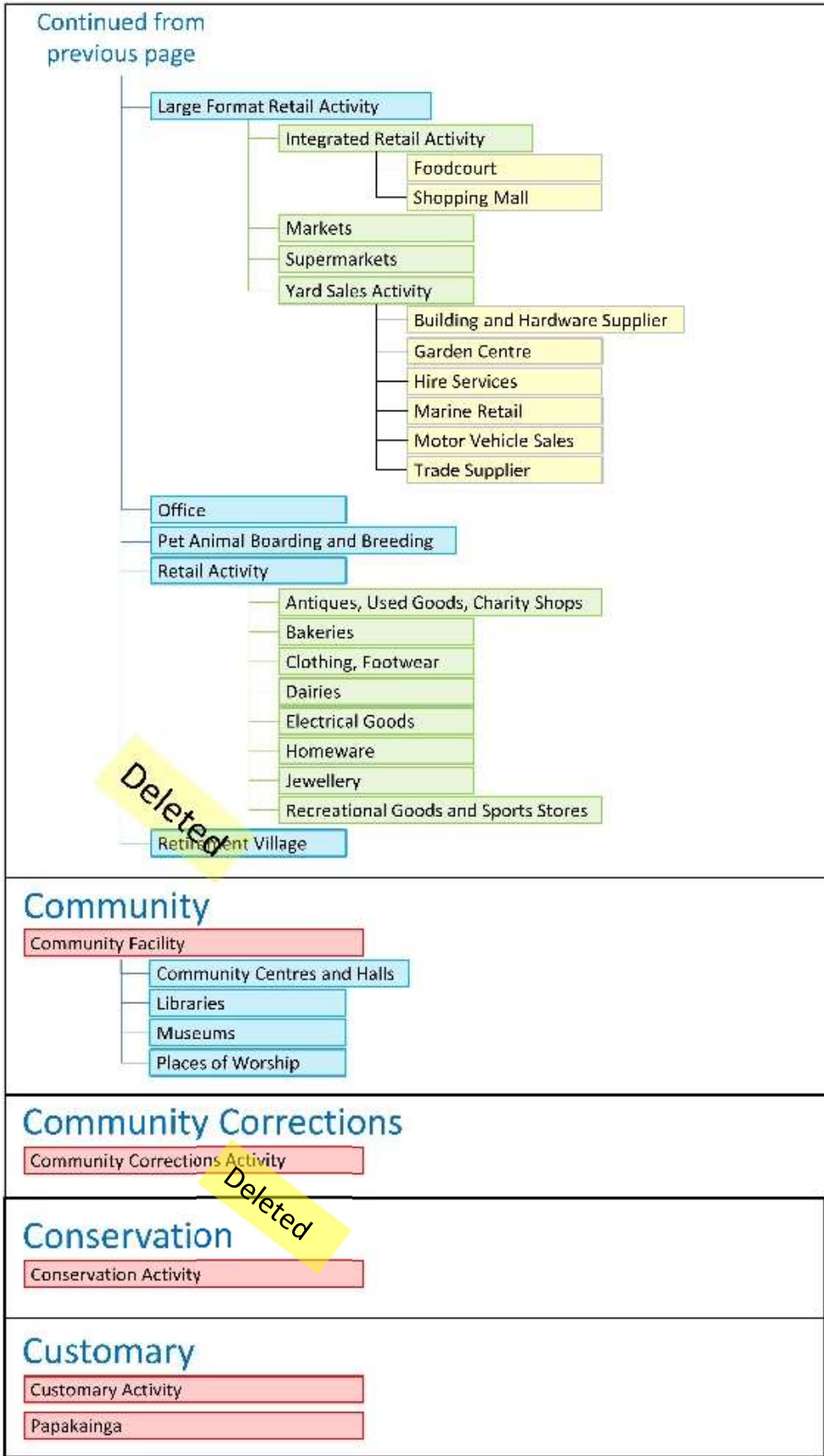
SUPPORT STRUCTURE	means any mast, tower, pole or similar structure used or intended to be used for the support of lighting devices, lightning rods, signs, aerials, antennae or lines.
SUPPORTED RESIDENTIAL CARE ACTIVITIES	means land and buildings in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents.
SUSTAINABLE MANAGEMENT	<p><i>has the same meaning as in section 5 of the RMA:</i></p> <p>means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <ol style="list-style-type: none"> a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. Avoiding, remedying, or mitigating any adverse effects of activities on the environment.
SWALE	means an area of land that has been shaped to allow a watercourse to form during stormwater collection.
TANGATA WHENUA	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>in relation to a particular area, means the iwi, or hapu, that holds mana whenua over that area.</p>
TEMPORARY SIGNAGE	means any sign that is erected for no more than 60 days within one calendar year for the purpose of advertising a one-off or temporary activity or event, or providing information.
TERTIARY EDUCATION SERVICES	<p>means a facility used for education at a post-secondary level, and associated secondary-tertiary programs (section 31A-L of the Education Act 1989).</p> <p>It includes:</p> <ol style="list-style-type: none"> a. Universities; b. Polytechnics and institutes of technology; c. Teachers’ and other specialist colleges; d. Any other institution within the meaning of section 159 of the Education Act 1989; and e. Ancillary accommodation, administrative, cultural, health, retail and communal facilities.
<u>TRADE SUPPLIER</u>	<p><u>means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories:</u></p> <ol style="list-style-type: none"> <u>a. automotive and/or marine suppliers</u> <u>b. Building suppliers</u> <u>c. catering equipment suppliers;</u> <u>d. farming and agricultural suppliers;</u> <u>e. garden and patio suppliers;</u> <u>f. hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items);</u> <u>g. industrial clothing and safety equipment suppliers; and</u> <u>h. office furniture, equipment and systems suppliers.</u>

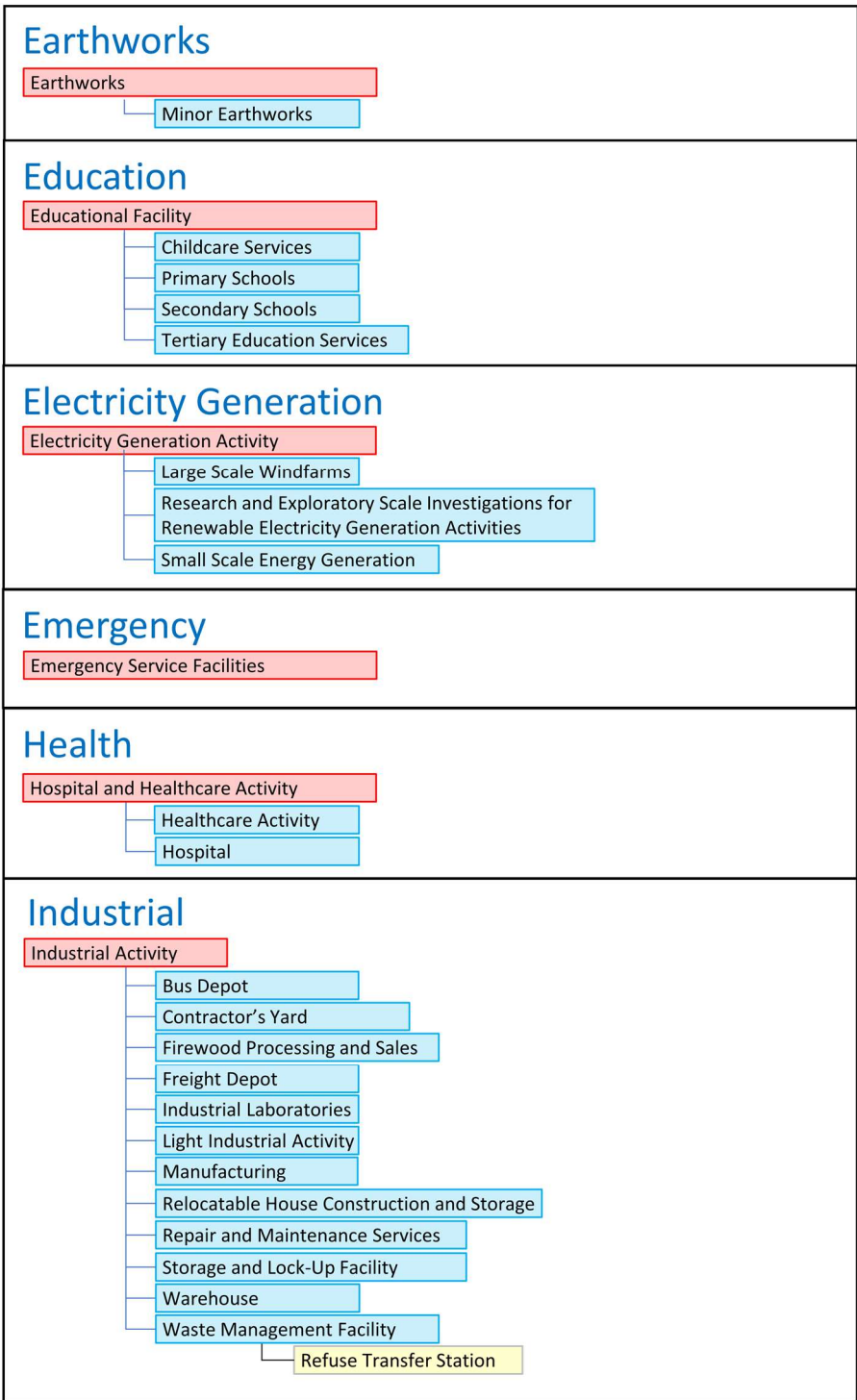
TRANSPORT NETWORK	<p>means all public roads, pedestrian and cycle facilities, public transport and associated infrastructure, it includes:</p> <ul style="list-style-type: none"> a. Train stations; b. Bus stops; c. Bus shelters; and d. Park and Ride areas servicing train stations.
TRAVEL PLAN	<p>means a plan that includes:</p> <ul style="list-style-type: none"> c. Details of the travel methods of employees, workers, suppliers, contractors, visitors to and from the site; d. Details of site accesses; e. Hours of operation including peak periods; f. Methods and incentives to reduce impacts of travel (including provision of end of trip facilities); and g. Methods of monitoring; and h. Encouragement of Provision for increased active and shared modes.
UPGRADING	<p>as it applies to infrastructure, means the replacement, repair, renewal or improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, but excludes:</p> <ul style="list-style-type: none"> a. Maintenance; and b. Minor upgrading; and c. Any increase in height or size or change in location.
VERANDA SIGN	<p>means any sign that is attached to the underside of a building’s veranda or fascia.</p>
VEGETATION REMOVAL	<p>The removal or destruction of woody-vegetation (exotic or native) by mechanical or chemical means, including felling vegetation, spraying of vegetation by hand or aerial means, hand removal, and the burning of vegetation.</p> <p>Vegetation removal does not include:</p> <ul style="list-style-type: none"> a. any vegetation removal, tree removal, or trimming of vegetation associated with the Electricity (Hazards from Trees) Regulations 2003; and b. any vegetation removal or vegetation disturbance covered by the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.
VISITOR ACCOMMODATION	<p>means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.</p>
WASTE MANAGEMENT FACILITY	<p>means facility used for receiving waste for transfer, treatment, disposal, or temporary storage. It includes:</p> <ul style="list-style-type: none"> a. Refuse transfer stations; and b. Recycling. <p>It excludes:</p> <ul style="list-style-type: none"> c. Landfills.
WASTEWATER	<p>means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.</p>
WATER	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means:</p>

	<ul style="list-style-type: none"> a. Water in all its physical forms whether flowing or not and whether over or under the ground; b. Includes fresh water, coastal water, and geothermal water. c. Does not include water in any form while in any pipe, tank, or cistern.
WATER SENSITIVE DESIGN	means a collaborative approach to fresh water management. It is applied to land use planning and development at complementary scales including region, catchment, development and site. Water sensitive design seeks to protect and enhance natural freshwater systems, sustainably manage water resources, and mimic natural processes to achieve enhanced outcomes for ecosystems and communities.
WATERBODY	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.</p>
WETLAND	<p><i>has the same meaning as in section 2 of the RMA:</i></p> <p>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</p>

Table DEF_{PFZ} 2 Nesting of Definitions







<h3>Infrastructure</h3> <p>Infrastructure</p>
<h3>Research</h3> <p>Research Activity</p>
<h3>Residential</h3> <p>Residential Activity</p> <ul style="list-style-type: none">Multi-unit housingRetirement Village <p><i>Inserted</i></p>
<h3>Rural</h3> <p>Primary Production</p> <ul style="list-style-type: none">Intensive Indoor Primary ProductionQuarrying ActivityRural Industry <p>Rural Activities Other Than Primary Production</p> <ul style="list-style-type: none">EquestrianStock Sale Yards
<h3>Sport and Recreation</h3> <p>Sport and Recreation Facility</p> <p>Major Sports Facility</p>
<h3>Temporary</h3> <p>Temporary Activity</p> <p>Temporary Military Training Activity</p>

PART B: PLIMMERTON FARM ZONE-WIDE MATTERS

3. STRATEGIC OBJECTIVES

OBJECTIVES	
PFZ-01	Integrated Development
<p>Development of Plimmerton Farm occurs in a comprehensive, structured and integrated way to increase housing supply, housing diversity and employment opportunities <u>within the environmental constraints of the site</u>, resulting in:</p> <ol style="list-style-type: none"> 1. Implementation of the Plimmerton Farm Precinct Plan; 2. A range of housing densities and typologies; 3. Compatible non-residential activities; and 4. High levels of amenity. 	
PFZ-02	Landscapes and Ecosystems Indigenous Biodiversity
<p>Landscapes and ecosystems indigenous biodiversity values within the site are <u>recognised and protected</u>. identified on the Planning Maps and managed through objectives, policies and rules.</p>	
PFZ-03	<u>Receiving Waters</u> Quality
<p>Subdivision, use and development in Plimmerton Farm <u>is undertaken in an integrated manner that recognises Te Mana o te Wai for receiving waters including within the site and within</u> contribute to the maintenance and restoration of high water quality of receiving waters including Taupō Swamp, Taupō Stream, Kakaho Stream and Te Awarua-o-Porirua, <u>and minimises changes to the hydrological regime.</u></p>	

4. STORMWATER MANAGEMENT

Subdivision, use and development need to manage the actual and potential adverse effects that stormwater can have on property, communities and receiving environments. Historically, stormwater management has focused on reducing the risks of flooding to the built environment. However, planning is needed to manage the impact of the built environment on stormwater quality and the receiving environment, in addition to managing the effects of flooding.

The desired stormwater management outcomes can be achieved through water sensitive design that manages the volume of stormwater that runs off the site and the contaminants in the stormwater. While Greater Wellington Regional Council controls the maintenance and enhancement of water quality, the District Plan can contribute to improved water quality through managing onsite stormwater before water enters waterbodies. Policy 42 of the Regional Policy Statement outlines the measures that Porirua City Council can take in relation to control of stormwater.

Subdivision and development must be designed so that at catchment and sub-catchment level stormwater is captured, treated and stored to achieve high water quality and hydraulic neutrality. Treatment and storage facilities and devices are located in public areas to provide for public ownership and ongoing management.

The quantity and quality of stormwater are also influenced and given effect to by the provisions of other sections of the Plimmerton Farm Zone, including Subdivision, Earthworks and Natural Hazards. The Freshwater Principles that form part of the Precinct Plan draw together the various strands to show the comprehensive approach to freshwater management in the Plimmerton Farm Zone.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives and policies of this section.

OBJECTIVES	
SW _{PFZ} -O1	Water Sensitive Design
Subdivision, use and development <u>minimise changes to the hydrological regime and</u> contribute to maintaining or improving the water quality of receiving waters, including Taupō Swamp, Taupō Stream, Kakaho Stream and Te Awarua-o-Porirua Harbour .	
SW _{PFZ} -O2	Hydraulic Neutrality
Subdivision, use and development achieve hydraulic neutrality.	

POLICIES	
SW _{PFZ} -P1	Water Sensitive Design
Require all subdivision, use and development to incorporate <u>achieve</u> water sensitive design <u>that protects receiving waters that as follows:</u>	
<ol style="list-style-type: none"> 1. <u>Provide or comply with a catchment flow management solution, in accordance with the hydrology mitigation requirements set out in this policy, that caters for all subsequent development in the catchment;</u> 2. <u>Provide water sensitive design</u> in accordance with the Wellington Water Limited <i>Regional Standard for Water Services</i> (2019) and the Wellington Water Limited <i>Water Sensitive Design for Stormwater: Treatment Device Design Guideline</i> (2019), including accommodating the volume and rate of stormwater runoff identified in those documents; 3. <u>Require stormwater hydrology mitigation for increases in mean annual exceedance frequency of the 2-year Average Recurrence Interval flow and mean annual volume of stormwater runoff;</u> 4. <u>Require stormwater from high-contaminant-generating carparks, off-street vehicle parking areas in Precinct D and all roads to be treated to minimise concentrations of copper, zinc and sediment to the smallest amount practicable prior to discharge;</u> 5. <u>Retain</u> and <u>use</u> existing natural systems of stormwater management, without exceeding their existing capacities; 6. <u>Provide water sensitive design is so that stormwater is naturally treated in accordance with mātauranga Māori (as determined identified by Ngāti Toa) to maintain and enhance its so that the mauri of stormwater is</u> 	

maintained and enhanced before it is released into the receiving waters of Taupō Swamp, Taupō Stream, Kakaho Stream and Te Awarua-o-Porirua ~~Harbour~~;

- ~~4.7.~~ Avoid s mixing waters of different catchments;
- ~~5.8.~~ Provides s for, protects s and maintains s overland flow paths;
- ~~6.9.~~ Provides s for access to and along waterbodies for maintenance; and
- ~~7.10.~~ Provides s for stormwater treatment devices that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade.
- ~~8.11.~~ Requires stormwater runoff from impervious surfaces in Precinct D and from all roads in Plimmerton Farm Zone to be treated to remove contaminants reduce concentrations of copper, zinc and sediment prior to discharge, and
- ~~9.12.~~ Where feasible, may be used for other purposes (such as recreational facilities);.

SW_{PFZ-P2} Hydraulic Neutrality

Require all scales of subdivision, use and development to achieve hydraulic neutrality as follows:

- 1. Provide for or connect to a hydraulic neutrality scheme and flood hazard reduction facilities at catchment and sub-catchment scale that are designed to cater for all subsequent development in the catchment or sub-catchment;
- 2. Design the hydraulic neutrality facilities that assume the following ~~to cater for the following proportions of impervious surfaces:~~
 - a. All roads and commercial areas including Precinct D are 100% impervious surfaces roads in all Precincts and all development in Precinct D;
 - b. The developable areas of residential sites in Precincts A, B and C are 70% impervious surfaces individual properties in Precinct A, B and C;
- 3. Require any increase in impervious surfaces above 70% on individual properties sites in Precincts A, B and C to address any impact on hydraulic neutrality by demonstrating the existing hydraulic neutrality facilities have capacity or by providing sufficient water storage for hydraulic neutrality on the property site;
- ~~4.~~ Provide for hydraulic neutrality facilities that are appropriately located and designed to ensure continued access for device inspection, maintenance and upgrade;
- ~~5.~~ Design hydraulic neutrality facilities so that they are sized in accordance with the Wellington Water Limited Regional Standard for Water Services (2019);
- ~~6.~~ Enable hydraulic neutrality facilities to be used, where feasible, for other purposes (such as recreational activities); and
- ~~4.7.~~ Require that flood hazard reduction opportunities are identified and, where practicable, realised to address and improve the existing flood hazard.

SW_{PFZ-P3} Building Materials

Require buildings and structures with copper or zinc building, cladding and roofing materials (including guttering and spouting) to achieve one of the following:

- 1. The building material must be finished in a manner that prevents water runoff from containing copper or zinc; or
- 2. The stormwater runoff from the building materials must be treated to remove reduce minimise concentrations of copper or zinc to the smallest amount practicable in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Guideline (2019).

5. TRANSPORT

The transport section promotes the integration of land use with the transport network. The transport section manages the effects of subdivision, use and development on transport safety and efficiency and encourages multi-modal transport choice and the use of public transport where available.

The Plimmerton Farm Precinct Plan anticipates that new Plimmerton Farm roads will connect using the existing James Street access and two new intersections with St Andrew’s Road (State Highway 1, a Limited Access Road).

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
TR_{PFZ}-O1	Transport Network
A safe, efficient, resilient and well-connected transport network that: <ol style="list-style-type: none"> 1. Is integrated with land use; 2. Meets local, regional and national transport needs; 3. Enables urban growth and economic development; and 4. Provides for all modes of transport. 	
TR_{PFZ}-O2	High Trip Generating Use and Development
The safety and efficiency of the transport network is not significantly affected by use and development that generate high numbers of vehicle trips.	
TR_{PFZ}-O3	On-Site Transport Facilities
Safe and efficient on-site transport facilities.	

POLICIES	
TR_{PFZ}-P1	Road Classification
Classify new roads based on their purpose, function and anticipated volume of traffic, using the New Zealand Transport Agency’s One Network classification.	
TR_{PFZ}-P2	New Roads and Movement Network <u>and Connectivity</u>
Provide for new roads, private ways, and cycle and pedestrian <u>safe, multi-modal and active transport</u> networks that are consistent with the movement network and road types in the Plimmerton Farm Precinct Plan, and: <ol style="list-style-type: none"> 1. Integrate and coordinate with the <u>wider</u> transport network including proposed transport infrastructure and service improvements; 2. <u>Achieve safe, active transport connections to Plimmerton Station and Plimmerton School;</u> 3. Respond to site and topographical constraints; 3. <u>4.</u> Achieve the <u>safe</u>, efficient and effective functioning of the transport network; 4. <u>5.</u> Provide for public health and safety; and 5. <u>6.</u> Achieve the management of stormwater quality and quantity set out in SW_{PFZ}-P1 and SW_{PFZ}-P2. 	
TR_{PFZ}-P3	High Trip Generating Use and Development
Provide for high trip generating use and development, where these: <ol style="list-style-type: none"> 1. Integrate and coordinate with the transport network, including proposed transport infrastructure and service improvements; 2. Consider alternatives for access or routes; 3. Encourage public transport and active transport; and 	

4. Consider opportunities for positive transport effects.	
TR_{PFZ}-P4	Transport Facilities
Enable new vehicle accesses and on-site parking and loading areas that meet specified industry standards. Where industry standards are not met, provide for new vehicle accesses and on-site parking and loading areas that:	
<ol style="list-style-type: none"> 1. Respond to site and topographical constraints; 2. Do not compromise the safe, efficient and effective functioning of the transport network; and 3. Do not compromise public health and safety, including the safety of pedestrians walking on footpaths or through parking areas. 	
TR_{PFZ}-P5	Vehicle Crossings to St Andrews Road
Avoid new private vehicle crossings to St Andrews Road.	

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

TR_{PFZ}-R1	All Activities
All Precincts	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. TR_{PFZ}-S3; ii. TR_{PFZ}-S4; iii. TR_{PFZ}-S5; iv. TR_{PFZ}-S6; v. TR_{PFZ}-S7; vi. TR_{PFZ}-S8; vii. TR_{PFZ}-S9; viii. TR_{PFZ}-S10; ix. TR_{PFZ}-S11; x. TR_{PFZ}-S12; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. TR_{PFZ}-S13.
	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with: <ol style="list-style-type: none"> i. TR_{PFZ}-R1-1.a. <p>Matters of discretion are restricted to:</p> <p>M1. The matters of discretion of any infringed standard.</p>
	<ol style="list-style-type: none"> 3. Activity status: Restricted Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with:

	<ul style="list-style-type: none"> i. TR_{PFZ}-R1-1.b. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters of discretion of any infringed standard; and M2. The matters in: <ul style="list-style-type: none"> a. TR_{PFZ}-P3. <p>Refer to information requirement TR_{PFZ}-IR-1.</p>
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TR _{PFZ} -R2	Walkways, Cycleways and Shared Paths Not Located Within a Road Corridor
All Precincts	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The location and alignment of the walkway, cycleway or shared path is in accordance with the Movement Plan of the Plimmerton Farm Precinct Plan; and b. Compliance is achieved with: <ul style="list-style-type: none"> i. TR_{PFZ}-S2.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. TR_{PFZ}-R2-1 <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. Accordance with the Movement Plan of the Plimmerton Farm Precinct Plan; M2. Pedestrian links through the Precinct to connect with surrounding Precincts and public open spaces; M3. Access to and usability of public open spaces; and M4. The matters of discretion of any infringed standard.

TR _{PFZ} -R3	Roads and Private Ways
All Precincts	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. TR_{PFZ}-S1 <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters in: <ul style="list-style-type: none"> a. TR_{PFZ}-P2. <p>Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.</p> <p>Refer to information requirement TR_{PFZ}-IR-1.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. TR_{PFZ}-R3-1

Applications under this rule are precluded from being publicly or limited notified in accordance with section 95A or section 95B of the RMA, except that road controlling authorities may be notified.

Refer to information requirement TR_{PFZ}-IR-1.

TR_{PFZ}-R4	Private direct vehicle access to St Andrews Road [State Highway or Limited Access Road]
All Precincts	1. Activity Status: Non-Complying

STANDARDS

TR_{PFZ}-S1 Roads and Private Ways

All roads and private ways must be designed in accordance with NZS 4404:2010 Land Development and Subdivision Infrastructure, except where modified to be consistent with the road types ~~and Movement Plan~~ in the Plimmerton Farm Precinct Plan and set out in Table TR_{PFZ}-S1 below.

Table TR_{PFZ}-S1: Minimum Road Construction Standards for New Roads

Road Type	Description	Total Road Width	Minimum Carriageway Width	Footpath 1 Width and Formation	Footpath 2 Width and Formation
Road Type 1 One Network Road Classification (ONRC) Primary Collector	<ul style="list-style-type: none"> • Bus route • Entry from external access points • Visitor parking bays 	19.0m	8.4m	<ul style="list-style-type: none"> • Back berm: 0.3m • Footpath / cycleway: 3.0m • Street parking and landscaping: 2.5m 	<ul style="list-style-type: none"> • Back berm landscaping: 1.0m • Footpath: 1.8m • Front berm landscaping: 2.0m
Road Type 2 ONRC Secondary Collector Boulevard "A" option	<ul style="list-style-type: none"> • Primary access road • Predominantly large frontage lots to allow for large street trees • Wide berm on one side to enable landscaping • Shared path on one site • On street parking 	18.6m	6.7m	<ul style="list-style-type: none"> • Back berm: 0.3m • Footpath / cycleway: 3.0m; • Landscaping 1.6m; • Street parking and landscaping: 2.1m 	<ul style="list-style-type: none"> • Back berm landscaping 1.0m • Footpath: 1.8m • Front berm landscaping: 2.1m
Road Type 3 Secondary Collector General Purpose Road (ONRC Access Road) Boulevard "B" alternative	<ul style="list-style-type: none"> • Landscaping and street parking on both sides 	18.6m	9.0m	<ul style="list-style-type: none"> • Back berm: 1.0m • Footpath: 1.8m • Landscaping: 2.0m 	<ul style="list-style-type: none"> • Back berm landscaping: 1.0m • Footpath: 1.8m • Street parking and landscaping: 2.0m
Road Type 4 General purpose local	<ul style="list-style-type: none"> • Street parking and landscaping on both sides where practical 	16.0m	6.0m	<ul style="list-style-type: none"> • Back berm: 1.2m • Footpath: 1.6m 	<ul style="list-style-type: none"> • Back berm landscaping: 1.2m

road (ONRC Access Road)				<ul style="list-style-type: none"> Street parking and landscaping: 2.2m 	<ul style="list-style-type: none"> Footpath: 1.6m Street parking and landscaping: 2.2m
Road Type 5 Local Road with shared pedestrian / cycle route (ONRC Access Road)	<ul style="list-style-type: none"> Shared path on one side Landscaping and parking on one side 	16.0m	6.0m	<ul style="list-style-type: none"> Back berm: 0.3m Footpath/cycleway: 2.5m Front berm landscaping: 2.0m Street parking: 2.2m 	<ul style="list-style-type: none"> Back berm landscaping: 0.3m Footpath: 1.6m Front berm planting: 1.4m
Road Type 6 Minor local road (Precinct C) (ONRC Access Road)	<ul style="list-style-type: none"> Serving large lots Tree planting one site Footpath one side to serve low pedestrian volume 	11.3m	6.0m	<ul style="list-style-type: none"> Landscaping: 2.5m 	<ul style="list-style-type: none"> Back berm planting: 1.2m Footpath: 1.6m
Road Type 7A Minor Local Road for Precincts B and C (ONRC Access Road) Option A	<ul style="list-style-type: none"> Short local road with cul-de-sac Tree planting both sides 	12.6m	6.0m	<ul style="list-style-type: none"> Back berm: 0.6m Footpath: 1.6m Landscaping: 2.2m 	<ul style="list-style-type: none"> Back berm landscaping: 0.6m Footpath: 1.6m
Road Type 7B Minor Local Road for Precincts B and C (ONRC Access Road) Option B	<ul style="list-style-type: none"> Footpath one side Landscaping opportunities on both sides 	12.6m	6.0m	<ul style="list-style-type: none"> Back berm: 0.6m Footpath: 1.6m Street parking and landscaping: 2.2m 	<ul style="list-style-type: none"> Street parking and landscaping: 2.2m
Road Type 8 Access lane (ONRC Access Road)	<ul style="list-style-type: none"> Less than 100m in length Relies on landscaping in front yards 	10.5m	6.0m	<ul style="list-style-type: none"> Back berm: 0.9m Footpath: 1.6m 	<ul style="list-style-type: none"> Landscaping: 2.0m
Road Type 9 (No Street extension and for highly visible locations) (ONRC Access Road)	<ul style="list-style-type: none"> Short local road/ cul-de-sac Footpath on one side allows for planting on visible ridgeline 	15.0m	7.0m	<ul style="list-style-type: none"> Back berm: 0.9m Footpath: 1.6m Landscaping: 2.0m 	<ul style="list-style-type: none"> Landscaping: 3.5m
Road Type 10 Secondary Collector/Local Road for Precinct C	<ul style="list-style-type: none"> Narrow reserve minimum width to minimise earthworks in more challenging topography 	11.7m (minimum)	6.6m	<ul style="list-style-type: none"> Footpath on one side 	n/a

(ONRC Secondary Collector Road)	<ul style="list-style-type: none"> • Footpath on one side 				
TR_{PFZ}-S2	Walkways, Cycleways and Shared Paths Not Located in a Road Corridor				
Walkways, cycleways and shared paths must be designed in accordance with Section 3 of NZS 4404:2010 Land Development and Subdivision Infrastructure, except where modified to be consistent with the Porirua City Council Track Standards Manual Version 1.2 May 2014.	Matters of discretion are restricted to: <ul style="list-style-type: none"> M1. The provision of safe and effective private ways, pedestrian walkways, cycleways and shared paths. 				
TR_{PFZ}-S3	Vehicle Crossings				
The maximum number of vehicle crossings per site must not exceed: <ol style="list-style-type: none"> 1. One vehicle crossing onto a National, Arterial, Regional or Primary Collector road; or 2. Two vehicle crossings onto a Secondary Collector or Access road. Where there are two or more vehicle crossings, the total width of all crossings must not exceed 50% of the road frontage of the site. 	Matters of discretion are restricted to: <ul style="list-style-type: none"> M1. The safety and movement of pedestrians, cyclists, public transport and general traffic. 				
TR_{PFZ}-S4	Design Standard for Vehicle Crossings and Site Access				
All vehicle crossings must provide for: <ol style="list-style-type: none"> 1. A separation distance of at least 1m between crossings measured at the kerb/carriageway edge; and 2. Site access designed in accordance with Section 3 of AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street car parking. 	Matters of discretion are restricted to: <ul style="list-style-type: none"> M1. The safety and movement of pedestrians, cyclists and general traffic; and M2. The operation of public transport services. 				
TR_{PFZ}-S5	Design Standards for Vehicle Manoeuvring Areas				
<ol style="list-style-type: none"> 1. Sufficient area must be provided on a site for vehicles to stand, queue and make all necessary manoeuvres on site without using the public road reserve, and without using the area provided for parking, servicing, loading or storage purposes; and 2. Sufficient area must be provided to allow vehicles to enter and exit the site in a forward direction except where: <ul style="list-style-type: none"> the access is for a single dwelling; and The access is on to an Access, Secondary Collector or Primary Collector road. 	Matters of discretion are restricted to: <ul style="list-style-type: none"> M1. The safety and movement of pedestrians, cyclists, public transport and general traffic. 				
TR_{PFZ}-S6	Minimum Distance Between Vehicle Crossings and Road Intersections				
The distance between new vehicle crossings and all road intersections must be at least: <ol style="list-style-type: none"> 1. National or Arterial road = 30m; 2. Regional or Primary collector road = 20m; 3. Secondary collector road = 15m; 4. Access road = 10m. 	Matters of discretion are restricted to: <ul style="list-style-type: none"> M1. The safety and movement of pedestrians, cyclists, public transport and general traffic. 				

TR _{PFZ} -S7	On-Site Loading and Standing Spaces for Non-Residential Activities	
<p>The number of loading spaces for any non-residential activity must not be less than that shown in Table TR_{PFZ}-S7 below and must be provided on-site.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The effective, efficient and safe operation of the transport network; and M2. The loading needs of the activity. 	
Table TR _{PFZ} -S7: Minimum Loading Space Requirements		
Gross Floor Area	Minimum Number of Loading Spaces	Minimum Design Vehicle
Up to 500m ²	Nil	n/a
501-1000 m ²	1	Small Rigid Truck
1001-3000 m ²	1	Medium Rigid Truck
Greater than 3000 m ²	1	Heavy Rigid Truck
TR _{PFZ} -S8	On-Site Loading for Rubbish Collection for Residential Activities	
<p>Residential development of 10 or more residential units on a site with shared access to a public road must provide an on-site loading facility for rubbish collection vehicles. The minimum design vehicle is Small Rigid Truck.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The effective, efficient and safe operation of the transport network. 	
TR _{PFZ} -S9	Design Standard for Loading and Vehicle Standing Spaces	
<p>Loading and vehicle standing spaces must be designed in accordance with AS/NZS 2890.2.2002 Parking facilities Part 2: Off-street commercial vehicle facilities, for the specified minimum design vehicle.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The effective, efficient and safe operation of the transport network; and M2. The loading and vehicle space needs of the activity. 	
TR _{PFZ} -S10	Design Standard for Car Parking Spaces	
<p>1. Car parking must comply with the requirements of AS/NZS 2890.1:2004 Parking facilities Part 1: Off-street Car Parking Facilities.</p> <p>For the avoidance of doubt:</p> <ul style="list-style-type: none"> a. A parking space in a garage or carport complies. b. Stacked parking for staff complies. <p>2. Car parking spaces must be provided on-site.</p> <p>Note: where parking is provided, the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121-2001) sets out requirements for parking spaces for people with disabilities and accessible routes from the parking spaces to the associated activity or road.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The safety and usability of the parking spaces; M2. Site limitations, configuration of buildings and activities, demonstrated user requirements and operational requirements; and M3. The safety of pedestrians and cyclists using the road. 	
TR _{PFZ} -S11	On-Site Bicycle Parking Spaces	
<p>Buildings and developments must provide bicycle parking that complies with Table TR_{PFZ}-S11 below except that short stay parking does not need to be provided in Precinct D commercial areas because public facilities are provided.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The availability of alternative, safe and secure bicycle parking that meet the needs of the intended users, in a nearby accessible location; 	

	<p>M2. Whether parking can be provided and maintained in a jointly-used bicycle parking area; and</p> <p>M3. Site limitations, configuration of buildings and activities, demonstrated user requirements and operational requirements.</p>
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Table TRPFZ-S11: Minimum Number of On-Site Bicycle Parking Spaces

Activity	Minimum Number of On-Site Bicycle Parking Spaces Both short stay and long stay must be provided	
	Short Stay (visitors)	Long Stay (staff*)
Any activity in City Centre Zone or Local Centre Zone	Nil	In accordance with the rest of this table
Commercial activity	Minimum 1, 0.05 per 100m ² GFA or as per specific activity below	Minimum 1, 0.1 per 100m ² -GFA or as per specific activity below
<ul style="list-style-type: none"> • Entertainment and Hospitality Activity 	0.1 per person that the site is designed to accommodate; or as per specific activity below	Minimum 1, 0.1 per staff member* or as per specific activity below
<ul style="list-style-type: none"> ○ Visitor accommodation 	Minimum 1	Minimum 1, 0.1 per staff member*
<ul style="list-style-type: none"> • Retail Activity and • Large Format Retail Supermarket or Trade Supplier Activity 	Minimum 1, 0.1 per 100m ² GFA	Minimum 1, 0.1 per 100m ² GFA
Community Facility	0.1 per person that the site is designed to accommodate	Minimum 1, 0.1 per staff member*
Educational Facility	As per specific activities below	
<ul style="list-style-type: none"> • Childcare services 	Minimum 1	Minimum 1, 0.1 per staff member*
<ul style="list-style-type: none"> • Primary and intermediate school • Secondary school • Tertiary education facility 	Minimum 1	Minimum 1, 0.1 per student and 0.1 per staff member*
Emergency service facilities	Minimum 1	Minimum 1, 0.1 per staff member*
Hospital and Healthcare Activity	As per specific activity below	
<ul style="list-style-type: none"> • Healthcare Activity 	Minimum 1, 1 per 100m ² GFA	Minimum 1, 0.1 per staff member*
Industrial activity	Nil	Minimum 1,

		0.1 per 100m ² GFA
Sport and Recreation Facility, Major Sport Facility	0.1 per person that the site is designed to accommodate	Minimum 1, 0.1 per staff member*
* The number of staff members is the maximum number of full or part time staff members on the site at any one time		

TR_{PFZ}-S12	Design Standard for On-Site Bicycle Parking Spaces
<p>Where bicycle parking spaces are required to be provided by TR_{PFZ}-S11 they must meet the following minimum specifications:</p> <ol style="list-style-type: none"> 1. Bicycle stands must be sized and spaced to accommodate bicycle dimensions of 1200mm high, 1800mm long and 600mm wide. 2. Stands must be securely anchored to an immovable object. 3. Stands must allow the bicycle frame and at least one wheel to be secured. 4. Cycle parking facilities must be available during the activity's hours of operation and must not be impeded by any structure, storage of goods, landscape planting or other use. 5. Cycle parking facilities must be located: <ol style="list-style-type: none"> a. So they are easily accessible for users; b. As not to impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted; and c. To be clear of vehicle parking or manoeuvring areas. 6. Cycle parking facilities for staff must be located: <ol style="list-style-type: none"> a. In a covered area; and b. In an area where access by the general public is generally excluded. <p>Note: Plan users are referred to the Austroads Bicycle Parking Facilities: Guidelines for design and installation: October 2016 (AP-R527-16).</p>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> M1. The safety and usability of the bicycle parking spaces; M2. Site limitations, configuration of buildings and activities, user requirements and operational requirements; and M3. The safety of pedestrians and cyclists using the road, pedestrian accessways and walkways.
TR_{PFZ}-S13	High Trip Generating Activities
<p>Activities and changes to existing activities must not exceed the thresholds in Table TR_{PFZ}-S13.</p>	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> M1. The effects of the activity on the transport network; M2. Available alternative access or routes; and M3. The availability of public or active transport.

Table TR_{PFZ}-S13: High Trip Generator Thresholds

Activity	Threshold
Any activity not listed below	More than 500 vehicle trips per day
Any combination of Healthcare activity and Commercial Activity	More than 1,000m ² GFA
Commercial activity	More than 1,000m ² GFA or as per specific activity below
▪ Motor Vehicle Sales	More than 2,000m ² site area
• Drive-Through Activities including service stations	Any drive-through activities including service stations
• Commercial Service Activity	More than 2,000m ² GFA or as per specific activity below
○ Motor vehicle repair and servicing	More than 350m ² GFA
○ Veterinary Clinics	More than 500m ² GFA
• Entertainment and hospitality activity	More than 500m ² GFA or as per specific activity below
○ Visitor accommodation	More than 50 beds
Community Facility	Designed to accommodate more than 200 persons on the site at any one time
Educational Facilities	As per specific activities below
• Childcare services	More than 30 children
• Primary and Secondary Schools	More than 150 students
• Tertiary Education services	More than 250 FTE students
Emergency Service Facilities	More than 1,000m ² GFA
Hospital and Healthcare activity	More than 500m ² GFA
Industrial Activities	More than 5,000m ² GFA or as per specific activities below
• Storage and lock-up facility	More than 10,000m ² GFA
• Warehouse	
Residential activity	Any residential development or subdivision enabling more than 60 residential units
Sport and Recreation Activity Major Sports Facility	Designed to accommodate more than 200 persons on the site at any one time

INFORMATION REQUIREMENTS

TR_{PFZ}-IR-1 Applications under rule TR_{PFZ}-R1-3 or TR_{PFZ}-R3

Applications under rule TR_{PFZ}-R1-3 or TR_{PFZ}-R3 must include:

1. An Integrated Transport Assessment (ITA) by a suitably qualified traffic engineer. The ITA must be prepared in accordance with the NZTA Integrated Transport Assessment Guidelines dated November 2010.
2. [For non-residential activities, a Travel Plan. Get your workplace moving – A guide to transport solutions for your staff and business \(GWRC 2018\) is a useful guide.](#)

6. NATURAL HAZARDS

Areas within Plimmerton Farm are susceptible to flood hazard. Due to its location, Plimmerton Farm has little susceptibility to tsunami, coastal erosion or coastal inundation. Slope stability is addressed through the earthworks provisions. Other natural hazards such as severe winds, wildfires, and ground shaking from earthquakes are managed by other statutory instruments or processes, such as the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 1974.

Flood hazards can result in damage to property and infrastructure, and potentially lead to a loss of human life. Flooding is influenced by climate change. It is predicted that rainfall events will become more intense, storm events will become more common and sea level will rise. The flood hazard maps incorporate 2019 climate change predictions.

Risk

The risk from a natural hazard results from both the likelihood of the hazard occurring and the consequences of it occurring. The provisions take a risk-based approach - allowing for people and communities to use property and undertake activities, while also helping to protect lives and significant assets from natural hazard events. When addressing the consequences from natural hazards, priority has been given as follows:

1. Protection of people including loss of life, and injury;
2. Maintaining key infrastructure to ensure the health and safety of communities (such as wastewater treatment systems);
3. Maintaining functionality of buildings after a natural hazard event and the ability for communities to recover.

While in most instances development is unable to change the likelihood side of the risk equation, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from natural hazards, thereby over time reducing the associated risks.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
NH_{PFZ}-O1	Subdivision, Use and Development
Subdivision, use, development in the identified flood hazard areas within Plimmerton Farm do not increase the natural hazard risk to people, <u>infrastructure</u> and property.	
NH_{PFZ}-O2	Natural Systems
Natural systems that reduce the susceptibility of damage to people, communities, property and infrastructure from natural hazards are maintained, enhanced and protected.	
NH_{PFZ}-O3	Risk to Life
There is reduced risk to life and property from flood hazards through natural hazard mitigation activities by Central Government Agencies, Porirua City Council, Greater Wellington Regional Council and their agents.	

POLICIES	
NH_{PFZ}-P1	Identification of Flood Hazard Areas
Identify and map flood hazards based on the relative level of hazard, as follows:	
<ol style="list-style-type: none"> 1. Stream Corridor - High Hazard Area, where fast flowing or deep water is highly likely to occur and is a hazard to human life and property; 2. Overland Flow Path - Medium Hazard Area, where moderate to fast flowing or deep water is likely to occur in heavy rain events and is a hazard to human life and property; 3. Ponding Area - Low Hazard Area, where slow flowing and shallow water may occur and is a hazard to property. 	

NH_{PFZ}-P2	Activities within Overland Flow Paths (Medium Hazard Areas) and Ponding Areas (Low Hazard Areas)
Provide for activities within the Overland Flow Paths and Ponding Areas that manage risk to people, property and emergency management.	
NH_{PFZ}-P3	Less-Hazard-Sensitive Activities within Stream Corridors (High Hazard Areas)
Only allow for Less-Hazard-Sensitive Activities within the Stream Corridor that: <ol style="list-style-type: none"> 1. Do not impede or block stream and flood water pathways; and 2. Manage risk to people, property and emergency management. 	
NH_{PFZ}-P4	Hazard-Sensitive and Potentially-Hazard-Sensitive Activities within Stream Corridors (High Hazard Areas)
Avoid Hazard-Sensitive and Potentially-Hazard-Sensitive Activities within Stream Corridors, unless the activity: <ol style="list-style-type: none"> 1. Has an operational or functional need to locate within the Stream Corridor; and 2. Manages the risk to people and property. 	
NH_{PFZ}-P5	Natural Hazard Mitigation Activity
Provide for natural hazard mitigation activities undertaken by Central Government Agencies, Porirua City Council, Greater Wellington Regional Council or their agents within Flood Hazard Areas where the activities decrease the risk to people and property or maintain stormwater systems and natural processes.	
NH_{PFZ}-P6	Soft-Engineering Measures
Encourage soft engineering measures that are consistent with SW_{PFZ}-P1 when undertaking natural hazard mitigation activities within Flood Hazard Areas to reduce the risk from flooding.	
NH_{PFZ}-P7	Earthworks in Overland Flow Paths (Medium Hazard Areas) and Ponding Areas (Low Hazard Areas)
Allow for earthworks in Overland Flow Paths and Ponding Areas that do not increase the risk from flooding to other properties through the displacement of flood waters.	
NH_{PFZ}-P8	Earthworks in Stream Corridors (High Hazard Areas)
Avoid earthworks in Stream Corridors that would increase the risk from flooding to people and property.	

RULES	
Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.	
NH_{PFZ}-R1	Natural Hazard Mitigation Activities and Soft Engineering Works in Flood Hazard Areas undertaken by either a Central Government Agency, Greater Wellington Regional Council, Porirua City Council or their agent
All Precincts	1. Activity Status: Permitted

NH_{PFZ}-R2	Buildings and Activities in Ponding Areas (Low Hazard Areas)
All Precincts	<ol style="list-style-type: none"> 1. Activity Status: Permitted <p style="margin-left: 20px;">Where:</p> <ol style="list-style-type: none"> a. Buildings must meet the minimum floor levels to protect from the 1 in 100 year event including allowing for the impacts of climate change. <li style="background-color: #ffe0b2;">2. Activity status: Discretionary <p style="margin-left: 20px;">Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with NH_{PFZ}-R2-1.

NH_{PFZ}-R3	Buildings and Activities in Overland Flow Paths (Medium Hazard Areas)
All Precincts	1. Activity Status: Discretionary

NH_{PFZ}-R4	Buildings and Activities in Stream Corridors (High Hazard Areas)
All Precincts	1. Activity Status: Non-Complying

7. ECOSYSTEMS AND INDIGENOUS BIODIVERSITY

The ecosystems and indigenous biodiversity section relates to Significant Natural Areas (“SNAs”) and Biodiversity Offsetting and Restoration Areas (“BORAs”).

The method of identifying SNAs is in accordance ~~consistent~~ with the criteria of Policy 23 of the *Regional Policy Statement for the Wellington Region* (2013).

The objectives, policies and rules provide the framework for managing the effects of activities on the biodiversity values of the Plimmerton Farm Zone. The rules recognise some activities that have limited impacts on identified values can occur within SNAs. Such activities are provided for as permitted activities. Other activities could result in a greater level of effect and therefore the rules identify the need for resource consent in order to enable assessment against the SNA values.

This section also includes provisions that seek to encourage the maintenance, enhancement and ongoing protection of the ecological function and biodiversity values of the site. A framework has been established that provides for biodiversity offsetting opportunities as well as the restoration and assisted natural revegetation of areas identified as Biodiversity Offsetting and Restoration Areas.

~~Provisions are also included to address site constraints in relation to the provision of a transport network through the Plimmerton Farm Zone. Clearance of vegetation within an SNA is likely to be required to construct the proposed roading network in accordance with the Plimmerton Farm Precinct Plan. Provisions in this section will ensure the ecological effects of such activities will be appropriately addressed.~~

For subdivision, use and development affecting wetlands, also refer to the *Natural Resources Plan for the Wellington Region*.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
ECO_{PFZ}-O1	Significant Natural Areas
<u>The identified values of Significant Natural Areas are protected from inappropriate subdivision, use and development and, where appropriate, restored</u> Significant Natural Areas are protected from the adverse effects of subdivision, use and development and, where appropriate, are enhanced.	
ECO_{PFZ}-O2	Biodiversity Offsetting and Restoration Areas
Biodiversity Offsetting and Restoration Areas are identified to provide opportunities for biodiversity offsetting and for protection and <u>restoration</u> enhancement to provide ecological, hydrological and amenity value.	
ECO_{PFZ}-O3	Natural Wetlands
<u>Natural wetlands are protected from inappropriate subdivision, use and development.</u>	
ECO_{PFZ}-O43	Ecological Function
The ecological function and protective buffering of hydrological and ecological systems are maintained and <u>restored</u> enhanced .	

POLICIES	
ECO_{PFZ}-P1	Identification of Significant Natural Areas
<u>Identify and list within ECO_{PFZ}-Appendix-1: Schedule of Significant Natural Areas areas with significant indigenous biodiversity values in accordance with the criteria in Policy 23 of the Regional Policy Statement</u>	
ECO_{PFZ}-P2	Identification of Natural Wetlands

To assist the integrated management of natural wetlands, map ~~identify and list within ECO_{PFZ}-Appendix 2: Schedule of Natural Wetlands~~ natural wetlands identified and mapped by Greater Wellington Regional Council and ~~indicative natural wetlands identified and mapped by Porirua City Council.~~

Note: The identification and management of natural wetlands is a function of Greater Wellington Regional Council. Refer to the National Environmental Standard for Freshwater 2020 and the Natural Resources Plan for the Wellington Region.

ECO_{PFZ}-P3~~21~~ **Effects-management hierarchy for Protection of Significant Natural Areas**

Protect the biodiversity values of Significant Natural Areas ~~identified in ECO_{PFZ}-Appendix 1: Schedule of Significant Natural Areas~~ ~~ECO_{PFZ}-Appendix 1 that have been identified using the criteria in Policy 23 of the Regional Policy Statement,~~ by requiring subdivision, use and development to:

1. Avoid ~~significant~~ adverse effects on identified indigenous biodiversity values where possible practicable;
2. ~~Remedy~~ Minimise adverse effects on the identified biodiversity values where avoidance is not ~~practicable~~ possible practicable;
3. ~~Mitigate~~ Remedy ~~the~~ adverse effects where they cannot be avoided or minimised ~~remedied~~; and
4. Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of ECO_{PFZ}-Appendix 2 Biodiversity Offsetting are met; ~~have not been mitigated within the site through protection, restoration and enhancement measures;~~ and
5. Only consider biodiversity compensation after implementing first considering biodiversity offsetting and where the principles of ECO_{PFZ}-Appendix 3 Biodiversity Compensation are met.

ECO_{PFZ}-P4 **Protection of Wetlands**

Require subdivision, use and development to avoid adverse effects on the indigenous biodiversity values of natural wetlands.

Note: The identification and management of natural wetlands is a function of Greater Wellington Regional Council. Refer to the National Environmental Standard for Freshwater 2020 and the Natural Resources Plan for the Wellington Region.

ECO_{PFZ}-P5~~3~~ **Appropriate Use and Development in Significant Natural Areas and Biodiversity Offsetting and Restoration Areas**

Enable vegetation removal within Significant Natural Areas identified in ECO_{PFZ}-Appendix 1: Schedule of Significant Natural Areas or Biodiversity Offsetting and Restoration Areas for the following activities where the vegetation removal is of a scale and nature that maintains the identified biodiversity values; ~~including;~~

1. Maintenance around existing buildings and infrastructure;
2. Safe operation of roads, tracks and accessways;
3. Restoration and conservation activities; and
4. Opportunities to enable tangata whenua to exercise customary harvesting practices.

ECO_{PFZ}-P6~~42~~ **Other Subdivision, Use and Development in Significant Natural Areas**

~~Provide for~~ Only allow subdivision, use and development in Significant Natural Areas identified in ECO_{PFZ}-Appendix 1: Schedule of Significant Natural Areas, ~~as follows~~ where the activity:

1. Applies the effects-management hierarchy of ECO_{PFZ}-P3~~21~~;
2. ~~Require~~ Takes into account the findings of an ecological assessment from a suitably qualified ecologist that ~~to~~ determines the significance of the indigenous biodiversity values, the impact of the activity on the

identified biodiversity values in order to support the ~~and the appropriate~~ application of the effects management hierarchy of ECO_{PFZ}-P3~~24~~;

3. ~~Require~~ Provides for the formal protection and ongoing active management of the Significant Natural Area;
4. ~~Limit~~ Minimises the land ownership fragmentation and physical fragmentation of ~~land ownership within the~~ Significant Natural Areas as part of the subdivision, use or development ~~that would constrain ongoing active management;~~
5. Avoids locating building platforms and vehicle accessways in Significant Natural Areas;
6. Minimises trimming or removal of indigenous vegetation to avoid loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area;
7. Minimises earthworks in Significant Natural Areas;
- ~~7.8.~~ Has a functional need for the specific location; and
- ~~8.9.~~ Minimises the potential cumulative adverse effects of activities on the values of the Significant Natural Area
Enable tangata whenua to exercise traditional cultural harvesting practices.

ECO_{PFZ}-P3

Biodiversity Offsetting

~~Only provide for biodiversity offsetting where:~~

- ~~1. The biodiversity offset addresses residual adverse effects that cannot otherwise be avoided, remedied or mitigated within the site in accordance with ECO_{PFZ}-P1;~~
- ~~2. The biodiversity offset's restoration, enhancement, and protection actions are additional to any avoidance, remedy or mitigation of the adverse effects of the activity;~~
- ~~3. The residual adverse effects are capable of being offset and will be fully offset to ensure no net loss, and preferably a gain, of biodiversity;~~
- ~~4. The biodiversity offsets are formally protected;~~
- ~~5. The biodiversity offset actions are undertaken close to the location of the activity and are applied so that the biodiversity values being achieved through the offset are the same or similar to the biodiversity values being lost;~~
- ~~6. The biodiversity offset re-establishes or protects the same type of ecosystem or habitat that is adversely affected, unless an alternative ecosystem or habitat will provide a net gain for indigenous biodiversity; and~~
- ~~7. The biodiversity offset assessment from a suitably qualified ecologist:

 - ~~a. Contains an explicit loss and gain calculation and demonstrates how no net loss, and preferably a net gain, in biodiversity can be achieved in practice; and~~
 - ~~Addresses any sources of uncertainty or risk in delivering no net loss of biodiversity.~~~~

ECO_{PFZ}-P54

Public Roads within Significant Natural Areas

~~Provide for public roads in a Significant Natural Area where the roads are consistent with the Plimmerton Farm Precinct Plan and adverse effects are addressed in accordance with ECO_{PFZ}-P21.~~

ECO_{PFZ}-P765

Other Subdivision, Use and Development in Biodiversity Offsetting and Restoration Areas

Provide for subdivision, use and development in Biodiversity Offsetting and Restoration Areas ~~that~~ where the activity protects or restores ecological, hydrological and amenity values, or provides opportunities for biodiversity offsetting, as follows:

- ~~1. Provide opportunities for biodiversity offsetting;~~
~~Protect, restore and enhance ecology, hydrology and amenity, as follows:~~
- ~~2.1.~~ Require planting regimes and ongoing pest animal and weed pest plant management;
- ~~3.2.~~ Encourage water sensitive design; or
- ~~4.3.~~ Has a functional need or operational need for the specific location; and
- ~~5.4.~~ Prepare or implement Land Management Plans in accordance with SUB_{PFZ}-P5.

ECO_{PFZ}-P8	<u>Protection and Restoration</u>
<u>Encourage the protection, enhancement and restoration of indigenous biodiversity by supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation.</u>	
ECO_{PFZ}-P9	New Plantation Forestry
Avoid the establishment of new plantation forestry within Significant Natural Areas and Biodiversity Offsetting and Restoration Areas.	
ECO_{PFZ}-P10	<u>Identification and Protection of Individual Trees</u>
<u>Protect the values of individual trees as identified in ECO_{PFZ}-Appendix 4. Provide for trimming for the health of the tree or for the safety of people and property. Only allow tree removal in consultation with Ngāti Toa.</u>	

RULES	
<p>Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.</p> <p><u>These rules do not apply to natural inland wetlands, which are defined and regulated under the National Policy Statement on Freshwater Management 2020 and the National Environmental Standards for Freshwater 2020 and managed by the Greater Wellington Regional Council.</u></p>	

ECO_{PFZ}-R1	<u>Trimming or Removal of Indigenous Vegetation within a Significant Natural Area <u>or</u> Biodiversity Offsetting and Restoration Area</u>
All Precincts	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The trimming or removal of indigenous vegetation is to:</p> <ul style="list-style-type: none"> i. Address an imminent threat to people or property; ii. Undertake natural hazard mitigation activity by a Central Government Agency, Greater Wellington Regional Council, Porirua City Council or their agent; iii. Ensure the safe operation of any formed public road or public walking or cycling track; iv. Maintain lawfully established private accessways where the removal of indigenous vegetation is within 1m of the accessway; v. Maintain lawfully established buildings where the removal of indigenous vegetation is within 3m of the building; vi. Construct, <u>in a Biodiversity Offsetting and Restoration Area</u>, a new public walking or cycling track up to 2.5m in width, undertaken by Porirua City Council or its agent (provided the track is not within a wetland); vii. Construct or maintain perimeter fences for stock or pest animal exclusion provided the removal of indigenous vegetation is within 1m of the fence; viii. <u>viii.</u> Comply with section 43 of the Fire & Emergency NZ Act 2017; or ix. <u>ix.</u> Enable tangata whenua to exercise traditional cultural <u>customary</u> harvesting practices.
	<p><u>2. Activity Status: Controlled</u></p> <p><u>Where:</u></p>

	<p>a. <u>The activity is the construction, in a Significant Natural Area, of a new public walking or cycling track up to 2.5m in width, undertaken by Porirua City Council or its agent.</u></p> <p><u>Matters of control are:</u></p> <p><u>M1. The need for the track;</u></p> <p><u>M2. The location of the track and</u></p> <p><u>M3. Effects on the indigenous biodiversity values of the Significant Natural Area.</u></p> <p><u>3. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with:</p> <p><u>i. ECO_{PFZ}-R1-1; or</u></p> <p><u>ii. ECO_{PFZ}-R1-2.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>For SNAs, the matters in</u></p> <p><u>a. ECO_{PFZ}-P3, ECO_{PFZ}-P5 and ECO_{PFZ}-P6.</u></p> <p>M2. <u>For BORAs, the matters in:</u></p> <p>a. <u>ECO_{PFZ}-P5 and ECO_{PFZ}-P7.</u></p> <p><u>For SNAs, refer to information requirement ECO_{PFZ}-IR-1.</u></p>
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<p><u>ECO_{PFZ}-R2</u></p> <p><u>ECO_{PFZ}-R2</u></p>	<p><u>Removal of Non-Indigenous Vegetation within a Significant Natural Area or Biodiversity Offsetting and Restoration</u></p> <p><u>Removal of Non-Indigenous Vegetation within a Significant Natural Area or Biodiversity Offsetting and Restoration</u></p>
<p><u>All Precincts</u></p> <p><u>All Precincts</u></p>	<p><u>1. Activity Status: Permitted</u> Activity Status: Permitted</p> <p><u>Where:</u></p> <p>a. <u>The trimming or removal is of non-indigenous vegetation that has not been identified as providing habitat with significant indigenous biodiversity value in an Ecosystems and Indigenous Biodiversity Management Plan that applies to the site.</u></p>
	<p><u>2. Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. Compliance is not achieved with:</p> <p><u>i. ECO_{PFZ}-R2-1.</u></p> <p><u>Matters of Discretion are restricted to:</u></p> <p>M1. <u>For SNAs, the matters in:</u></p> <p><u>a. ECO_{PFZ}-P3, ECO_{PFZ}-P5 and ECO_{PFZ}-P6.</u></p> <p>M2. <u>For BORAs, the matters in:</u></p> <p><u>a-b. ECO_{PFZ}-P5 and ECO_{PFZ}-P7.</u></p>

ECO _{PFZ} -R 3 ²	<p>Trimming or Removal of Indigenous Vegetation to Operate, Repair and Maintain Infrastructure or Renewable Electricity Generation Activities within a Significant Natural Area <u>or Biodiversity Offsetting and Restoration Area</u></p>
All Precincts	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The trimming or removal of indigenous vegetation is not within a wetland; and</p> <p>b.<u>a.</u> The trimming or removal of indigenous vegetation is:</p> <ul style="list-style-type: none"> i. Within 3m of a building; ii. Within 1m of other infrastructure or renewable electricity generation activity; or iii. Within 1m of an associated access track or fence. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>ii. ECO_{PFZ}-R3²-1.</p> <p>Matters of Discretion are restricted to:</p> <p>M1-M3. <u>M3.</u> The functional or operational need for the Infrastructure or Renewable Electricity Generation Activity;</p> <p>M2-M4. <u>For SNAs, the matters in:</u></p> <ul style="list-style-type: none"> c. <u>ECO_{PFZ}-P3², ECO_{PFZ}-P5³ and ECO_{PFZ}-P6⁴.</u> <u>M5. For BORAs, the matters in:</u> a. <u>ECO_{PFZ}-P5³ and ECO_{PFZ}-P7⁶.</u> <p><u>For SNAs, refer to information requirement ECO_{PFZ}-IR-1.</u></p>

ECO _{PFZ} -R 4 ³	<p>Enhancement and Management <u>Restoration and Maintenance</u> of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas</p>
All Precincts	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The works are for the purpose of enhancing <u>restoring or maintaining</u> the <u>identified</u> values of the Significant Natural Area or are in a Biodiversity Offsetting and Restoration Area by;</p> <ul style="list-style-type: none"> i. Planting <u>eco-sourced</u>, local, indigenous vegetation; ii. Carrying out <u>pest</u> animal pest and exotic-pest <u>pest</u> plant control activities; iii. Carrying out activities in accordance with a <u>Ecosystems and Indigenous Biodiversity Management Plan</u> Land Management Plan approved by Porirua City Council; iv. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or v. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977. <p>2. Activity status: <u>Restricted</u> Discretionary</p> <p>Where</p>

	<p>a. Compliance is not achieved with:</p> <p>i. <u>ECO_{PFZ}-R43-1.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>M1. <u>For SNAs, the matters in:</u></p> <p>a. <u>ECO_{PFZ}-P32, ECO_{PFZ}-P53 and ECO_{PFZ}-P64.</u></p> <p>M2. <u>For BORAs, the matters in:</u></p> <p>a. <u>ECO_{PFZ}-P53 and ECO_{PFZ}-P76.</u></p>
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ECO_{PFZ}-R54	Trimming or Removal of Indigenous Vegetation within a Significant Natural Area Associated with the Construction of a Public Road Identified on the Plimmerton Farm Precinct Plan
All Precincts	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>M1. The functional or operational need for the road; and</p> <p>M2. The matters in:</p> <p>a. ECO_{PFZ}-P64.</p> <p>Refer to information requirement ECO_{PFZ}-IR-1.</p>

ECO _{PFZ} -R5	New plantation forestry within a Significant Natural Area or a Biodiversity Offsetting and Restoration Area
All Precincts	1. Activity Status: Non-Complying

ECO _{PFZ} -R6	Trimming or RemovalProtection of Significant Lone Tōtara and Lone Tī Kōuka Tree identified in Map A-PFZ-2ECO_{PFZ}-Appendix-4
Precinct A	<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>The worksactivity affecting the tree:</u></p> <p>i. <u>Are essential works due to a serious imminent threat to the safety of people or property;</u></p> <p>ii. <u>Are for removal of the tree if it is confirmed to be dead or in terminal decline by a suitably qualified arborist;</u></p> <p>iii. <u>are advised to Porirua City Council as soon as reasonably practicable prior to work commencing;</u></p> <p>iv. <u>Are undertaken or supervised by a suitably qualified arborist; and</u></p> <p>v. <u>Are reported to Porirua City Council (no later than 10 working days after the works have been completed) in writing by a suitably qualified arborist who confirms the works were necessary and undertaken in accordance with good arboricultural practice.</u></p> <p>2. <u>Activity Status: Discretionary</u></p> <p><u>Where</u></p> <p>a. <u>Compliance is not achieved with ECO_{PFZ}-R67-1.</u></p>

ECO _{PFZ} -R76	Any activity not otherwise provided for as a permitted, controlled, restricted discretionary, or discretionary activity
All Precincts	1. Activity Status: Non-Complying

INFORMATION REQUIREMENTS	
ECO _{PFZ} -IR-1	Activities in Significant Natural Areas
All Precincts	Applications for activities in Significant Natural Areas must include the following: <ol style="list-style-type: none"> 1. An Ecological Assessment provided by a suitably qualified ecologist: <ol style="list-style-type: none"> a. Identifying the biodiversity values and potential impacts-effects offrom the proposal; and b. Demonstrating that the effects management hierarchy of ECO_{PFZ}-P32 has been applied.

APPENDIX		
ECO _{PFZ} -Appendix-1: Schedule of Significant Natural Areas		
Site Number	Site Name	Site Summary
SNA043	Taupō Swamp East (North)	A wetland extension of Taupō Swamp comprised of harakeke, toetoe, mānuka (<i>Leptospermum scoparium</i>; At Risk-Declining), <i>Coprosma robusta</i>, bracken, <i>Carex secta</i>, raupō, kānuka (presumably <i>Kunzea robusta</i>; Threatened-Nationally Vulnerable), <i>Carex dissita</i>, giant umbrella sedge, <i>Olearia virgata</i>, tauhinu, and <i>Muehlenbeckia australis</i>. Includes indigenous vegetation on Acutely Threatened and Chronically Threatened land environments.
SNA044	Taupō Swamp East (South)	A small flax swamp forming an eastern extension of Taupō Swamp, comprised of grey willow, harakeke, <i>Coprosma robusta</i>, koromiko, māhoe and bracken. May support the At Risk-Declining banded rail (<i>Gallirallus philippensis assimilis</i>). Includes indigenous vegetation on Acutely Threatened land environments.
SNA048	Plimmerton Swamp East	Two areas which contain wetland ecosystems (GWRC wetland ID 325) including an extensive flax-sedge swamp association, <i>Isolepis prolifera</i> and rush marshes in valley bottoms, mānuka (<i>Leptospermum scoparium</i> ; At Risk-Declining) scrub on western edge and a minor kaikomako forest remnant. Flora species within the flax swamp include harakeke, raupō, toetoe, mānuka, <i>Coprosma robusta</i> , and <i>Carex secta</i> ; whilst the mānuka scrub contains mānuka, taupata, <i>Muehlenbeckia australis</i> , <i>Carex secta</i> , and <i>Parablechnum procerum</i> . This site provides an important buffering function to Taupō Stream, contains indigenous vegetation on Acutely Threatened land environments, and may support the At Risk-Declining giant kokopu (<i>Galaxias argenteus</i>), inanga (<i>Galaxias maculatus</i>), longfin eel (<i>Anguilla dieffenbachii</i>), and redfin bully (<i>Gobiomorphus huttoni</i>).
SNA049	Camborne Bush	Coastal broadleaved-forest remnant with kānuka (presumably <i>Kunzea robusta</i> ; Threatened-Nationally Vulnerable) buffer. The coastal broadleaved-forest remnant contains a diverse canopy, comprised predominately of kohekohe, but also with kaikōmako, kahikatea (<i>Dacrycarpus dacrydioides</i> ; of local interest), tawa, tītoki, lancewood, karaka, tōtara (<i>Podocarpus tōtara</i> ; of local interest), mātai (<i>Prumnopitys taxifolia</i> ; of local interest), kōhūhū, and <i>Coprosma areolata</i> . This site includes large pines on western edge and grove of kahikatea and wharangi. Includes indigenous vegetation on Acutely Threatened land environments.

SNA050	Southern Plimmerton Hills Kānuka-Mānuka Forest and wetland	Regenerating kānuka (presumably <i>Kunzea robusta</i> ; Threatened-Nationally Vulnerable) and mānuka (<i>Leptospermum scoparium</i> ; At Risk-Declining) forest in the southern Taupō Stream catchment also includes small area of carex wetland and a large cabbage tree. Mostly grazed understorey but includes a range of divaricating species and ongaonga (not that common in Porirua). Includes indigenous vegetation on Acutely Threatened land environments.
SNA195	Plimmerton Hills Central Gully	Regenerating kanuka (presumably <i>Kunzea robusta</i> ; Threatened-Nationally Vulnerable) and mānuka (<i>Leptospermum scoparium</i> ; At Risk-Declining)-dominated forest in central Taupō Stream valley, with some treeferns and māhoe. Buffers a significant tributary of the Taupō Stream and may support the At Risk-Declining giant kōkopu (<i>Galaxias argenteus</i>), inanga (<i>Galaxias maculatus</i>), longfin eel (<i>Anguilla dieffenbachii</i>), and redfin bully (<i>Gobiomorphus huttoni</i>).
SNA196	Plimmerton East Hills Southern Gullies	Small kohekohe remnant amongst seral and regenerating forest in gullies, and rushland wetland communities on the gully floor, located in the eastern Taupō Stream catchment. Areas of mānuka (<i>Leptospermum scoparium</i> ; At Risk-Declining) scrub contain mānuka, māhoe, and mamaku; māhoe-mamaku low forest areas are comprised of māhoe, mamaku, mānuka, and kohekohe; whilst the rushland sedgeland contains <i>Carex geminata</i> , <i>Juncus effusus</i> , <i>Juncus edgariae</i> , and giant umbrella sedge. May support the At Risk-Declining giant kōkopu (<i>Galaxias argenteus</i>), inanga (<i>Galaxias maculatus</i>), longfin eel (<i>Anguilla dieffenbachii</i>), and redfin bully (<i>Gobiomorphus huttoni</i>). Includes indigenous vegetation on Chronically Threatened land environments.
SNA197	Plimmerton Hills North-eastern Gully	Regenerating kānuka (presumably <i>Kunzea robusta</i> ; Threatened-Nationally Vulnerable) and mānuka (<i>Leptospermum scoparium</i> ; At Risk-Declining) shrubland in northern part of Plimmerton Farm.
SNA198	Plimmerton East Hills Northern Gully	Regenerating broadleaved forest in northern part of Plimmerton Farm, comprised of mahoe, mamaku and cabbage tree.

[ECO_{PFZ}-Appendix-2: Biodiversity Offsetting](#)

[The following sets out a framework of principles for the use of biodiversity offsets.](#)
[The principles must be complied with for an action to qualify as a biodiversity offset. The principles will be used when assessing the adequacy of proposals for the design and implementation of offsetting as part of resource consent applications.](#)

<u>Principle 1</u>	<u>Adherence to the mitigation hierarchy</u>
<p><u>The proposed biodiversity offset will be assessed in accordance with the mitigation hierarchy set out in ECO-P32. It should only be contemplated after the mitigation hierarchy steps in ECO-P32 have been demonstrated to have been sequentially exhausted. Any proposal for a biodiversity offset will demonstrate how it addresses the residual adverse effects of the activity.</u></p>	
<u>Principle 2</u>	<u>Limits to offsetting</u>
<p><u>Many biodiversity values cannot be offset and if they are adversely affected then they will be permanently lost. These situations include where:</u></p> <ul style="list-style-type: none"> <u>a. Residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected or there is no appropriate offset site;</u> <u>b. There are no technically feasible or socially acceptable options by which to secure gains within acceptable timeframes; and</u> <u>c. Effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse. In these situations, an offset would be inappropriate. This principle reflects a standard of acceptability for offsetting and a proposed offset must provide an assessment of these limits that supports its success.</u> 	
<u>Principle 3</u>	<u>No net loss and preferably a net gain</u>
<p><u>The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity so that the overall result is no net loss and preferably a net gain in biodiversity. No net loss and net gain are measured by type, amount and condition at the impact and offset site and require an explicit loss and gain calculation. Provisions for addressing sources of uncertainty and risk of failure in delivering the biodiversity offset should also be included.</u></p>	
<u>Principle 4</u>	<u>Additionality</u>
<p><u>A biodiversity offset must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, including that gains are additional to any minimisation or remediation undertaken in relation to the adverse effects of the activity. Offset design and implementation must avoid displacing activities harmful to indigenous biodiversity to other locations</u></p>	
<u>Principle 5</u>	<u>Like for Like</u>
<p><u>The ecological values being gained at the offset site are the same as those being lost at the impact site across types of indigenous biodiversity, amount of indigenous biodiversity (including condition), over time and spatial context. When trading up forms part of an offset, the proposal must demonstrate that the indigenous biodiversity values gained are demonstrably of higher value than those lost, and the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.</u></p>	
<u>Principle 6</u>	<u>Landscape context</u>
<p><u>Biodiversity offset actions must be undertaken where this will result in the best ecological outcome, preferentially, first at the site, then the relevant catchment, then within the ecological district. Applications must consider the landscape context of both the impact site and the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.</u></p>	
<u>Principle 7</u>	<u>Long-term outcomes</u>
<p><u>The biodiversity offset must be managed to secure outcomes of the activity that last at least as long as the impacts, and preferably in perpetuity, including through the use of adaptive management where necessary.</u></p>	
<u>Principle 8</u>	<u>Time Lags</u>

The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the offset site must be minimised so that gains are achieved within the consent period and identified within the biodiversity offset management plan.

Principle 9 **Trading Up**

When trading up forms part of an offset, the proposal must demonstrate that the indigenous biodiversity values gained are demonstrably of higher value than those lost, and the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.

Principle 10 **Offsets in advance**

A biodiversity offset developed in advance of an application for resource consent must provide a clear link between the offset and the future effect. That is, the offset can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.

The BORAs are areas of land set aside in anticipation of adverse effects and thus provide for offsets in advance.

Principle 11 **Proposing a biodiversity offset**

A proposed biodiversity offset must include a specific biodiversity offset management plan, that:

- a. Sets out baseline information on the indigenous biodiversity that is potentially impacted by the proposed activity at both the donor and recipient sites;
- b. Demonstrates how the requirements set out in this schedule will be carried out; and
- c. Identifies the monitoring approach that will be used to demonstrate how the principles set out in this schedule will be fulfilled over an appropriate timeframe.

ECO_{PFZ}-Appendix-3: Biodiversity Compensation

The following sets out a framework of principles for the use of biodiversity compensation.
The principles must be complied with for an action to qualify as biodiversity compensation.

<u>Principle 1</u>	<u>Adherence to the mitigation hierarchy</u>
<u>Biodiversity compensation is a commitment to redress residual adverse effects. It must only be contemplated after the mitigation hierarchy steps in ECO_{PFZ}-P3₂ have been demonstrated to have been sequentially exhausted and thus applies only to residual adverse effects on indigenous biodiversity.</u>	
<u>Principle 2</u>	<u>Limits to biodiversity compensation</u>
<u>In deciding whether biodiversity compensation is appropriate, a decision-maker must consider the principle that many indigenous biodiversity values are not able to be compensated for because:</u>	
<ul style="list-style-type: none"> a. <u>The indigenous biodiversity affected is irreplaceable or vulnerable;</u> b. <u>There are no technically feasible or socially acceptable options by which to secure proposed gains within acceptable timeframes; and</u> c. <u>Effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse.</u> 	
<u>Principle 3</u>	<u>Scale of biodiversity compensation</u>
<u>The values to be lost through the activity to which the biodiversity compensation applies must be addressed by positive effects to indigenous biodiversity that are proportionate to the adverse effects on indigenous biodiversity.</u>	
<u>Principle 4</u>	<u>Additionality</u>
<u>Biodiversity compensation must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the compensation, including that gains are additional to any remediation undertaken in relation to the adverse effects of the activity. Compensation design and implementation must avoid displacing activities harmful to indigenous biodiversity to other locations.</u>	
<u>Principle 5</u>	<u>Landscape context</u>
<u>Biodiversity compensation actions must be undertaken where this will result in the best ecological outcome, preferentially, first at the site, then the relevant catchment, then within the ecological district. The actions must consider the landscape context of both the impact site and the compensation site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.</u>	
<u>Principle 6</u>	<u>Long-term outcomes</u>
<u>The biodiversity compensation must be managed to secure outcomes of the activity that last as least as long as the effects, and preferably in perpetuity.</u>	
<u>Principle 7</u>	<u>Time Lags</u>
<u>The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the compensation site must be minimised.</u>	
<u>Principle 8</u>	<u>Trading Up</u>
<u>When trading up forms part of biodiversity compensation, the proposal must demonstrate the indigenous biodiversity values gained are demonstrably of higher indigenous biodiversity value than those lost. The proposal must also show the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.</u>	
<u>Principle 9</u>	<u>Biodiversity compensation in advance</u>
<u>Biodiversity compensation developed in advance of an application for resource consent must provide a clear link between the compensation and the future effect. That is, the compensation can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.</u>	

<u>ECO_{PFZ}-Appendix-4: Schedule of Individual Trees</u>	
<u>Tree Name</u>	<u>Values</u>
<u>Lone Tōtara</u>	<u>The tōtara has ecological value as a large and spreading tree that represents original forest associations in the District. The tree provides an important source of food and seeds.</u>
<u>Lone Tī Kōuka</u>	<u>The tī kōuka reflects the ground cover that once would have existed on the site. Tī kōuka are an important taonga species used as kai, rongoā and as markers, indicators or wayfinding points. They are also a symbol of life and death, and could mark a place of significance.</u>

8. EARTHWORKS

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section. [Earthworks are also managed by Greater Wellington Regional Council.](#)

OBJECTIVES

EW_{PFZ}-O1 Earthworks

Earthworks achieve the following:

1. Landform modification from earthworks provides for the intended land use of the Plimmerton Farm Precinct Plan;
2. The receiving environments including Taupō Swamp, Taupō Stream and Te Awarua-o-Porirua Harbour are protected from [earthworks activities and related](#) erosion and sediment effects [and enhanced, where practicable](#);
3. Adverse effects on amenity values are minimised;
4. The safety of people, property and infrastructure is protected.

POLICIES

EW_{PFZ}-P1 ~~Earthworks in Precincts A, B and D~~

~~Provide for earthworks associated with subdivision, use and development in a coordinated and integrated manner as follows:~~

- ~~1. Address adverse visual effects associated with any cut or fill faces by restricting heights, and gradients of batter slopes and requiring the treatment and rehabilitation of these slopes with screening, landscaping or planting in accordance with the Plimmerton Farm Precinct Plan;~~
- ~~2. Address erosion and sediment control for earthworks areas not exceeding 3,000m² following the guidance of the Greater Wellington Regional Council publication *Small Earthworks – Erosion and Sediment Control for Small Sites* (2006);~~
- ~~3. Address erosion and sediment control for earthworks areas exceeding 3,000m² through an Erosion and Sediment Control Plan as follows:~~
 - ~~a. Stage the earthworks to minimise the total area of exposed soils at any point in time;~~
 - ~~b. Minimise disturbance of existing vegetation;~~
 - ~~c. Avoid long, continuous, exposed slopes;~~
 - ~~d. Use erosion control to prevent sediment generation rather than attempting to catch unnecessarily generated sediments downstream;~~
 - ~~e. Ensure that control measures are installed before commencement of each stage of earthworks;~~
 - ~~f. All topsoil must be stripped from the earthwork areas with the stripped area being kept to the practical minimum at any one time. Topsoil must be stockpiled and used in the rehabilitation of the site;~~
 - ~~g. All fill areas must be re-worked and compacted in accordance with a design that is appropriate to soil conditions and geology;~~
 - ~~h. All fills must be compacted to reduce erosion and sedimentation;~~
 - ~~i. Stabilise exposed areas as soon as practicable;~~
 - ~~j. Use vegetated ground cover to stabilise where appropriate;~~
 - ~~k. Install diversion drains, silt fences and decanting earth bunds to divert clean water runoff away from worked areas and keep separate from sediment prone water;~~
 - ~~l. Sediment retention ponds are to be sized to hold at least one third more capacity for the same volume area of disturbance than the requirements set out in the Greater Wellington Regional Council *Erosion*~~

and Sediment Control Guidelines for the Wellington Region (2006). All other design requirements for sediment retention ponds must remain compliant with the guidelines;

- m. Sediment retention ponds must be used for multiple catchments where possible;
 - n. Sediment retention ponds for catchments larger than 1.5ha must have baffles installed to improve settling conditions and prevent wind induced movement of sediment;
 - o. Earthworks must be staged to ensure that only runoff from the open area of earthworks is diverted to the sediment retention pond; and that the open area does not exceed the design capacity of the sediment retention pond. Only once an area/stage of works is complete, the surface stabilised and the subsequent clean water from the completed area is diverted so that it no longer flows into the sediment retention pond; can the area of the completed area/stage be removed from the total area of contributing catchment going to an sediment retention pond;
 - p. Decanting earth bunds are to be built at least one third larger than the requirements set out in the Greater Wellington Regional Council *Erosion and Sediment Control Guidelines for the Wellington Region* (2006);
 - q. Secondary protection including double silt fences must be installed to manage earthworks in relation to high risk areas, being Significant Natural Areas or wetlands;
 - r. Each stage of earthworks (and the overall site) must be designed to achieve a cut/fill balance but gullies, wetlands and stream corridors must not be used solely to dispose of fill;
 - s. Each area of earthworks must be stabilised as early as possible upon completion and not just at the end of the stage to minimise the area exposed at any one time;
 - t. Batter faces must be stabilised at intervals during the construction (likely maximum 5m height) to avoid the full face of the batter being exposed until the top of the batter construction is reached;
4. Address the effects of earthworks in Flood Hazard Areas in accordance with NH_{Prz}-P7 and NH_{Prz}-P8;
5. Do not compromise the safety and stability of land, infrastructure or buildings;
6. Avoid, remedy or mitigate any adverse dust or vibration beyond the site; and
- 7.1. Recognise and provide for Tangata Whenua cultural values and practices.

EW_{Prz}-P2 Site boundary earthworks in Precincts A, B and D

Earthworks at site boundaries must not result in abrupt changes in ground level between adjoining sites;

EW_{Prz}-P3 Earthworks in Precinct C (except to construct roads)

Provide for earthworks associated with subdivision, use and development as follows:

- 1. Avoid significant adverse effects and avoid, remedy or mitigate adverse effects on any identified characteristics and landscape values including those of the Kakaho Special Amenity Landscape and the prominent ridgeline identified on the Plimmerton Farm Precinct Plan; and
 - 2. Demonstrate that:
 - a. The effects on any landscape values are appropriately avoided, mitigated or remedied through restoration or rehabilitation;
 - b. The alignment and location of the earthworks minimise changes to the landform and, where relevant, maintain the identified values of the Kakaho Special Amenity Landscape;
 - c. Erosion is minimised and sediment or soil loss are avoided, in accordance with the applicable area of earthworks addressed in EW_{Prz}-P1-2 or EW_{Prz}-P1-3;
 - d. The earthworks avoid, remedy or mitigate adverse effects on indigenous vegetation and any earthworks within an SNA are undertaken in accordance with ECO_{Prz}-P2;
 - e. The earthworks provide for water sensitive design;
 - f. Effects on the stability of land are avoided, remedied or mitigated;
 - g. Avoid, remedy or mitigate any dust or vibration effects beyond the site; and
- 3.1. Address the effects of earthworks in Flood Hazard Areas in accordance with NH_{Prz}-P7 and NH_{Prz}-P8;

EW_{PFZ}-P4	<p>Earthworks to construct roads in Precinct C</p> <p>Provide for earthworks to construct roads in Precinct C as follows:</p> <ol style="list-style-type: none"> 1. Undertake in accordance with the Pimmerton Farm Precinct Plan; 2. Avoid, remedy or mitigate significant landscape, visual amenity and character effects including by controlling heights, gradients and the treatment of batter slopes; 3. Rehabilitate exposed slopes with screening or landscaping; 4. Maintain the identified landscape values where located within the Kakaho Special Amenity Landscape; 5. Avoid, remedy or mitigate adverse effects on the stability of land; 6. Minimise erosion and avoid sediment or soil loss, in accordance with the applicable area of earthworks addressed in EW_{PFZ}-P1-2 or EW_{PFZ}-P1-3; 7. Mitigate adverse effects in relation to stormwater management; and 8. Recognise and provide for Tangata Whenua cultural values and practices. 9.1. Address the effects of earthworks in Flood Hazard Areas in accordance with NH_{PFZ}-P7 and NH_{PFZ}-P8;
EW_{PFZ}-P5	<p>Traffic movements from earthworks</p> <p>Manage traffic movements associated with earthworks to minimise adverse effects on the transport network and on local amenity values.</p>
EW_{PFZ}-P1	<p>Earthworks – Management of Erosion and Sediment Effects</p> <p>Require earthworks associated with subdivision, use and development to:</p> <ol style="list-style-type: none"> 1. Protect Significant Natural Areas and natural wetlands from the adverse effects of earthworks; 2. Be considered in accordance with ECO_{PFZ}-P32 if the earthworks are within a Significant Natural Area; 3. Manage erosion and sediment control for earthworks areas not exceeding 3,000m² in accordance with the Greater Wellington Regional Council publication <i>Small Earthworks - Erosion and Sediment Control for Small Sites</i> (2006) and the Erosion and Sediment Control Principles in the Pimmerton Farm Precinct Plan; and 4. Recognise and provide for Tangata Whenua cultural values and practices. <p><u>Note: Erosion and sediment effects of earthwork areas of 3000m² or more are regulated by Greater Wellington Regional Council</u></p>
EW_{PFZ}-P2	<p>Earthworks – Management of Other Effects</p> <p>Require earthworks associated with subdivision, use and development to:</p> <ol style="list-style-type: none"> 1. Recognise and provide for Tangata Whenua cultural values and practices. 2. Avoid compromising the safety and stability of land, infrastructure or buildings; 3. Manage stormwater in accordance with SW_{PFZ}-P1; 4. Address the effects of earthworks in Flood Hazard Areas in accordance with NH_{PFZ}-P7 and NH_{PFZ}-P8; 5. Address adverse visual effects associated with any cut or fill faces by restricting heights, and gradients of batter slopes and requiring the treatment and rehabilitation of these slopes with screening, landscaping or planting; 6. Avoid significant adverse effects and avoid, remedy or mitigate adverse effects on any identified characteristics and landscape values including those of the Kakaho Special Amenity Landscape and the prominent ridgeline identified on the Pimmerton Farm Precinct Plan; 7. In the Kakaho Special Amenity Landscape minimise changes to the landform; 8. Provide for earthworks to construct roads in Precinct C in accordance with the Pimmerton Farm Precinct Plan, while giving effect to the other matters listed in this policy; 9. Avoid abrupt changes in ground level at site boundaries;

10. Avoid, remedy or mitigate any adverse dust or vibration beyond the site; and

11. Manage traffic movements associated with earthworks to minimise adverse effects on the transport network and on local amenity values.

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply. Earthworks are also managed by Greater Wellington Regional Council.

Note: The Te Rūnanga o Toa Rangatira Accidental Discovery Protocol in EW_{PFZ}-Appendix-1 applies.

EW _{PFZ} -R1	Earthworks
Precinct A and B and D	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. EW_{PFZ}-S1; ii. EW_{PFZ}-S2; iii. EW_{PFZ}-S3; iv. EW_{PFZ}-S4; iv. v. EW_{PFZ}-S8; v. vi. EW_{PFZ}-S9; vi. vii. EW_{PFZ}-S10; and vii. viii. EW_{PFZ}-S11. <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"> i. EW_{PFZ}-R1-1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters of discretion of any infringed standard; and M2. The matters in: <ul style="list-style-type: none"> a. EW_{PFZ}-P1; and b. EW_{PFZ}-P2; and c. b. EW_{PFZ}-P5. <p>Refer to information requirement EW_{PFZ}-IR-1.</p> <p>Notification:</p> <p><u>An application under this rule, where it is made jointly with an application for a retirement village under Rule PA_{PFZ}-R2 and Rule PA_{PFZ}-R9, is precluded from being publicly notified in accordance with section 95A or limited notified in accordance with Section 95B of the RMA.</u></p>
EW _{PFZ} -R2	Earthworks for the construction and maintenance of walkways, footpaths, bridle paths and cycleways

<p>Precinct A, B and D A and B</p>	<ol style="list-style-type: none"> 1. Activity Status: Permitted Where: <ol style="list-style-type: none"> a. The walkway, footpath, bridle path or cycleway does not exceed 6m in width; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. EW_{PFZ-S2}; ii. EW_{PFZ-S3}; iii. EW_{PFZ-S4}; and iv. EW_{PFZ-S11}. 2. Activity status: Restricted Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with: <ol style="list-style-type: none"> i. EW_{PFZ-R2-1}. <p>Matters of discretion are restricted to:</p> <p>M1. The matters of discretion of any infringed standard; and</p> <p>M2. The matters in:</p> <p>a. EW_{PFZ-P1}; and a. EW_{PFZ-P2}.</p>
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<p>EW_{PFZ-R3}</p> <p>All Precincts</p>	<p>Earthworks for the installation of infrastructure</p> <ol style="list-style-type: none"> 1. Activity Status: Permitted Where: <ol style="list-style-type: none"> a. The existing ground level is reinstated at the completion of the works; or b. Compliance is achieved with: <ol style="list-style-type: none"> i. EW_{PFZ-S1}; ii. EW_{PFZ-S2}; iii. EW_{PFZ-S3}; iv. EW_{PFZ-S4}; v. EW_{PFZ-S5}; vi. EW_{PFZ-S6}; vii. EW_{PFZ-S7}; viii. EW_{PFZ-S10}; and ix. EW_{PFZ-S11}. 2. Activity status: Restricted Discretionary Where: <ol style="list-style-type: none"> a. Compliance is not achieved with: <ol style="list-style-type: none"> i. EW_{PFZ-R3.1} <p>Matters of discretion are restricted to:</p> <p>M1. For Precincts A, B, D and I The matters in:</p> <p>a. EW_{PFZ-P1}; and a. EW_{PFZ-P2}.</p>
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	<p style="margin: 0;">M2. For Precinct C – the matters in:</p> <p style="margin: 0;">a. EW_{PFZ}-P3.</p>
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EW_{PFZ}-R4	Earthworks for construction and maintenance of farm tracks
All Precincts	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The track is associated with a lawfully established primary production activity and does not exceed 3m in width; and</p> <p>b. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. EW_{PFZ}-S2; ii. EW_{PFZ}-S3; iii. EW_{PFZ}-S4; iv. EW_{PFZ}-S5; v. EW_{PFZ}-S6; and vi. EW_{PFZ}-S7.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where</p> <p>a. Compliance is not achieved with:</p> <ul style="list-style-type: none"> i. EW_{PFZ}-R4-1. <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <ul style="list-style-type: none"> a. The matters of discretion of any infringed standard; b. EW_{PFZ}-P1; and c. EW_{PFZ}-P23.

EW_{PFZ}-R5	Earthworks (except for the construction of roads) in the Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
Precinct C – Kakaho Hillside Living, Hillside Living Area and Kakaho Basin North	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ul style="list-style-type: none"> i. EW_{PFZ}-S3; ii. EW_{PFZ}-S4; iii. EW_{PFZ}-S5; iv. EW_{PFZ}-S6; v. EW_{PFZ}-S9; vi. EW_{PFZ}-S10; and vii. EW_{PFZ}-S11.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p>

	<p style="margin-left: 40px;">i. EW_{PFZ}-R5-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters of discretion of any infringed standard;</p> <p>M2. The matters in:</p> <p style="margin-left: 40px;">a. EW_{PFZ}-P13; and</p> <p style="margin-left: 40px;">b. EW_{PFZ}-P25; and</p> <p>Refer to information requirement EW_{PFZ}-IR2.</p>
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EW _{PFZ} -R6	Earthworks (except for the construction of roads) within the Kakaho Basin
Precinct C – Kakaho Basin	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p style="margin-left: 40px;">i. EW_{PFZ}-S3;</p> <p style="margin-left: 40px;">ii. EW_{PFZ}-S4;</p> <p style="margin-left: 40px;">iii. EW_{PFZ}-S7;</p> <p style="margin-left: 40px;">iv. EW_{PFZ}-S9;</p> <p style="margin-left: 40px;">v. EW_{PFZ}-S10; and</p> <p style="margin-left: 40px;">vi. EW_{PFZ}-S11.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="margin-left: 40px;">i. EW_{PFZ}-R6-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters of discretion of any infringed standard; and</p> <p>M2. The matters in:</p> <p style="margin-left: 40px;">a. EW_{PFZ}-P13; and</p> <p style="margin-left: 40px;">b. EW_{PFZ}-P25.</p> <p>Refer to information requirement EW_{PFZ}-IR2.</p>

EW _{PFZ} -R7	Earthworks associated with the construction of a road illustrated on the Pimmerton Farm Precinct Plan in Precinct C
Precinct C	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p style="margin-left: 40px;">i. EW_{PFZ}-S3; and</p> <p style="margin-left: 40px;">ii. EW_{PFZ}-S8.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="margin-left: 40px;">a. EW_{PFZ}-P14; and</p>

	<p>b. EW_{PFZ}-P25.</p> <p>Refer information requirements in EW_{PFZ}-IR-2.</p> <p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. EW_{PFZ}-R7-1.a.</p> <p>Refer information requirements in IR-2.</p> <p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. EW_{PFZ}-R7-1.b</p> <p>Refer to information requirements in EW_{PFZ}-IR-2.</p>
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EW_{PFZ}-R8	Earthworks within Stream Corridors (High Hazard Areas)
All Precincts	1. Activity status: Non-Complying

STANDARDS

EW_{PFZ}-S1	Area of Earthworks	
Precincts A, B and D <u>A and B</u>	Earthworks must not exceed 200m ² per site in any 12 month period.	
EW_{PFZ}-S2	Height <u>and Location</u> of Earthworks	
Precincts A, B and D <u>A and B</u>	<p>Earthworks:</p> <ol style="list-style-type: none"> Must not exceed a cut or fill of 1m measured vertically except for earthworks for building platforms that meet the setback requirements for the Precinct, which must not exceed a cut or fill of 2.5m measured vertically; Must not be undertaken within 1m of the site boundary, <u>except where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure</u>; and Must not be undertaken on a slope with an angle of 34° or greater. 	
EW_{PFZ}-S3	<u>Setbacks from Waterbodies</u> Earthworks within 20m of a stream or wetland	
All Precincts	<p>Earthworks:</p> <ol style="list-style-type: none"> <u>Must be set back at least 5m-20m from natural wetlands or a streams (measured from the highest annual bank-full flow);</u> 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Effects on the amenity, ecological, cultural and other values of the waterbody.

	<p>1. Must not exceed 25m³ per site in any 12 month period; and</p> <p>2. Must not exceed a cut or fill of 0.5m measured vertically.</p> <p>This standard does not apply to earthworks under NH_{PFZ}-R1.</p> <p><u>Note: Earthworks near waterbodies are also regulated by Greater Wellington Regional Council</u></p>	
EW_{PFZ}-S4	Flood Hazard Areas	
All Precincts	<p>Earthworks must not be in:</p> <ol style="list-style-type: none"> 1. An Overland Flow Path; or 2. A Stream Corridor. <p>This standard does not apply to earthworks under NH_{PFZ}-R1.</p>	<p>Matters of discretion are restricted to:</p> <p>M1. Risk to properties, activities and people.</p>
EW_{PFZ}-S5	Earthworks in the Kakaho Hillside Living Area (except earthworks associated with construction of a road)	
Precinct C – Kakaho Hillside Living Area	<p>Earthworks:</p> <ol style="list-style-type: none"> 1. Must not exceed 350m² per site within any 5 year continuous period; 2. Must not exceed a cut or fill of 1m measured vertically; 3. Must have all exposed faces rehabilitated and retaining walls screened; and 4. Must not be undertaken on a slope with an angle of 34° or greater. 	
EW_{PFZ}-S6	Earthworks in the Hillside Living Area and Kakaho Basin North (except earthworks associated with construction of a road)	
Precinct C – Hillside Living Area and Kakaho Basin North	<p>Earthworks:</p> <ol style="list-style-type: none"> 1. Must not exceed 1,000m² per site within any 12 month continuous period; 2. Must not exceed a cut or fill of 1m measured vertically; 3. Must not be undertaken within 1m of the site boundary <u>except where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure</u>; and 4. Must not be undertaken on a slope with an angle of 34° or greater. 	
EW_{PFZ}-S7	Earthworks in the Kakaho Basin (except earthworks associated with construction of a road)	
Precinct C – Kakaho Basin	<p>Earthworks:</p> <ol style="list-style-type: none"> 1. Must not exceed 250m² per site within any 12 month continuous period; 	

	<ol style="list-style-type: none"> 2. Must not exceed a cut or fill of 1m measured vertically except for earthworks for building platforms that meet the setback requirements for the Precinct, which must not exceed a cut or fill of 2.5m measured vertically; 3. Must not be undertaken within 1m of the site boundary except where the earthworks are for trenching for the construction, operation, maintenance and repair, removal or upgrade of underground infrastructure; and 4. Must not be undertaken on a slope with an angle of 34° or greater. 	
EW_{PFZ}-S8	Earthworks associated with the construction of a road	
Precinct C	<p>Earthworks:</p> <ol style="list-style-type: none"> 1. Must not result in an upslope cut or batter greater than 4m measured vertically; 2. Batter slopes must not exceed an angle of 27° measured from the horizontal plane; and 3. Planting of the batter slopes must be in accordance with the Batter Slope Typologies of the Plimmerton Farm Precinct Plan. 	
Precincts A, B and DA and B	<p>Earthworks:</p> <ol style="list-style-type: none"> 1. Must not result in an upslope cut or batter greater than 8m measured vertically; 2. Batter slopes must not exceed an angle of 35<u>27</u>° measured from the horizontal plane; and 3. Planting of the batter slopes must be in accordance with the Batter Slope Typologies of the Plimmerton Farm Precinct Plan. 	
EW_{PFZ}-S9	Batter Slopes not associated with the construction of a road	
All Precincts	<ol style="list-style-type: none"> 1. Batter slopes must not exceed an angle of 35<u>27</u>° measured from the horizontal plane. 2. Planting of batter slopes must be in accordance with the Batter Slope Typologies of the Plimmerton Farm Precinct Plan. 	
EW_{PFZ}-S10	Retaining Walls	
All Precincts	Retaining walls of 2m or more measured vertically that adjoin road reserve must be finished to ensure that 75% of the vertical face of the wall is screened.	

EW_{PFZ}-S11	Site Reinstatement	
All Precincts	Within three months of the completion of earthworks or stage of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.	

INFORMATION REQUIREMENTS

EW_{PFZ}-IR-1	Earthworks of more than 3000m² under EW_{PFZ}-R1	
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Precincts A, B and DA and B	<p>An application for earthworks of more than 3000m² under EW_{PFZ}-R1 must include:</p> <ol style="list-style-type: none"> 1. Plans as follows: <ol style="list-style-type: none"> a. Contour or levels of the existing site, existing water courses, drainage features and any water table information; b. Proposed final contour levels and the extent of cut and fill; c. Batter slopes, surface and subsoil drainage and culverting; d. Specifications on compaction methods and degrees of compaction required, also giving moisture / density test results of the soil to be encountered. 2. Details of the staging and timing of the works <u>and</u> the total area of land to be exposed at any one time, and the erosion and sediment control measures to be installed per stage. 3. A Site Management Plan ('SMP') that details sediment and erosion control, dust control, vibration and noise, traffic, hours of operation, health and safety and any other measures employed to manage the impact on adjacent properties and other sensitive receivers such as the Taupō Swamp. 34. <u>For resource consent applications for areas of earthworks less than 3000m², the SMP must detail the erosion and sediment control measures including</u> an assessment of how the proposal is in accordance with the Plimmerton Farm Earthworks and Erosion and Sediment Control Principles and, where relevant, the Greater Wellington Regional Council <i>Erosion and Sediment Control Guidelines for the Wellington Region (2006)</i> <u>publication <i>Small Earthworks - Erosion and Sediment Control for Small Sites</i> (2006). Note: The erosion and sediment control measures associated with earthwork areas 3000m² or greater will be considered by Greater Wellington Regional Council.</u> 45. A Planting Plan prepared by a suitably qualified expert in accordance with the Batter Slope Typologies in the Plimmerton Farm Precinct Plan and retaining wall planting (including plant species, size) on-going management and legal protection of planted batter slopes. 56. <u>For resource consent applications for areas of earthworks less than 3000m², An Operations and Maintenance Plan prepared by a suitably qualified expert for all erosion and sediment control measures, which must specify monitoring requirements for all erosion and sediment control devices and include methodology for adaptive management in response to monitoring results with reference to specific receiving environments. Note: The erosion and sediment control measures associated with earthwork areas 3000m² or greater will be considered by Greater Wellington Regional Council.</u> 	
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EW_{PFZ}-IR-2	Applications made under Rules EW_{PFZ}-R5, EW_{PFZ}-R6 or EW_{PFZ}-R7	
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Precinct C	<p>An application made under Rules EW_{PFZ}-R5, EW_{PFZ}-R6 or EW_{PFZ}-R7 must include:</p> <ol style="list-style-type: none"> 1. An assessment by a suitably qualified landscape architect to assess the proposal, which includes an assessment against the values and characteristics of the Kakaho Special Amenity Landscape, where relevant. The assessment must include: <ol style="list-style-type: none"> a. Any relationship of the site to Precinct C and the Special Amenity Landscape overlay and its place in the Porirua and Plimmerton Farm landscape context; 	
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	<ul style="list-style-type: none"> b. Existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern; c. Existing vegetation and significant natural features on the site; d. Existing visibility and views to and from the site; e. Proposed building platforms; f. Associated earthworks for accesses or driveway construction including proposed topography by contour lines, identifying areas of cut and fill areas; g. Proposed landscape development including boundary planting, restoration areas and amenity and restorative planting; and <p>2. Plans as follows:</p> <ul style="list-style-type: none"> a. Contour or levels of the existing site, existing water courses, drainage features and any water table information; b. Proposed final contour levels and the extent of cut and fill; c. Batter slopes, surface and subsoil drainage and culverting; d. Specifications on compaction methods and degrees of compaction required, also giving moisture / density test results of the soil to be encountered. <p>3. Details of the staging and timing of the works <u>and</u> the total area of land to be exposed at any one time, and the erosion and sediment control measures to be installed per stage.</p> <p>4. A Site Management Plan ('SMP') that details sediment and erosion control, dust control, vibration and noise, traffic, hours of operation, health and safety and any other measures employed to manage the impact on adjacent properties and other sensitive receivers such as the Taupō Swamp.</p> <p>5. <u>For resource consent applications for areas of earthworks less than 3000m², the SMP must detail the erosion and sediment control measures including an assessment of how the proposal is in accordance with the Plimmerton Farm Earthworks and Erosion and Sediment Control Principles and, where relevant, the Greater Wellington Regional Council Erosion and Sediment Control Guidelines for the Wellington Region (2006) publication <u>Small Earthworks - Erosion and Sediment Control for Small Sites (2006)</u>. Note: The erosion and sediment control measures associated with earthwork areas 3000m² or greater will be considered by Greater Wellington Regional Council.</u></p> <p>6. A Planting Plan prepared by a suitably qualified expert in accordance with the Batter Slope Typologies in the Plimmerton Farm Precinct Plan and retaining wall planting (including plant species, size) on-going management and legal protection of planted batter slopes.</p> <p>7. <u>For resource consent applications for areas of earthworks less than 3000m², An Operations and Maintenance Plan prepared by a suitably qualified expert for all erosion and sediment control measures, which must specify monitoring requirements for all erosion and sediment control devices and include methodology for adaptive management in response to monitoring results with reference to specific receiving environments. Note: The erosion and sediment control measures associated with earthwork areas 3000m² or greater will be considered by Greater Wellington Regional Council.</u></p>
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APPENDIX

EW_{PFZ}-Appendix-1: Te Rūnanga o Toa Rangatira Accidental Discovery Protocol

Evidence of archaeological sites can include kōiwi (human skeletal remains), taonga Māori (Māori artifacts), oven stores, charcoal, shell middens, ditches, banks, pits and old building foundations.

If any archaeological site(s) are uncovered during physical works, ~~Te Rūnanga o Toa Rangatira~~ Porirua City Council ~~will~~ requires the contractor to adopt the following protocols:

1. Work ~~shall~~must cease immediately at the place of discovery;
2. The contractor and subcontractor(s) must shut down all machinery, isolate and secure the site, and advise the project manager;
3. No materials relating to the artifacts or site ~~shall~~may be removed;
4. The project manager shall promptly advise [Porirua City Council and](#) Te Rūnanga o Toa Rangatira (see contact details below);
5. If skeletal remains are uncovered, the project manager ~~will~~must also advise the New Zealand Police;
6. An archaeologist and Iwi monitor approved by Te Rūnanga o Toa Rangatira ~~shall~~must be employed at the expense of the contractor to examine and record the site;
7. Te Rūnanga o Toa Rangatira will, at their discretion, contact other iwi groups and organise a site inspection by appropriate tangata whenua advisors and the archaeologist;
8. If, as a result of the site inspection and investigation, there is a need for an appropriate ceremony, Te Rūnanga o Toa Rangatira will arrange such at the contractor's expense;
9. Materials discovered will be handled and removed by Ngāti Toa Rangatira representatives responsible for the tikanga appropriate to their removal and preservation, or re-interment;
10. Works affecting the archaeological site ~~shall~~must not resume until Te Rūnanga o Toa Rangatira and the New Zealand Police in the case of skeletal remains have each given the appropriate consent, approval or authority for work to continue.

The contractor and subcontractor(s) ~~will~~must allow representatives of Te Rūnanga o Toa Rangatira and the archaeologist all reasonable access to the site to carry out their respective responsibilities or activities under this protocol.

Contact details for the Te Rūnanga o Toa Rangatira representative are as follows:

Resource Management and Communications Team
Te Rūnanga o Toa Rangatira
26 Ngāti Toa Street
PO Box 50079
PORIRUA

9 Noise

This section manages noise so it is compatible with the amenity anticipated in the Precincts.

The following are exempt from the rules and standards in this section:

1. Aircraft being operated during flight including take-off and landing;
2. Helicopters used for emergency and as air ambulances;
3. Vehicles being driven on a road (within the meaning of Section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity;
4. Trains on rail lines (public or private) and crossing bells within road reserve, including at railway yards, railway sidings or stations. However, this exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains;
5. Any warning device or siren used by emergency services for emergency purposes (and routine testing and maintenance);
6. The use of generators and mobile equipment (including vehicles) for emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities;
7. Activities at emergency service facilities associated with emergency response and emergency response training;
8. Farming activity, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis for primary production in the Rural Zones;
9. Impulsive sounds (hammerings and bangs); and
10. Animal noise.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
NOISE_{PFZ}-O1	Emission of Noise
The effects of the emission of noise are compatible with the role, function and character of each Precinct and do not compromise public health or safety.	
NOISE_{PFZ}-O2	Reverse sensitivity
Noise sensitive activities are designed and located to minimise reverse sensitivity effects.	

POLICIES	
NOISE_{PFZ}-P1	Emission of Noise
Provide for noise from use and development that is compatible with the amenity anticipated for each Precinct by: <ol style="list-style-type: none"> 1. Setting noise levels appropriate to the noise-sensitivity of each Precinct’s activities; 2. Enabling noise emissions that are internalised to the site; 3. Encouraging noise-emitting activities to adopt the best practicable option; and 4. Limiting the frequency, intensity, duration and offensiveness of the noise emitted. 	
NOISE_{PFZ}-P2	Emission of Noise from Building Activity
Provide for noise from building activity that is not compatible with the amenity anticipated for each Precinct where the best practicable option is adopted.	
NOISE_{PFZ}-P3	Reverse sensitivity
Require noise sensitive activities locating in Precinct B adjacent to within 100m of the St Andrews Road or in Precinct Reverse sensitivity buffer area to design habitable rooms to attenuate external noise.	

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

NOISE _{PFZ-R1}	Emission of Noise
All Precincts	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p style="padding-left: 20px;">i. NOISE_{PFZ-S1}, when measured at any point within any receiving site. If the receiving site is in a different Precinct, then the permitted noise level of the receiving Precinct applies.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. NOISE_{PFZ-R1-1}.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="padding-left: 20px;">a. NOISE_{PFZ-P1}; and</p> <p style="padding-left: 20px;">b. NOISE_{PFZ-P2}.</p>

NOISE _{PFZ-R2}	Noise from building activities
All Precincts	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The noise from building activities must be measured, assessed, managed and controlled in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction noise and DIN 4150- 3:1999 Structural Vibration – Effects of Vibration on Structures.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. NOISE_{PFZ-R2-1}.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="padding-left: 20px;">a. NOISE_{PFZ-P1}; and</p> <p style="padding-left: 20px;">b. NOISE_{PFZ-P2}.</p>

NOISE _{PFZ-R3}	New buildings and alterations to existing buildings for use by a noise sensitive activity.
<p>Precinct B – St Andrews Road Reverse Sensitivity</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p>

Buffer Area Precinct D	<ul style="list-style-type: none"> i. NOISE_{PFZ-S2}, demonstrated by means of an acoustical certificate; b. Compliance is achieved with: <ul style="list-style-type: none"> i. NOISE_{PFZ-S3}; and ii. NOISE_{PFZ-S4}.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. NOISE_{PFZ-R3-1} <p>Matters of discretion are restricted to:</p> <p>M1. The matters of discretion of any infringed standard.</p>

STANDARDS		
NOISE _{PFZ-S1}	Permitted Noise Levels of Receiving Sites	
Precinct A	7.00am to 7.00pm	50dB LAeq (15min)
Precinct B		
Precinct C	7.00pm to 10.00pm	45dB LAeq (15min)
	10.00pm to 7.00am	40dB LAeq (15min) 70dB LAFmax
Precinct D	7.00am to 7.00pm	60dB LAeq (15min) In addition, for bass music: 60dB at 63Hz LAeq (5min) and 55dB at 125Hz LAeq (5min)
	7.00pm to 10.00pm	60dB LAeq (15min) In addition, for bass music: 60dB at 63Hz LAeq (5min) and 55dB at 125Hz LAeq (5min)
	10.00pm to 7.00am	60dB LAeq (15min) In addition, for bass music: 60dB at 63Hz LAeq (5min) and 55dB at 125Hz LAeq (5min) 80dB LAFmax
NOISE _{PFZ-S2}	Noise Sensitive Activities - Acoustic Attenuation	
Precinct B —St Andrews Road Reverse Sensitivity Buffer Area	<ul style="list-style-type: none"> 1. Any new building, or altered existing building, used for noise sensitive activities must be designed to achieve the following indoor design noise levels: <ul style="list-style-type: none"> a. For habitable rooms: 40dB LAeq(24h). 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The location of the noise sensitive activity in relation to St Andrews Road; M2. The reverse sensitivity effects on St Andrews Road;

		<p>M3. The amenity of future occupants of the unit; and</p> <p>M4. Topographical or ground conditions that mitigate vibration impacts.</p>
Precinct D	<p>2. Any new building, or altered existing building, used for noise sensitive activities must be designed to achieve the following indoor design noise levels:</p> <p>a. For habitable rooms: 30dB LAeq(24h).</p>	<p>Matters of discretion are restricted to:</p> <p>M5. The reverse sensitivity effects on non-residential activities; and</p> <p>M6. M5. The amenity of future occupants of the unit.</p>
NOISE_{PFZ-S3}	Noise Sensitive Activities - Mechanical Ventilation	
<p>Precinct B St Andrews Road</p> <p>Reverse Sensitivity</p> <p>Buffer Area</p> <p>Precinct D</p>	<p>Where windows of a habitable room must be closed to meet the requirements for NOISE_{PFZ-S2.1} or NOISE_{PFZ-S2.2}, the building must be designed with a mechanical ventilation system that achieves the following for habitable rooms:</p> <ol style="list-style-type: none"> 1. Provides mechanical ventilation to satisfy clause G4 of the New Zealand Building Code (Schedule 1 of the Building Regulations 1992); and 2. Achieves a minimum of 7.5litres of fresh air per second per person; and 3. Does not generate more than 35dB LAeq(30s) when measured 1m away from any grille or diffuser. 	<p>Matters of discretion are restricted to:</p> <p>M1. The health and amenity of future occupants of the unit.</p>
NOISE_{PFZ-S4}	Noise Sensitive Activities - Vibration	
<p>Precinct B St Andrews Road</p> <p>Reverse Sensitivity</p> <p>Buffer Area</p> <p>Precinct D</p>	<p>Any new building, or altered existing building, used for noise sensitive activities must be designed to achieve the following:</p> <ol style="list-style-type: none"> 1. Class C of Norwegian Standard 8176E:2005 (Vibration and Shock Measurement of Vibration in Buildings from Landbased Transport and Guidance to Evaluation of Its Effect on Human Beings). 	<p>Matters of discretion are restricted to:</p> <p>M1. The location of the noise sensitive activity in relation to St Andrews Road;</p> <p>M2. The reverse sensitivity effects on St Andrews Road;</p> <p>M3. The amenity of future occupants of the unit; and</p> <p>M4. Topographical or ground conditions that mitigate vibration impacts.</p>

10. SUBDIVISION

Subdivision within Plimmerton Farm ~~is a Restricted Discretionary Activity~~ [requires resource consent](#) to ~~require~~ [achieve](#) consistency with the Plimmerton Farm Precinct Plan. The key features of the Plimmerton Farm Precinct Plan will be delivered at subdivision stage, including provision for roading, walking, cycling connections and routes, public open spaces, and protection of indigenous biodiversity.

OBJECTIVES	
SUB_{PFZ}-O1	Plimmerton Farm Precinct Plan Implementation
Subdivision is consistent with the Plimmerton Farm Precinct Plan and creates allotments and patterns of land development that are compatible with the physical features of the site.	
SUB_{PFZ}-O2	Integration of Land Use and Transport
Land use is integrated with the transport network.	
SUB_{PFZ}-O3	Integration with Infrastructure
Allotments are serviced by infrastructure that has been planned and provided for in a comprehensive and integrated manner and has sufficient capacity for development.	
SUB_{PFZ}-O4	Protection of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas
Significant Natural Areas and Biodiversity Offsetting and Restoration Areas are protected and provided for through subdivision.	
SUB_{PFZ}-O5	Maintenance of the Values of Special Amenity Landscapes
The significant landscape characteristics and values of the Kakaho Special Amenity Landscape are maintained through subdivision.	

POLICIES	
SUB_{PFZ}-P1	Creation of Allotments
All Precincts	<p>Require subdivision to result in allotments that:</p> <ol style="list-style-type: none"> 1. Give effect to the Plimmerton Farm Precinct Plan; 2. Are of a size and shape that is sufficient to accommodate the intended or anticipated use and development form for the Precinct; 3. Are able to be serviced by reticulated network infrastructure or on-site servicing; 4. Achieve the requirements for Significant Natural Areas or Biodiversity Offsetting and Restoration Areas set out in ECO_{PFZ}-P3, ECO_{PFZ}-P6 and ECO_{PFZ}-P7, where Significant Natural Areas or Biodiversity Offsetting and Restoration Areas fall within an allotment; 5. Achieve the requirements for natural wetlands set out in ECO_{PFZ}-P4, , where natural wetlands fall within an allotment; 4.6. Provide for built development to occur outside any Significant Natural Areas or Biodiversity Offsetting and Restoration Areas or natural wetlands that fall within an allotment; and 7. Take account of the Flood Hazard Areas identified through NH_{PFZ}-P1; and 5.8. Ensure the safe operation, maintenance and access to any Regionally Significant Infrastructure on or adjacent to the site, taking into account the outcome of consultation with the Regionally Significant Infrastructure owner
SUB_{PFZ}-P2	Boundary Adjustments
All Precincts	Enable boundary adjustments that achieve an efficient and effective use of land.
SUB_{PFZ}-P3	Functioning of the Transport Network
All Precincts	Require subdivision to promote the safe and efficient functioning of the transport network by:

	<ol style="list-style-type: none"> 1. Providing for roads, access lots and rights of way that achieve safe and efficient traffic movements; 2. Providing for a variety of travel modes that reflect the role, function and character of the Precinct, including the provision of safe walking and cycling and access to public transport; 3. Providing for legal and physical access; 4. Achieving the movement and connectivity set out in TR_{PFZ-P2}; Providing for safe and efficient road access to St Andrews Road; 5. Providing for safe and efficient walking and cycling access to St Andrews Road; 6. Avoiding direct private property access onto St Andrews Road; and 7. Avoiding development that hinders future connections to the north and east of Plimmerton Farm.
SUB_{PFZ-P4}	Integration with Infrastructure
All Precincts	<p>Require infrastructure that:</p> <ol style="list-style-type: none"> 1. Is provided at or before the time of allotment creation; 2. Meets Council standards; 3. Integrates with the wider network; 4. Has the capacity to accommodate anticipated future development; and 5. Achieves the management of stormwater quality and quantity set out in SW_{PFZ-P1} and SW_{PFZ-P2}.
SUB_{PFZ-P5}	Subdivision of an Allotment with a Significant Natural Area or Biodiversity Offsetting and Restoration Area
<p>All Precincts A, B and C</p>	<ol style="list-style-type: none"> 1. <u>The first subdivision in the Plimmerton Farm Zone must, in consultation with Porirua City Council and Ngāti Toa, prepare a map of the entire Plimmerton Farm Zone that identifies:</u> <ol style="list-style-type: none"> a. <u>Significant Natural Areas;</u> b. <u>Biodiversity Offsetting and Restoration Areas;</u> c. <u>Natural wetlands and streams in consultation with Greater Wellington Regional Council;</u> d. <u>Areas of significant terrestrial, indigenous biodiversity outside of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas;</u> e. <u>Areas within Significant Natural Areas and Biodiversity Offsetting and Restoration Areas of non-indigenous vegetation that provide significant indigenous biodiversity habitat;</u> f. <u>Catchment and sub-catchment boundaries;</u> 2. <u>All subdivision, including the first subdivision, of an allotment containing a Significant Natural Area or Biodiversity Offsetting and Restoration Area must prepare or update an Ecosystems and Indigenous Biodiversity Management Plan that:</u> <ol style="list-style-type: none"> a. <u>Gives effect to the requirements for Significant Natural Areas or Biodiversity Offsetting and Restoration Areas set out in ECO_{PFZ-P3}, ECO_{PFZ-P6} and ECO_{PFZ-P7};</u> b. <u>Provides details of the following, including key performance indicators for monitoring:</u> <ol style="list-style-type: none"> i. <u>Pest management;</u> ii. <u>Fencing to exclude animals from Significant Natural Areas and Biodiversity Offsetting and Restoration Areas;</u> iii. <u>Offsetting and restoration for Biodiversity Offsetting and Restoration Areas that includes:</u> <ol style="list-style-type: none"> i. <u>Buffering and augmentation of Significant Natural Areas;</u>

- II. Retention of existing gully vegetation and regenerating native bush to assist in the reinstatement of vegetation cover. Restoration may be promoted via natural regeneration of indigenous vegetation on retired pasture and other areas;
 - III. Restoration of landform and vegetation cover that is compatible with the wider landscape-scale natural ecosystem that Plimmerton Farm is part of;
 - iv. Planting including plant sources, establishment and maintenance;
 - v. Provision for cultural harvesting;
 - vi. Management of areas of significant terrestrial, indigenous biodiversity outside of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas;
 - vii. Specifies legal mechanisms for the land owner's responsibility for the ongoing management including funding for Significant Natural Areas, Biodiversity Offsetting and Restoration Areas and areas of significant terrestrial, indigenous biodiversity outside of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas;
- c. Sets out monitoring and enforcement of the matters detailed in Clauses 2a and 2b.

~~In respect of subdivision of an allotment that includes a Significant Natural Area or Biodiversity Offsetting and Restoration Area, require the preparation of a Land Management Plan that gives effect to the Land Management Principles of the Precinct Plan as follows:~~

~~Promote integrated management of vegetation, animals and landscapes;~~

- ~~1. In Significant Natural Areas, protect significant indigenous vegetation and significant habitats of indigenous animals;~~
- ~~2. In Biodiversity Offsetting and Restoration Areas, undertake restoration that buffers and augments Significant Natural Areas;~~
- ~~3. Give effect to ECO_{PLZ}-P2 and ECO_{PLZ}-P5;~~
- ~~4.1. Recognise that Plimmerton Farm is part of a wider landscape-scale natural ecosystem. The management and restoration of landform and vegetation cover must reflect this context; Require the management and restoration of landform and vegetation cover to be compatible with the wider landscape-scale natural ecosystem that Plimmerton Farm is part of.~~
- ~~5. Recognise that vegetation across Plimmerton Farm is continually changing, including through natural succession and reversion, the introduction of new vegetation elements through changing land use and the effects of climate change;~~
- ~~6. In the Kakaho Special Amenity Landscape, maintain and enhance the characteristics and values of the Landscape;~~
- ~~7. Contribute to the protection, enhancement and buffering of the Taupō Swamp complex, Taupō Stream and Te Awarua o Porirua;~~
- ~~8. Retain existing gully vegetation and regenerating native bush that will assist in the reinstatement of vegetation cover, particularly across steep hill slopes. Restoration may be promoted via natural regeneration of indigenous vegetation on retired pasture and other areas;~~
- ~~9. Integrate the following elements:~~
 - ~~a. Landform;~~
 - ~~b. Catchments, water runoff and erosion;~~
 - ~~c. Landscape character;~~
 - ~~d. Vegetation and animal habitats;~~

	<p>e. Freshwater habitats;</p> <p>f. Indigenous biodiversity values;</p> <p>10. Require Land Management Plans to detail the following:</p> <p>a. Vegetation establishment, maintenance and harvesting;</p> <p>b. The relationship between indigenous and introduced species present;</p> <p>c. Provision for cultural harvesting;</p> <p>d. Pest animal and pest plant Weed and animal pest control;</p> <p>e. Animal habitats;</p> <p>f. The relationship of SNAs and BORAs across Plimmerton Farm including buffering areas and potential ecological corridors;</p> <p>g. The potential to contribute to sediment control and the maintenance of water quality;</p> <p>h. Fencing to exclude stock;</p> <p>i. Sources of plants;</p> <p>j. Any public access and tracks;</p> <p>Mechanisms for ongoing legal protection and active management.</p>
SUB_{PFZ}-P6	Subdivision in Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
Precinct C – Kakaho Hillside Living Area, Hillside Living Area, and Kakaho Basin North	<p>Provide for subdivision where:</p> <ol style="list-style-type: none"> 1. The overall shape of the allotment boundaries coincides with and avoids dividing existing natural edges in the landscape including spurs, ridges and gullies; 2. The building platforms in the Kakaho Hillside Living Area are located in the identified development areas of the Precinct C Plan; 3. The building platforms are identified for any subdivision in the Hillside Living Area or Kakaho Basin North; and 4. Vehicle accessways respect landform.
SUB_{PFZ}-P7	St Andrews Road Planted Buffer
Precinct B	Require the creation and ongoing management of a planted buffer strip along Plimmerton Farm property boundaries with St Andrews Road to visually screen the properties from St Andrews Road.

RULES

Note: The rules of other parts of the District Plan may apply in addition to the following rules.

Note: The subdivision rules below apply as follows:

- SUB_{PFZ}-R1 is a standalone rule that deals with boundary adjustments.
- SUB_{PFZ}-R2 applies to all subdivision (except boundary adjustments).
- SUB_{PFZ}-R3 imposes additional requirements for subdivision of sites containing Significant Natural Areas or Biodiversity Offsetting and Restoration Areas.
- SUB_{PFZ}-R4, SUB_{PFZ}-R5 and SUB_{PFZ}-R6 impose additional requirements for subdivision of sites in Precinct C.

SUB_{PFZ}-R1	Boundary Adjustments
All Precincts	1. Activity Status: Controlled

	<p>Where:</p> <ol style="list-style-type: none"> a. The boundary adjustment does not create additional allotments; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. SUB_{PFZ}-S1 ii. SUB_{PFZ}-S2; iii. SUB_{PFZ}-S3; iv. SUB_{PFZ}-S4; and v. SUB_{PFZ}-S5. <p>Matters of Control are restricted to:</p> <ol style="list-style-type: none"> M1. The design and layout of the allotments; and M2. The ability to accommodate the intended use including any associated infrastructure.
	<ol style="list-style-type: none"> 2. Activity status: Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with <ol style="list-style-type: none"> i. SUB_{PFZ}-R1-1.

SUB _{PFZ} -R2	All Subdivisions (Excluding Boundary Adjustments)
All Precincts	<ol style="list-style-type: none"> 1. Activity Status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. SUB_{PFZ}-S1; ii. SUB_{PFZ}-S2; iii. SUB_{PFZ}-S3; iv. SUB_{PFZ}-S4; v. SUB_{PFZ}-S5; and b. Where subdivision is of land in Precinct B directly adjoining St Andrews Road, compliance is achieved with: <ol style="list-style-type: none"> i. SUB_{PFZ}-S6; and ii. A Planting Plan in accordance with SUB-IR-1 has been prepared. <p>Matters of Discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The matters in: <ol style="list-style-type: none"> a. SUB_{PFZ}-P1; b. SUB_{PFZ}-P3; c. SUB_{PFZ}-P4; and M2. Where subdivision is of land in Precinct B directly adjoining St Andrews Road: <ol style="list-style-type: none"> a. The appropriateness of the Planting Plan; b. Timing of the planting; c. Effectiveness of the measures to ensure the ongoing management and legal protection of the buffer area; and

	<p>d. The matters in SUB_{PFZ}-P7.</p> <p>Refer to information requirements SUB_{PFZ}-IR-1 for land directly adjoining St Andrews Road.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. SUB_{PFZ}-R2-1.</p>

SUB_{PFZ}-R3	Subdivision of a Site Containing a Significant Natural Area or a Biodiversity Offsetting and Restoration Area
All Precincts	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. A building platform to contain a residential unit complying with the Precinct provisions is identified for each new lot and is located outside of the Significant Natural Area or Biodiversity Offsetting and Restoration Area; and</p> <p>b. Access to the building platform complies with the relevant standards in TR_{PFZ}, is identified for each new lot and is located outside of the Significant Natural Area or Biodiversity Offsetting and Restoration Area; and</p> <p>c. A Land Management Plan in accordance with SUB_{PFZ}-IR-2 has been prepared.</p> <p>Matters of Discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. SUB_{PFZ}-P1; and</p> <p>b. SUB_{PFZ}-P5.</p> <p>Refer to information requirement SUB_{PFZ}-IR-2.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. SUB_{PFZ}-R3-1.</p>

SUB_{PFZ}-R4	Subdivision in the Kakaho Hillside Living Area
Precinct C - Kakaho Hillside Living Area	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. The building platforms are located in the identified development areas of the Precinct C Plan;</p> <p>b. The vehicle accessway to each building platform is identified for each new lot; and</p> <p>c. A Kakaho Special Amenity Landscape - Landscape and Visual Assessment in accordance with SUB_{PFZ}-IR-23 has been prepared.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. SUB_{PFZ}-P1; and</p> <p>b. SUB_{PFZ}-P6; and</p>

	<p>M2. The effectiveness of the measures set out in the Kakaho Special Amenity Landscape - Landscape and Visual Assessment.</p> <p>Refer to information requirement SUB_{PFZ}-IR-23.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. SUB_{PFZ}-R4-1.</p>

SUB _{PFZ} -R5	Subdivision in the Hillside Living Area and Kakaho Basin North
Precinct C - Hillside Living Area and Kakaho Basin North	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. A building platform to contain a residential unit complying with the Precinct provisions is identified for each new lot;</p> <p>b. The vehicle accessway to each building platform is identified for each new lot; and</p> <p>c. A Kakaho Special Amenity Landscape - Landscape and Visual Assessment in accordance with SUB_{PFZ}-IR-23 has been prepared for sites within the Kakaho Special Amenity Landscape;</p> <p>d. A Landscape and Visual Assessment in accordance with SUB_{PFZ}-IR-34 has been prepared for sites not within the Kakaho Special Amenity Landscape.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="padding-left: 20px;">a. SUB_{PFZ}-P1; and</p> <p style="padding-left: 20px;">b. SUB_{PFZ}-P6; and</p> <p>M2. The effectiveness of the measures set out in the relevant Landscape and Visual Assessment.</p> <p>Refer to information requirement SUB_{PFZ}-IR-23 or SUB_{PFZ}-IR-34.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. SUB_{PFZ}-R5-1.</p>

SUB _{PFZ} -R6	Subdivision in Kakaho Basin
Precinct C - Kakaho Basin	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. A Kakaho Special Amenity Landscape - Landscape and Visual Assessment in accordance with SUB_{PFZ}-IR-23 has been prepared.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The effectiveness of the measures set out in the Kakaho Special Amenity Landscape - Landscape and Visual Assessment.</p> <p>Refer to information requirement SUB_{PFZ}-IR-23.</p>
	<p>2. Activity status: Discretionary</p>

Where:

- a. Compliance is not achieved with:
 - i. SUB_{PFZ}-R6-1.

STANDARDS			
SUB _{PFZ} -S1	Minimum Allotment Size and Shape Factor		Building Platform and Access
	Minimum Allotment Size	Shape Factor	
Precinct A	n/a	9m x 14m clear of any yards, access allotments and rights of way, unless the lot is part of a multi-unit housing development where a prescribed shape factor does not apply.	1. The vehicle crossing of each allotment is identified on the subdivision scheme plan.
Precinct B	n/a	10m x 15m clear of any yards, access allotments and rights of way, unless the lot is part of a multi-unit housing development where a prescribed shape factor does not apply.	1. The vehicle crossing of each allotment is identified on the subdivision scheme plan.
Precinct C – Kakaho Hillside Living Area	Minimum 2ha average Note: For the avoidance of doubt, the 2ha average can include public open space vested with Council located within the Precinct.	n/a	Building platforms are: 1. Identified on the subdivision scheme plan, and 2. Within the Development Area as detailed on the Precinct Plan. 3. Access to each building platform including the location of the vehicle crossing is identified on the subdivision scheme plan.
Precinct C – Hillside Living Area	Minimum 2ha average Note: For the avoidance of doubt, the 2ha average can include public open space vested with Council located within the Precinct.	n/a	Building platforms are: 1. Identified on the subdivision scheme plan, and 2. Access to each building platform including the location of the vehicle crossing is identified on the subdivision scheme plan.
Precinct C – Kakaho Basin	n/a	10m x 15m clear of any yards, access allotments and rights of way, unless the lot is part of a multi-unit housing development where a prescribed shape factor does not apply.	Building platforms are: 1. Identified on the subdivision scheme plan, and 2. Access to each building platform including the location of the vehicle crossing is identified on the subdivision scheme plan.

Precinct C – Kakaho Basin North	Minimum 2000m ² average Note: For the avoidance of doubt, the 2000m ² average can include public open space vested with Council located within the Precinct.		Building platforms are: 1. Identified on the subdivision scheme plan, and 2. Access to each building platform including the location of the vehicle crossing is identified on the subdivision scheme plan.
Precinct D	n/a	n/a	n/a
SUB_{PFZ}-S2	Access		
All Precincts	<ol style="list-style-type: none"> 1. All allotments must have legal and physical access that is either: <ol style="list-style-type: none"> a. Directly onto a road in accordance with standard TR_{PFZ}-S4; or b. Onto a road via a private way in accordance with standard TR_{PFZ}-S1. 		
SUB_{PFZ}-S3	Water Supply		
All Precincts	<ol style="list-style-type: none"> 1. Where a connection to Council’s reticulated water supply is available, all new allotments must be capable of being provided with a water supply connection at the allotment boundary, in accordance with the Wellington Water Limited <i>Regional Standard for Water Services</i> (2019). 2. Where a connection to Council’s reticulated water supply is unavailable, all allotments must be capable of being provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L (including firefighting water supply) <u>and a firefighting water supply in accordance with the New Zealand Firefighting Code of Practice SNZ/PAS 4509:2008.</u> <p><u><i>Note: Fire and Emergency New Zealand recommends that the most appropriate way to comply with the New Zealand Firefighting Code of Practice SNZ/PAS 4509:2008 is through the installation of fire sprinkler systems, in accordance with NZS 4541:2013</i></u></p>		
SUB_{PFZ}-S4	Wastewater Disposal		
All Precincts	<ol style="list-style-type: none"> 1. Where a connection to Council’s reticulated wastewater is available: <ol style="list-style-type: none"> a. All allotments must be capable of being provided with a connection at the allotment boundary in accordance with the Wellington 		

	<p>Water Limited <i>Regional Standard for Water Services</i> (2019).</p> <ol style="list-style-type: none"> 2. Where a connection to Council’s reticulated wastewater is unavailable: <ol style="list-style-type: none"> a. All allotments must be capable of being provided with an on-site wastewater system licensed by Porirua City Council and meeting the requirements of Rule 75 of the <i>Natural Resources Plan for the Wellington Region</i>; and b. Where sewage is to be discharged to land, the land must not be subject to instability or inundation, or used for the disposal of stormwater. 	
SUB_{PFZ-S5}	Telecommunications and Power Supply	
All Precincts	<ol style="list-style-type: none"> 1. All new allotments must have provision for telecommunication connections; and 2. All new allotments must have provision for electricity connections. 	
SUB_{PFZ-S6}	St Andrews Road Planted Buffer	
Precinct B	<ol style="list-style-type: none"> 1. Buffer strips must be located in accordance with the ‘landscape buffer’ on the Plimmerton Farm Precinct Plan and have a minimum width of 3m; 2. Buffer strips must be permeable to stormwater; and 3. Buffer strip planting must be selected, located, provided at a density, and maintained in a manner to ensure that, when mature, a visually impermeable screen of planting is achieved: <ol style="list-style-type: none"> a. Along the length of the buffer strip, and b. To a height of at least 2m. 	

INFORMATION REQUIREMENTS		
SUB_{PFZ-IR-1}	Planting Plan	
Precinct B	<p>An application made under Rule SUB_{PFZ-R2} for subdivision of land in Precinct B that includes land adjoining St Andrews Road must include:</p> <ol style="list-style-type: none"> 1. A planting plan prepared by a suitably qualified landscape architect that provides details of a landscape buffer strip in accordance with the Plimmerton Farm Precinct Plan. The planting plan will have as its key performance objectives: <ol style="list-style-type: none"> a. Revegetation and long-term management of the landscape buffer strip adjacent to St Andrews Road; 	

	<ul style="list-style-type: none"> b. A planting palette that assists in providing an ecological reference to Taupō Swamp. <p>2. The planting plan must include the following information:</p> <ul style="list-style-type: none"> a. Plant species and size at planting; b. Performance standards for vegetation establishment and ongoing maintenance, including pest animal and pest plant weed and pest control; c. Proposed measures for ongoing protection of vegetation that may include covenant, consent notice or other mechanism.
SUB_{PFZ}-IR-2	Land Management Plan
All Precincts	<p>Applications for subdivision under Rule SUB_{PFZ}-R3 must include:</p> <ul style="list-style-type: none"> 1. A Land Management Plan prepared by a suitably qualified ecologist and a suitably qualified landscape architect that sets out the following: <ul style="list-style-type: none"> Detailed mapping of the Significant Natural Areas and Biodiversity Offsetting and Restoration Areas within the subdivision; Detailed mapping of areas that are beyond the extent of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas and contain significant biodiversity values in terms of Policy 23 of the Regional Policy Statement for the Wellington Region; a. Measures to achieve the matters in SUB_{PFZ}-P5; b. Detailed mapping of the public accessways and tracks within the subdivision to give effect to the Plimmerton Farm Precinct Plan; c. Measures to assist with sediment control and water quality, in accordance with the Plimmerton Farm Earthworks and Erosion and Sediment Control Principles and Freshwater Principles, with particular regard to the Taupō Swamp complex, Taupō Stream and Te Awarua O Porirua; d. Timeframes for implementation; and e.a. Monitoring and reporting to Council on the achievement of the Land Management Plan's intended outcomes.
SUB_{PFZ}-IR-23	Kakaho Special Amenity Landscape - Landscape and Visual Assessment
<p>Precinct C – Kakaho Hillside Living Area, Kakaho Basin, and Kakaho Basin North (within the Kakaho Special Amenity Landscape)</p>	<p>Applications under Rules SUB_{PFZ}-R4, SUB_{PFZ}-R5 and SUB_{PFZ}-R6 for Subdivision in the Kakaho Hillside Living Area, Kakaho Basin and Kakaho Basin North (within the Kakaho Special Amenity Landscape) must provide:</p> <ul style="list-style-type: none"> 1. A Landscape and Visual Assessment prepared by a suitably qualified landscape architect that sets out the following: <ul style="list-style-type: none"> a. An assessment of the proposal against the values and characteristics of the Kakaho Special Amenity Landscape; b. Details of the proposed measures to maintain the values and characteristics of the Kakaho Special Amenity Landscape; c. The relationship of the site to Precinct C, the Kakaho Special Amenity Landscape and its place in the Porirua and Plimmerton Farm landscape context; d. Existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern; e. Existing vegetation and significant natural features on the site; f. Existing visibility and views to and from the site; g. Proposed allotment boundaries, building platforms, roading and access; h. Associated earthworks and access or driveway construction including proposed topography by contour lines, identifying areas of cut and fill;

	<ul style="list-style-type: none"> i. Proposed landscape development including fences, boundary planting, restoration areas and amenity and restorative planting; j. Visibility and similarity with surrounding colours, textures, patterns and forms. <p>2. A Planting Plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal.</p> <ul style="list-style-type: none"> a. The Planting Plan will have as its key performance objectives: <ul style="list-style-type: none"> i. Establishment of a vegetative cover over areas exposed by site earthworks; and ii. Integration of the earthworks into the adjoining landscape. b. The Planting Plan must include the following information: <ul style="list-style-type: none"> i. Details of batter slope planting and retaining wall screening planting (including plant species, size, and spacing); ii. A planting maintenance plan for 3 years or until planting has achieved an 80% canopy cover; and iii. On-going management and legal protection of batter slopes.
SUB_{PFZ}-IR-34	Landscape and Visual Assessment (outside the Kakaho Special Amenity Landscape)
<p>Precinct C – Hillside Living Area, and Kakaho Basin North (outside the Kakaho Special Amenity Landscape)</p>	<p>Applications under Rule SUB_{PFZ}-R5 for subdivision in the Hillside Living Area and Kakaho Basin North (outside the Kakaho Special Amenity Landscape) must provide:</p> <ul style="list-style-type: none"> 1. A Landscape and Visual Assessment prepared by a suitably qualified landscape architect that sets out the following: <ul style="list-style-type: none"> a. Existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern; b. Existing vegetation and significant natural features on the site; c. Existing visibility and views to and from the site; d. Proposed allotment boundaries, building platforms, roading and access; e. Associated earthworks and access or driveway construction including proposed topography by contour lines, identifying areas of cut and fill; f. Proposed landscape development including fences, boundary planting, restoration areas and amenity and restorative planting. g. Visibility and similarity with surrounding colours, textures, patterns and forms. 2. A Planting Plan prepared by a suitably qualified expert that provides details of the planting of vegetation to mitigate potential landscape and visual effects associated with the proposal. <ul style="list-style-type: none"> a. The Planting Plan will have as its key performance objectives: <ul style="list-style-type: none"> i. Establishment of a vegetative cover over areas exposed by site earthworks; and ii. Integration of the earthworks into the adjoining landscape. b. The Planting Plan must include the following information: <ul style="list-style-type: none"> i. Details of batter slope planting and retaining wall screening planting (including plant species, size, and spacing); ii. A planting maintenance plan for 3 years or until planting has achieved an 80% canopy cover; and iii. On-going management and legal protection of batter slopes.

11 Renewable Electricity Generation

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
REGPFZ-O1	Renewable Electricity Generation
Small-scale renewable electricity generation activities are able to establish and operate while:	
<ol style="list-style-type: none"> 1. Minimising adverse effects on the anticipated amenity and character of the Precinct; and 2. Protecting the values of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas. 	

POLICIES	
REGPFZ-P1	Small-scale renewable electricity generation activities
Enable small-scale renewable electricity generation activities that:	
<ol style="list-style-type: none"> 1. Is of a form, location and scale that avoids, remedies or mitigates any adverse effects on the environment; 2. Is consistent with the anticipated amenity and character of the Precinct; and 3. Protects the values of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas. 	

RULES	
Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.	

REGPFZ-R1	Small-scale renewable electricity generation activities
All Precincts	<ol style="list-style-type: none"> 1. Activity status: Permitted <ul style="list-style-type: none"> Where: <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. REGPFZ-S1; ii. REGPFZ-S2; and iii. REGPFZ-S3.
	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <ul style="list-style-type: none"> Where: <ol style="list-style-type: none"> a. Compliance is not achieved with: <ol style="list-style-type: none"> i. REGPFZ-R1-1. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The matters of any infringed standard; and M2. The matters in REGPFZ-P1.

REG_{PFZ-R2}	Other Renewable Electricity Generation Activities
All Precincts	1. Activity status: Discretionary

STANDARDS

REG_{PFZ-S1} Small-scale solar panels mounted to any building or structure

All Precincts	<ol style="list-style-type: none"> 1. The panel must not exceed the permitted building height standard for the Precinct by more than 1m measured vertically. 2. The panel must not exceed the permitted height in relation to boundary standard for the underlying zone by more than 1m measured vertically. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The form and location of the panel; M2. The visual amenity of adjacent properties; and M3. Effects on the values of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas.
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REG_{PFZ-S2} Small-scale roof-mounted wind turbines

All Precincts	<ol style="list-style-type: none"> 1. The turbine must not exceed the permitted building height standard of the Precinct by more than 3m measured vertically. 2. The turbine must not exceed the permitted height in relation to boundary standard for the Precinct by more than 1m measured vertically. 3. The turbine must not exceed a maximum rotor diameter of 2.5m, and 4. There must be no more than one turbine per site. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Health and safety; M2. The scale, form and location of the turbine; M3. The visual amenity of adjacent properties; M4. Whether there are topographical or other site constraints that make compliance with the standard impractical; and M5. Effects on the values of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas.
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REG_{PFZ-S3} Small-scale freestanding wind turbines

All Precincts	<ol style="list-style-type: none"> 1. The turbine must not exceed the permitted height in relation to boundary standard for the underlying zone; 2. The turbine must not be located within the greater of: <ol style="list-style-type: none"> a. 60m of a habitable building on an adjacent site; or b. A distance of 10 times the turbine/mast/pole's height from any site boundary that is not held in the same record of title. 3. The turbine must not exceed a maximum height above ground level of 20m (including the full vertical extent of the blades). 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Health and safety; M2. The scale, form and location of the turbine; M3. The visual amenity of adjacent properties; M4. Whether there are topographical or other site constraints that make compliance with the standard impractical; and M5. Effects on the values of Significant Natural Areas and Biodiversity Offsetting and Restoration Areas.
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4. The turbine must not exceed a maximum rotor diameter of 7.2m.

5. There must be no more than:

a. One turbine per site on a site of less than 20ha, or

b. Three turbines on a site greater than 20ha.

PART C: PRECINCT SPECIFIC MATTERS

124. PRECINCT A

Precinct A is located at the southern end of the Plimmerton Farm Zone, close to the existing urban areas of Plimmerton and Camborne and existing public transport networks. The purpose of this Precinct is to provide for medium density residential in a built form of predominantly two-storey and three-storey buildings, detached, semi-detached and terraced housing and low-rise apartments, supported by a commercial centre. A retirement village is also anticipated.

The Precinct A objectives, policies and rules provide the framework for managing the effects of development and providing for high levels of ~~residential~~ amenity and a high quality built environment.

The commercial centre, home businesses and other non-residential activities that support the social and economic health and wellbeing of the community ~~may occur~~ are provided for in Precinct A, as long as they ~~minimise~~ manage adverse effects on residential character and amenity values.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
PA_{PFZ}-O1	Purpose of Precinct A
Precinct A: <ol style="list-style-type: none"> Primarily provides for medium density residential activities; and Provides for a range of non-residential activities, <u>including a commercial centre</u>, that support the <u>social, cultural and economic</u> health and wellbeing of people and communities, and are compatible with the character and amenity values of Precinct A. 	
PA_{PFZ}-O2	Character and Amenity Values of Precinct A
The scale, form and density of subdivision, use and development in Precinct A is characterised by: <ol style="list-style-type: none"> A built form of predominantly two-storey and three-storey buildings, detached, semi-detached and terraced housing, and low-rise apartments <u>and compatible commercial development</u>; High quality urban design and residential amenity; and An urban environment that is visually attractive, safe, easy to navigate and convenient to access. 	

POLICIES	
PA_{PFZ}-P1	Residential Activities
Enable residential activities and a diverse range of residential unit types and sizes that are compatible with the built form, character and amenity values anticipated in Precinct A and are suitably serviced by infrastructure.	
PA_{PFZ}-P2	<u>Plimmerton Farm Commercial Centre</u>
<u>Provide for a Plimmerton Farm Commercial Centre that:</u> <ol style="list-style-type: none"> <u>Includes predominantly small-scale commercial and community activities that service the social, cultural and economic needs of the residential catchment;</u> <u>Does not include large format retail activities except supermarket and trade supplier activities;</u> <u>Enables residential activities above ground floor that achieve the following:</u> <ol style="list-style-type: none"> <u>Indoor noise and ventilation levels that are appropriate for residents, to mitigate reverse sensitivity to other Plimmerton Farm Commercial Centre activities;</u> <u>Access to sunlight or daylight;</u> <u>Internal privacy for all residential units;</u> <u>Access both to and within the building that is convenient, legible and efficient;</u> <u>Servicing that is suitable, convenient and visually discreet; and</u> <u>Outdoor living space that is readily accessible and of high quality to attract occupation and use;</u> 	

- 4. Is of a type and scale compatible with the character and amenity anticipated in Precinct A;
- 5. Avoids, remedies or mitigates adverse effects on the amenity values beyond the site from the movement of people and vehicles associated with the Centre’s activities;
- 6. Has hours of operation compatible with residential amenity;
- 7. Has an operational need for its location;
- 8. Is suitably serviced with infrastructure; and
- ~~9.~~ 9. Does not undermine the role and function of the City Centre Zone.

PA_{PFZ}-P3~~2~~ Other Non-Residential Activities

Enable non-residential activities that:

- 1. Contribute to the social, cultural and economic wellbeing of people and communities;
- 2. Are of a type and scale compatible with the character and amenity anticipated in Precinct A of the area;
- ~~3. Avoid, remedy or mitigate adverse effects on the amenity values beyond the site including from signs and the location and scale of utility and external storage areas;~~
- ~~4.~~3. Avoid, remedy or mitigate adverse effects on the amenity values beyond the site from the movement of people and vehicles associated with the activity;
- ~~5.~~4. Have hours of operation compatible with residential amenity;
- ~~6.~~5. Have an operational need to locate in the Precinct; ~~and~~
- 6. Are suitably serviced with infrastructure; ~~and~~
- 7. Do not undermine the role and function of the City Centre Zone.

Avoid non-residential activities that are incompatible with the character and amenity values anticipated in Precinct A.

PA_{PFZ}-P4~~3~~ Integration and Connectivity

Provide for built development that integrates and connects with the surrounding environment.

PA_{PFZ}-P5~~4~~ Buildings and Structures

Provide for buildings and structures that are of a form, scale and design that achieve the character and amenity anticipated for Precinct A.

When considering height of buildings to enable greater residential density, consideration must be given to:

- 1. The distance (for all transport modes) from ~~Precinct D~~ non-residential land uses and Plimmerton Railway Station.
- 2. Elevation and gradient of the site, and the effects that this will have on visibility of the building from within and outside of the zone;
- 3. Measures proposed to mitigate adverse effects on the character ~~s and value~~ of Precinct A through:
 - a. The location, design and scale of the building or structure;
 - b. The visibility, reflectively and colour of the building or structure;
 - c. Visibility and similarity with surrounding colours, textures, pattern and forms; and
 - d. How proposed landscaping contributes to amenity and balancing the building or structures scale and form.

PA_{PFZ}-P6~~5~~ Urban Design (Residential)

Require residential development in Precinct A to achieve high quality urban design by taking an integrated, comprehensive site planning and design approach to achieve the following:

1. Site planning that:
 - a. Integrates building form and open space;
 - b. Achieves a consistent pattern of building alignment;
 - c. Provides access to sunlight or daylight to buildings;
 - d. Provides a positive frontage to the street;
 - e. Provides convenient, safe and legible connections and circulation;
 - f. Provides front doors that are clearly legible from the street or accessway;
 - g. Achieves passive surveillance of the street or accessway;
 - h. Minimises the visual impact of car parking and garaging on the streetscape;
2. Building design that:
 - a. Achieves visual interest and avoids visual monotony while also achieving aesthetic coherence and integration;
 - b. Provides internal visual privacy for all units within a development;
 - c. Provides for servicing that is suitable, convenient and visually discreet;
3. Open space and landscape design that:
 - a. Ensures all outdoor living areas in the development are well located and accessible;
 - b. Ensures any shared outdoor living areas are well located and of high quality;
 - c. Uses planting to achieve visual amenity, safety and functionality;
 - d. Includes driveways, manoeuvring and parking areas that are safe, convenient and attractive; and
4. Lighting that enhances safety and security without adversely affecting the amenity of other sites.

PA_{PFZ}-P76**Urban Design (Commercial)**Provide for commercial use and development that:

1. Is coherently designed, offers visual interest and mitigates any visual dominance;
2. Has a positive interface with public space (including streets), including:
 - a. A veranda or other form of shelter for pedestrians;
 - b. A predominance of transparent glazing that allows visibility into and out of building frontages; and
 - c. Obvious public entrances;
3. Designs and locates parking areas, vehicle access, outdoor storage and servicing arrangements to maintain streetscape, visual amenity, residential amenity and pedestrian safety;
4. Incorporates high-quality landscape treatment that integrates with any adjoining landscape treatment and provides screening to any buildings, parking areas and any service and loading facilities from any adjoining residential neighbours;
5. Designs all spaces accessible to the public to be safe and minimises opportunities for crime;
6. Provides for external lighting that:
 - a. Has a functional need or operational need;
 - b. Contributes to safety;
 - c. Avoids adverse effects on traffic safety; and
 - d. Avoids conflict with permitted sensitive activities, including any adjoining residential neighbours;
7. Provides for signs that:
 - a. Have a functional need or operational need;

- b. [Contribute to social, cultural and economic wellbeing;](#)
- c. [Avoid, remedy or mitigate adverse effects on traffic safety; and](#)
- d. [Avoid, remedy or mitigate adverse effects on amenity, including that of any adjoining residential neighbours.](#)

PA_{PFZ}-P86 Retirement Villages

Provide for a retirement village in Precinct A, where:

1. It is consistent with the Plimmerton Farm Precinct Plan;
2. Significant adverse effects on the residential amenity values of adjoining sites and the surrounding area are avoided;
3. Other adverse effects on residential amenity values are minimised, including effects from:
 - a. The movement of vehicles and people;
 - b. The overall layout and scale of the retirement village including fencing, location and size of utility areas and external storage areas;
4. The overall scale, form, composition and design of buildings are compatible with the character and amenity anticipated in Precinct A.

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

PA_{PFZ}-R1 Residential Activities

1. Activity Status: Permitted
Where:
 - a. There are no more than two residential units and one minor residential unit per site;
 - b. The minor residential unit does not exceed a gross floor area of 50m²; and
 - c. Compliance is achieved with:
 - i. PA_{PFZ}-S8.

2. Activity status: Restricted Discretionary
Where:
 - a. Compliance is not achieved with:
 - i. PA_{PFZ}-R1-1.
 Matters of discretion are restricted to:
 - M1. The matters in:
 - a. PA_{PFZ}-P54; and
 - b. PA_{PFZ}-P65.

PA_{PFZ}-R2 Residential Building Activity

1. Activity Status: Permitted
Where:
 - a. Compliance is achieved with:

- i. PA_{PFZ}-S1;
- ii. PA_{PFZ}-S2;
- iii. PA_{PFZ}-S3;
- iv. PA_{PFZ}-S4;
- v. PA_{PFZ}-S5;
- vi. PA_{PFZ}-S6;
- vii. PA_{PFZ}-S7;
- viii. PA_{PFZ}-S8;
- ix. PA_{PFZ}-S9; and
- x. PA_{PFZ}-S10.

2. Activity status: Restricted Discretionary

Where:

a. Compliance is not achieved with:

i. _____ PA_{PFZ}-R2-1; and

b. The height of the building does not exceed 16m.

Matters of discretion are restricted to:

M1. The matters of discretion of any infringed standard.

M2. The matters in:

a. PA_{PFZ}-P~~43~~;

b. PA_{PFZ}-P~~54~~;

c. PA_{PFZ}-P~~65~~; and

d. _____ SW_{PFZ}-P3.

Notification:

An application for a retirement village under this rule is precluded from being publicly notified in accordance with section 95A or limited notified in accordance with Section 95B of the RMA provided that compliance is achieved with the following standards: PA_{PFZ}-S2, PA_{PFZ}-S3, PA_{PFZ}-S4; and PA_{PFZ}-S5.

3. _____ Activity status: Discretionary

Where:

a. _____ Compliance is not achieved with:

i. _____ PA_{PFZ}-R2-b.

PA _{PFZ} -R3	Impervious Surfaces Except Roads
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1. Activity Status: Permitted

Where:

a. Compliance is achieved with:

i. PA_{PFZ}-S11.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PA_{PFZ}-R3-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. SW_{PFZ}-P2; and
- M2. The matters of discretion of any infringed standard.

Refer to information requirement PA_{PFZ}-IR-1.

PA _{PFZ} -R4	Signs
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. PA_{PFZ}-S12.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. PA_{PFZ}-R4-1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters in: <ul style="list-style-type: none"> a. PA_{PFZ}-P32; ab. PA_{PFZ}-P7; and M2. The matters in any infringed standard.

PA _{PFZ} -R5	Home Business
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than 40m² of total gross floor area of all buildings on site is used for the home business; b. No more than one full time employee or equivalent engaged in the home business resides off-site; and c. The hours of operation are within: <ul style="list-style-type: none"> i. 7.00am to 7.00pm, Monday to Friday; and ii. 7.00am to 6.00pm Saturday and Sunday.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> iii. PA_{PFZ}-R5-1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters in: <ul style="list-style-type: none"> a. PA_{PFZ}-P32.

PA _{PFZ} -R6	Supported Residential Care Activities
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <p>a. Maximum occupancy does not exceed 6 residents.</p>
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. PA_{PFZ}-R6-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="padding-left: 20px;">a. PA_{PFZ}-P3².</p>

PA _{PFZ} -R7	Education Facility
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <p>a. The maximum number of children on-site is four; and</p> <p>b. The hours of operation are within 7.00am to 7.00pm Monday to Friday.</p> <p>PA_{PFZ}-R7-1.a does not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site.</p>
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. PA_{PFZ}-R7-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="padding-left: 20px;">a. PA_{PFZ}-P3².</p>

PA _{PFZ} -R8	Visitor Accommodation
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy is 5 guests per night.</p>
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p style="padding-left: 20px;">i. PA_{PFZ}-R8-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p style="padding-left: 20px;">a. PA_{PFZ}-P3².</p>

PA _{PFZ} -R9	Retirement Village as Identified on the Plimmerton Farm Precinct Plan
<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. PA_{PFZ}-P86.</p> <p><u>Notification:</u></p> <p>An application under this rule that includes buildings not exceeding 16m in height is precluded from being publicly notified in accordance with section 95A or limited notified in accordance with Section 95B of the RMA provided that compliance is achieved with the following standards: PA_{PFZ}-S1; PA_{PFZ}-S2; PA_{PFZ}-S3; PA_{PFZ}-S4; and PA_{PFZ}-S5 and PA_{PFZ}-S6.</p>	

PA _{PFZ} -R10	Emergency Service Facilities
<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. PA_{PFZ}-P32.</p>	

PA _{PFZ} -R11	Community Facilities
<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. <u>PA_{PFZ}-P2 for community facilities in the Plimmerton Farm Commercial Centre; and</u></p> <p>a.b. <u>PA_{PFZ}-P3.</u></p>	

PA _{PFZ} -R12	Healthcare Activities
<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. <u>PA_{PFZ}-P2 for healthcare activities in the Plimmerton Farm Commercial Centre; and</u></p> <p>a.b. <u>PA_{PFZ}-P3.</u></p>	

PA _{PFZ} -R13	Plimmerton Farm Commercial Centre Buildings and Activities
<p>1. <u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>The height of the building does not exceed 16m; and</u></p> <p>b. <u>Compliance is achieved with:</u></p> <p>i. <u>PA_{PFZ}-S2;</u></p> <p>ii. <u>PA_{PFZ}-S5;</u></p> <p>iii. <u>PA_{PFZ}-S6;</u></p> <p>vi. <u>PA_{PFZ}-S10;</u></p>	

- vii. [PA_{PFZ}-S11](#);
- viii. [PA_{PFZ}-S12](#);
- ix. [PA_{PFZ}-S13](#); and
- x. [PA_{PFZ}-S14](#).

Matters of discretion are restricted to:

- M1. The matters in:
 - a. [PA_{PFZ}-P2](#); and
 - ~~a~~. [PA_{PFZ}-P7](#).

2. [Activity status: Discretionary](#)

Where:

- a. Compliance is not achieved with:
 - i. [PA_{PFZ}-R13-1](#).

PA _{PFZ} - R13 R14	Hospital
1. Activity Status: Non-Complying	

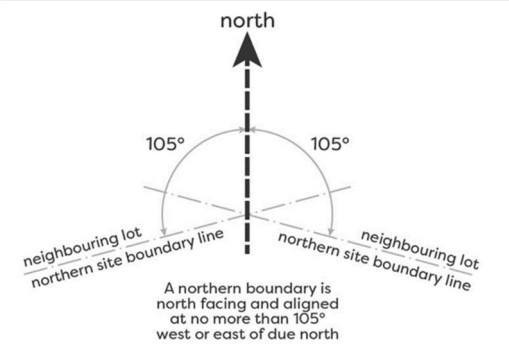
PA _{PFZ} - R14 R15	Industrial Activities
1. Activity Status: Non-Complying	

PA _{PFZ} - R15 R16	Rural Industries
1. Activity Status: Non-Complying	

PA _{PFZ} - R16 R17	Primary Production
1. Activity Status: Non-Complying	

PA _{PFZ} - R17 R18	All Other Activities
1. Activity Status: Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not otherwise provided for as a permitted activity, controlled activity, restricted discretionary activity or non-complying activity. 	

STANDARDS

PA _{PFZ} -S1	Height of Buildings and Structures	
<p>All buildings and structures must comply with a maximum height above ground level of 11m, except that:</p> <ol style="list-style-type: none"> 1. An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater, where it rises to a ridge. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; M2. Dominance effects on adjoining sites; M3. Design and siting of the building or structure; M4. Whether topographical or other site constraints make compliance with the permitted standard impracticable; M5. The influence of visually prominent trees and established landscaping; and M6. Whether an increase in building height results from mitigation of natural hazard. 	
PA _{PFZ} -S2	Height in Relation to Boundary	
<p>No part of any building or structure may project beyond a line of:</p> <ol style="list-style-type: none"> 1. 45° measured into the site from any point 3m vertically above ground level along site boundaries; or 2. 55° measured into the site from any point 3m vertically above ground level along northern site boundaries. <div style="text-align: center; margin: 10px 0;">  </div> <ol style="list-style-type: none"> 3. Where adjacent to a private way in excess of 2.5m in width, the measurement is taken from the furthest side of the private way. 4. For buildings located within a flood hazard ponding overlay, the ground level will be taken from the raised ground levels required to meet minimum floor level requirements. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 5. Road boundaries; 6. Buildings on adjoining sites that have a common wall along the boundary for the length of that common wall; 7. Antennae, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, and architectural features (e.g. finials, spires), provided these do 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on sunlight and daylight admission to internal living spaces and external outdoor living spaces on adjoining and surrounding sites; M2. Dominance and privacy effects on adjoining sites; and M3. Whether topographical or other site constraints make compliance with the permitted standard impracticable or unnecessary. 	

<p>not exceed the height in relation to boundary by more than 3m measured vertically;</p> <p>8. Lift shafts, stair shafts and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank permitted every 20m length of boundary and the maximum dimension parallel to the boundary for this structure shall not exceed 3m.</p> <p>9. Boundaries adjoining Precinct D;</p> <p>10.9. A gable end, dormer or roof where that portion beyond the height in relation to boundary is:</p> <p>a. No greater than 1.5m² in area and no greater than 1m in height.</p>	
<p>PA_{PFZ}-S3 Building Coverage</p>	
<p>The maximum building coverage is 45%.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Pergola structures that are not covered by a roof; 2. Uncovered decks; 3. Uncovered outdoor swimming pools; or 4. Buildings and structures that are with a <u>footprint of</u> no more than 2.6m² in area and <u>a height of no more than</u> 1.82.2m in height above ground level. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Dominance effects on the street and adjoining properties; and M2. Whether topographical or other site constraints make compliance with the standard impracticable.
<p>PA_{PFZ}-S4 Setback from Road Boundary</p>	
<p>No building or structure may be located within 2m from a road boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Boundary fences or standalone walls; 2. Structures with a building footprint of less than 0.5m². 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; M2. Design and siting of buildings and structures; M3. Screening, planting and landscaping; M4. Pedestrian and cyclist safety; and M5. Whether topographical or other site constraints make compliance with the standard impracticable.
<p>PA_{PFZ}-S5 Setbacks from Other Boundaries</p>	
<p>No <u>residential</u> building or <u>residential</u> structures may be located within:</p> <ol style="list-style-type: none"> 1. 1m from a side boundary. 2. 3m from a rear boundary. <p><u>No commercial building or commercial structure may be located within:</u></p> <ol style="list-style-type: none"> <u>3. 3m from a side boundary or rear boundary.</u> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 3.4. Boundary fences or standalone walls; 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Dominance and privacy effects on adjoining sites; and M2. Whether there are topographical or other site constraints that make compliance with the permitted standard impracticable.

<p>45. Buildings that share a common wall along the boundary for the length of that common wall; or</p> <p>56. Any building that is 8m or less in length along the affected boundary.</p> <p>This exemption for an accessory building or a principal building occurs once only per site.</p>	
<p>PA_{PFZ}-S6 Setbacks from Waterbodies</p>	
<p>All buildings and structures must be set back at least 20m from waterbodies over 3m in width <u>natural wetlands or streams</u> (measured from the highest annual bank-full flow).</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The siting of buildings and structures; M2. The ability to access the waterway for maintenance and stream network enhancements; M3. Flood hazard; and <u>M4.</u> Public access M4<u>M5.</u> <u>Effects on the amenity, ecological, cultural and other values of the waterbody.</u>
<p>PA_{PFZ}-S7 Landscaped Areas</p>	
<p>The front yard created under PA_{PFZ}-S4 must consist of a minimum of 40% landscaped area.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. A driveway or other means of access to the building; or 2. More than one front yard, where a site has two or more road boundaries. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; and M2. Whether topographical or other site constraints make compliance with the standard impracticable.
<p>PA_{PFZ}-S8 Outdoor Living Space</p>	
<p>The minimum area of outdoor living space is:</p> <ol style="list-style-type: none"> 1. Per residential unit at ground level: <u>30m² at ground level or a balcony above ground level of at least 6m² with a minimum dimension of 1.8m;</u> or 2. Per minor residential unit at ground level: <u>15m² at ground level or a balcony above ground level of at least 6m² with a minimum dimension of 1.8m.</u> or <p>Per residential unit located above ground floor: Balcony of at least 6m² with a minimum dimension of 1.8m.</p> <p>Except that:</p> <ol style="list-style-type: none"> 3. A minor residential unit that has direct access to a minimum 30m² of outdoor living space provided for the primary residential unit does not need to provide additional outdoor living space; <p>The outdoor living space must:</p> <ol style="list-style-type: none"> 4. Be able to fit a circle of 4m diameter where located at ground level; 	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> M1. Whether adequate useable space is provided to accommodate outdoor activities; M2. Proximity of the residential unit to accessible public open space; and M3. Whether there are topographical or other site constraints that make compliance with the permitted standard impracticable.

<ol style="list-style-type: none"> 5. Have a gradient of less than 1:20 where located at ground level; 6. Be <u>directly</u> accessible from the principal living room, dining room or kitchen; 7. Be free of buildings, parking spaces and manoeuvring areas; 8. Be orientated to the north, west or east side of the residential unit, except that: <ol style="list-style-type: none"> a. Up to 30% of the outdoor living area may be orientated to the south of the residential unit. <p>This standard does not apply to <u>retirement villages or</u> non-residential buildings.</p>					
PA_{PFZ}-S9	Total Height of Fences and Standalone Walls				
<p>Fences and standalone walls must meet the following maximum heights above ground level:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 5px;">Fences and Standalone Walls on the Road Boundary</td> <td style="padding: 5px;">1.1m or 1.8m for up to 30% of the length of the front boundary</td> </tr> <tr> <td style="padding: 5px;">All other Fences and Standalone Walls</td> <td style="padding: 5px;">1.8m</td> </tr> </table>	Fences and Standalone Walls on the Road Boundary	1.1m or 1.8m for up to 30% of the length of the front boundary	All other Fences and Standalone Walls	1.8m	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Effects on the streetscape; M2. Effects on adjoining properties; M3. Whether the fence or wall height reduces passive surveillance of the road and reduces a sense of safety for pedestrian users of the road; and M4. Whether topographical or other site constraints make compliance with the permitted standard impracticable.
Fences and Standalone Walls on the Road Boundary	1.1m or 1.8m for up to 30% of the length of the front boundary				
All other Fences and Standalone Walls	1.8m				
PA_{PFZ}-S10	Use of Copper and Zinc				
<p>Copper or zinc surfaces in external building materials including roofing, guttering, spouting and cladding must be painted or finished in a manner that results in the copper or zinc surface not being directly exposed to rainfall.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The extent of untreated copper or zinc; and M2. Methods to remove copper or zinc from water runoff. 				
PA_{PFZ}-S11	Impervious Surfaces				
<p>The maximum area of impervious surfaces must not exceed 70% of site area.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The measures used to achieve hydraulic neutrality; M2. Location, design, ownership and access for maintenance, including any necessary easements; and M3. Whether there are any constraints or opportunities that mean that hydraulic neutrality is not required. 				
PA_{PFZ}-S12	Signs				
<ol style="list-style-type: none"> 1. Signs must relate to an activity carried out on the site and must not be third party advertising signs; 2. There must be a maximum of one sign per site visible from a public space (including public roads); 3. The maximum area of any sign must not exceed 1.5m²; and 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The functional need for the sign; M2. Effects on amenity; and M3. Effects on traffic safety. 				

4. Signs must not be illuminated, flashing or have moving images.

PA_{PFZ}-S13 **Screening and landscaping of service areas, outdoor storage areas and parking areas**

1. Any on-site service area, including rubbish collection areas, and area for the outdoor storage of goods or materials must, without preventing the provision of an entry point to the site, be fully screened by a fence or landscaping where it is visible from any:
 - a. Public road;
 - b. Other public space; and
 - c. Directly adjoining residential site.

2. Any on-site parking area must:
 - a. Be fully screened by a fence or landscaping from any directly adjoining residential site; and
 - ~~a~~.b. Where located along a street edge, provide a landscaping strip that extends at least 1.5m from the boundary with the road and comprise a mix of trees, shrubs and ground cover plants, without preventing the provision of a vehicle access to the site

PA_{PFZ}-S14 **Light Spill**

- Any vertical illuminance from the use of artificial lighting must not exceed the following vertical illuminance at the boundary of any residential site:
1. 7.00am – 10.00pm: 25 Lux; and
 2. 10.00pm – 7.00am: 4 Lux.

INFORMATION REQUIREMENTS

PA_{PFZ}-IR-1 **Impervious Surfaces**

Any resource consent application under PA_{PFZ}-R3 must include:

1. Details of the proposed water-sensitive design techniques and methods of implementation; and
2. An assessment of the potential effects of the activity on existing stormwater measures and devices.

13. PRECINCT B

Precinct B is located at the northwestern end of the Plimmerton Farm Zone and provide for low to medium density residential development.

The Precinct B objectives, policies and rules provide the framework for managing the effects of development and providing for high levels of residential amenity and a high quality built environment.

Home business and other non-residential activities that support the social and economic health and wellbeing of the community may occur in Precinct B, as long as they minimise adverse effects on residential character and amenity values.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
PB_{PFZ}-O1	Purpose of Precinct B
<p>Precinct B:</p> <ol style="list-style-type: none"> 1. Primarily provides for general residential activities; and 2. Provides for a range of non-residential activities that support the health and wellbeing of people and communities, and are compatible with the character and amenity values of Precinct B. 	
PB_{PFZ}-O2	Character and amenity values of Precinct B
<p>The scale, form and density of subdivision, use and development in Precinct B is characterised by:</p> <ol style="list-style-type: none"> 1. A built form of <u>predominantly</u> single-storey and two-storey buildings, <u>detached, semi-detached and terraced housing</u>; 2. A lesser density of buildings than anticipated in Precinct A; 3. Landscaping and trees, especially on street frontages and within road corridors; and 4. High quality urban design and residential amenity. 	

POLICIES	
PB_{PFZ}-P1	Residential Activities
<p>Enable residential activities and a diverse range of residential unit types and sizes that are compatible with the built form, character and amenity values anticipated in Precinct B and are suitably serviced by infrastructure.</p>	
PB_{PFZ}-P2	Non-Residential Activities
<p>Enable non-residential activities that:</p> <ol style="list-style-type: none"> 1. Contribute to the social, cultural and economic wellbeing of people and communities; 2. Are of a type and scale compatible with the character and amenity of the area; 3. Avoid, remedy or mitigate adverse effects on the amenity values beyond the site, including from signs and the location and scale of utility and external storage areas; 4. Avoid, remedy or mitigate adverse effects on the amenity values beyond the site from the movement of people and vehicles associated with the activity; 5. Have hours of operation compatible with residential amenity; 6. Have an operational need to locate in the Precinct; and 7. Are suitably serviced with infrastructure. <p>Avoid non-residential activities that are incompatible with the character and amenity values anticipated in Precinct B.</p>	

PB_{PFZ}-P3	Integration and Connectivity
Provide for built development that integrates and connects with the surrounding environment.	
PB_{PFZ}-P4	Buildings and Structures
Provide for buildings and structures that are of a form, scale and design that achieve the character and amenity anticipated for Precinct B.	
<p><u>When considering height of buildings to enable greater residential density, consideration must be given to:</u></p> <ol style="list-style-type: none"> <u>1. Elevation and gradient of the site, and the effects that this will have on visibility of the building from within and outside of the zone;</u> <u>2. Measures proposed to mitigate adverse effects on the characters and value of Precinct B through:</u> <ol style="list-style-type: none"> <u>a. The location, design and scale of the building or structure;</u> <u>b. The visibility, reflectively and colour of the building or structure;</u> <u>c. Visibility and similarity with surrounding colours, textures, pattern and forms;</u> <u>d. How proposed landscaping contributes to amenity and balancing the building or structures scale and form.</u> 	
PB_{PFZ}-P5	Urban Design
Require development in Precinct B to achieve high quality urban design by taking an integrated, comprehensive site planning and design approach to achieve the following:	
<ol style="list-style-type: none"> 1. Site planning that: <ol style="list-style-type: none"> a. Integrates building form and open space; b. Achieves a consistent pattern of building alignment; c. Provides access to sunlight or daylight to buildings; d. Provide a positive frontage to the street; e. Provides convenient, safe and legible connections and circulation; f. Provides front doors that are clearly legible from the street or accessway; g. Achieves passive surveillance of the street or accessway; h. Minimises the visual impact of car parking and garaging on the streetscape; 2. Building design that: <ol style="list-style-type: none"> a. Achieves visual interest and avoids visual monotony while also achieving aesthetic coherence and integration; b. Provides internal visual privacy for all units within a development; c. Provides for servicing that is suitable, convenient and visually discreet; 3. Open space and landscape design that: <ol style="list-style-type: none"> a. Ensures all outdoor living areas in the development are well located and accessible; b. Ensures any shared outdoor living areas are well located and of high quality; c. Uses planting to achieve visual amenity, safety and functionality; d. Includes driveways, manoeuvring and parking areas that are safe, convenient and attractive; and 4. Lighting that enhances safety and security without adversely affecting the amenity of other sites. 	

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

PB _{PFZ} -R1	Residential Activities
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. There are no more than two residential units and one minor residential unit per site; b. The minor residential unit does not exceed a gross floor area of 50m²; and c. Compliance is achieved with: <ul style="list-style-type: none"> i. PB_{PFZ}-S9.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. PB_{PFZ}-R2-1. <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <ul style="list-style-type: none"> a. PB_{PFZ}-P4; and b. PB_{PFZ}-P5.

PB _{PFZ} -R2	Building Activity
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with: <ul style="list-style-type: none"> i. PB_{PFZ}-S1; ii. PB_{PFZ}-S2; iii. PB_{PFZ}-S3; iv. PB_{PFZ}-S4; v. PB_{PFZ}-S5; vi. PB_{PFZ}-S6; vii. PB_{PFZ}-S7; viii. PB_{PFZ}-S8; ix. PB_{PFZ}-S9; x. PB_{PFZ}-S10; and xi. PB_{PFZ}-S11.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. PB_{PFZ}-R2-1; and b. The height of the building does not exceed 11m.

Matters of discretion are restricted to:

- M1. The matters of discretion of any infringed standard.
- M2. The matters in:
 - a. PB_{PFZ}-P3;
 - b. PB_{PFZ}-P4;
 - c. PB_{PFZ}-P5; and
 - d. SW_{PFZ}-P3.

3. Activity status: Discretionary

Where:

a. Compliance is not achieved with:

- i. PB_{PFZ}-R2-b.

PB _{PFZ} -R3	Impervious Surfaces Except Roads
1.	Activity Status: Permitted Where: a. Compliance is achieved with: i. PB _{PFZ} -S12.
2.	Activity status: Restricted Discretionary Where: a. Compliance is not achieved with: i. PB _{PFZ} -R3-1. Matters of discretion are restricted to: M1. The matters in: a. SW _{PFZ} -P2; M2. The matters of discretion of any infringed standard. Refer to information requirement PB _{PFZ} -IR-1.

PB _{PFZ} -R4	Signs
1.	Activity Status: Permitted Where: a. Compliance is achieved with: i. PB _{PFZ} -S13.
2.	Activity status: Restricted Discretionary Where: a. Compliance is not achieved with: i. PB _{PFZ} -R4-1. Matters of discretion are restricted to:

- M1. The matters in:
 - a. PB_{PFZ}-P2; and
- M2. The matters in any infringed standard.

PB_{PFZ}-R5	Home Business
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than 40m² of total gross floor area of all buildings on site is used for the home business; b. No more than one full time employee or equivalent engaged in the home business resides off-site; and c. The hours of operation are within: <ul style="list-style-type: none"> i. 7.00am to 7.00pm, Monday to Friday; and ii. 7.00am to 6.00pm, Saturday and Sunday.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> iii. PB_{PFZ}-R5-1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters in: <ul style="list-style-type: none"> a. PB_{PFZ}-P2.

PB_{PFZ}-R6	Supported Residential Care Activities
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Maximum occupancy does not exceed 6 residents.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. PB_{PFZ}-R6-1. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The matters in: <ul style="list-style-type: none"> a. PB_{PFZ}-P2.

PB_{PFZ}-R7	Education Facility
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The maximum number of children on-site is four; and b. The hours of operation are within 7.00am to 7.00pm Monday to Friday. <p>PB_{PFZ}-R7-1 does not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site.</p>

2. Activity status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PB_{PFZ}-R7-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PB_{PFZ}-P2.

PB_{PFZ}-R8 **Visitor Accommodation**

1. Activity Status: Permitted

Where:

- a. The maximum occupancy is 5 guests per night.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PB_{PFZ}-R8-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PB_{PFZ}-P2.

PB_{PFZ}-R9 **Emergency Service Facilities**

1. Activity Status: Restricted Discretionary

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PB_{PFZ}-P2.

PB_{PFZ}-R10 **Community Facilities**

1. Activity Status: Restricted Discretionary

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PB_{PFZ}-P2.

PB_{PFZ}-R11 **Healthcare Activities**

1. Activity Status: Restricted Discretionary

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PB_{PFZ}-P2.

PB_{PFZ}-R12 **Retail Activity and Commercial Services Activity**

1. Activity Status: Restricted Discretionary

Matters of discretion are restricted to:

M1. The matters in

- a. PB~~PFZ~~-P2.

PB~~PFZ~~-R12R13 Hospital

- 1. Activity Status: Non-Complying

PB~~PFZ~~-R13R14 Industrial Activities

- 1. Activity Status: Non-Complying

PB~~PFZ~~-R14R15 Rural Industries

- 1. Activity Status: Non-Complying

PB~~PFZ~~-R15R16 Primary Production

- 1. Activity Status: Non-Complying

PB~~PFZ~~-R16R17 All Other Activities

- 1. Activity Status: Discretionary

Where:

- a. The activity is not otherwise provided for as a permitted activity, controlled activity, restricted discretionary activity or non-complying activity.

STANDARDS

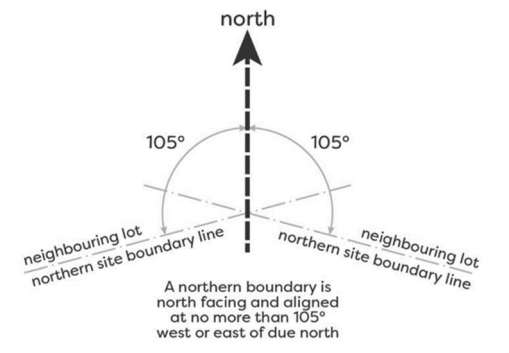
PB~~PFZ~~-S1 Height of Buildings and Structures

All buildings and structures must comply with a maximum height above ground level of 8m, except that:

- 1. An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater, where it rises to a ridge.

Matters of discretion are restricted to:

- M1. The effect on the streetscape and amenity of the area;
- M2. Dominance effects on adjoining sites;
- M3. Design and siting of the building or structure;
- M4. Whether topographical or other site constraints make compliance with the permitted standard impracticable;
- M5. The influence of visually prominent trees and established landscaping; and

	<p>M6. Whether an increase in building height results from mitigation of natural hazard.</p>
<p>PBPFZ-S2 Height in Relation to Boundary</p>	
<p>No part of any building or structure may project beyond a line of:</p> <ol style="list-style-type: none"> 45° measured into the site from any point 3m vertically above ground level along site boundaries; or 55° measured into the site from any point 3m vertically above ground level along northern site boundaries.  <ol style="list-style-type: none"> Where adjacent to a private way in excess of 2.5m in width, the measurement is taken from the furthest side of the private way. For buildings located within a flood hazard ponding overlay, the ground level will be taken from the raised ground levels required to meet minimum floor level requirements <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Road boundaries; Buildings on adjoining sites that have a common wall along the boundary for the length of that common wall; Antennae, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically; Lift shafts, stair shafts and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank permitted every 20m length of boundary and the maximum dimension thereof parallel to the boundary for this structure shall not exceed 3m. A gable end, dormer or roof where that portion beyond the height in relation to boundary is: <ol style="list-style-type: none"> No greater than 1.5m² in area and no greater than 1m in height. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on sunlight and daylight admission to internal living spaces and external outdoor living spaces on adjoining and surrounding sites; M2. Dominance and privacy effects on adjoining sites; and M3. Whether topographical or other site constraints make compliance with the permitted standard impracticable or unnecessary.

PB _{PFZ} -S3 Building Coverage	
<p>The maximum building coverage is:</p> <ol style="list-style-type: none"> 40%; or 45% for multi-unit housing <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Pergola structures that are not covered by a roof; Uncovered decks; Uncovered outdoor swimming pools; Buildings and structures that are <u>with a footprint of no more than 2.6m² and a height of no more than 1.82.2m in height</u> above ground level. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Dominance effects on the street and adjoining properties; and M2. Whether topographical or other site constraints make compliance with the standard impracticable.
PB _{PFZ} -S4 Setback from Road Boundary	
<p>No building or structure may be located within 2m from a road boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Boundary fences or standalone walls; Structures with a building footprint of less than 0.5m². 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; M2. Design and siting of buildings; M3. Screening, planting and landscaping; M4. Pedestrian and cyclist safety; and M5. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.
PB _{PFZ} -S5 Setbacks from Other Boundaries	
<p>No building or structures may be located within:</p> <ol style="list-style-type: none"> 1m from a side boundary; 3m from a rear boundary. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Boundary fences or standalone walls; Buildings that share a common wall along the boundary for the length of that common wall; Any building that is no more than 6m in length along the affected boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Dominance and privacy effects on adjoining sites; and M2. Whether there are topographical or other site constraints that make compliance with the permitted standard impracticable.
PB _{PFZ} -S6 Setbacks from Waterbodies	
<p>All buildings and structures must be set back at least 20m from <u>natural wetlands or streams</u> waterbodies over 3m in width (measured from the highest annual bank-full flow).</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The siting of buildings and structures; M2. The ability to access the waterway for maintenance and stream network enhancements; M3. Flood hazard; and

	<p>M4. Public access M4M5. <u>Effects on the amenity, ecological, cultural and other values of the waterbody.</u></p>
<p>PB_{PFZ}-S7 Landscaped Areas</p>	
<p>The front yard created under PB_{PFZ}-S4 must consist of a minimum of 40% landscape planted area.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. A driveway or other means of access to the building; or 2. More than one front yard, where a site has two or more road boundaries. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; and M2. Whether topographical or other site constraints make compliance with the standard impracticable.
<p>PB_{PFZ}-S8 Planting</p>	
<p>At least one specimen tree must be planted in the front yard of a site that has a frontage to Road Type 2 in the Plimmerton Farm Precinct Plan.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; and M2. Whether topographical or other site constraints make compliance with the standard impractical.
<p>PB_{PFZ}-S9 Outdoor Living Space for Residential Units</p>	
<p>The minimum area of outdoor living space is:</p> <ol style="list-style-type: none"> 1. Per residential unit: 4030m² at ground level <u>or a balcony above ground level of at least 6m² with a minimum dimension of 1.8m;</u> 2. Per minor residential unit: 2015m² at ground level <u>or a balcony above ground level of at least 6m² with a minimum dimension of 1.8m.</u> <p>Except that:</p> <ol style="list-style-type: none"> 3. For a minor residential unit that has direct access to a minimum 40m² of outdoor living space provided for the primary residential unit, additional outdoor living space is not required to be provided for the minor residential unit. <p>The outdoor living space must:</p> <ol style="list-style-type: none"> 4. Be able to fit a circle of 4m diameter; 5. Have a gradient of less than 1:20; 6. Be <u>directly</u> accessible from the principal living room, dining room or kitchen; 7. Be free of buildings, parking spaces and manoeuvring areas; 8. Be orientated to either the north, west or east side of the residential unit, except that: 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> M1. Whether adequate useable space is provided to accommodate outdoor activities; M2. Proximity of the residential unit to accessible public open space; M3. Whether there are topographical or other site constraints that make compliance with the permitted standard impracticable.

<p>a. Up to 30% of the outdoor living area may be orientated to the south of the residential unit.</p> <p>This standard does not apply to non-residential buildings.</p>		
<p>PB_{PFZ}-S10 Height of Fences and Standalone Walls</p>		
<p>Fences and standalone walls must meet the following maximum heights above ground level:</p>		
<p>Fences and Standalone Walls on the Road Boundary</p>	<p>1.1m or 1.5m for up to 30% of the length of the front boundary</p>	<p>Matters of discretion are restricted to:</p> <p>M1. Effects on the streetscape;</p> <p>M2. Effects on adjoining properties;</p> <p>M3. Whether the fence or wall height reduces passive surveillance of the road and reduces a sense of safety for pedestrian users of the road; and</p>
<p>All other Fences and Standalone Walls</p>	<p>1.8m</p>	<p>M4. Whether topographical or other site constraints make compliance with the permitted standard impracticable.</p>
<p>PB_{PFZ}-S11 Use of Copper and Zinc</p>		
<p>Copper or zinc surfaces in external building materials including roofing, guttering, spouting and cladding must be painted or finished in a manner that results in the copper or zinc surface not being directly exposed to rainfall.</p>		
<p>Matters of discretion are restricted to:</p> <p>M1. The extent of untreated copper or zinc; and</p> <p>M2. Methods to remove copper or zinc from water runoff.</p>		
<p>PB_{PFZ}-S12 Impervious Surfaces</p>		
<p>The maximum area of impervious surfaces must not exceed 70% of site area.</p>		
<p>Matters of discretion are restricted to:</p> <p>M1. The measures used to achieve hydraulic neutrality;</p> <p>M2. Location, design, ownership and access for maintenance, including any necessary easements; and</p> <p>M3. Whether there are any constraints or opportunities that mean that hydraulic neutrality is not required.</p>		
<p>PB_{PFZ}-S13 Signs</p>		
<p>1. Signs must relate to an activity carried out on the site and must not be third party advertising signs;</p> <p>2. There must be a maximum of one sign per site visible from a public space (including public roads);</p> <p>3. The maximum area of any sign must not exceed 1.5m²; and</p> <p>4. Signs must not be illuminated, flashing or have moving images.</p>		
<p>Matters of discretion are restricted to:</p> <p>M1. The functional need for the sign;</p> <p>M2. Effects on amenity; and</p> <p>M3. Effects on traffic safety.</p>		

INFORMATION REQUIREMENTS

PB_{PFZ}-IR-1 Impervious Surfaces

Any resource consent application under PB_{PFZ}-R3 must include:

1. Details of the proposed water-sensitive design techniques and methods of implementation; and
2. An assessment of the potential effects of the activity on existing stormwater measures and devices.



PRECINCT C

Precinct C provides for built development while maintaining and enhancing the area’s natural and physical characteristics, including the Kakaho Special Amenity Landscape and Significant Natural Areas.

The Plimmerton Farm Precinct Plan and the Precinct C provisions require residential development to be clustered or concentrated in identified locations, to prevent sprawl across the landscape. Precinct C is split into four distinct areas:

- Kakaho Hillside Living Area is located within the Kakaho Significant Amenity Landscape. To protect the landscape values, the Precinct C Plan specifies a limited number of small development areas where future residential development is appropriate.
- Hillside Living Area is outside of the Kakaho Significant Amenity Landscape. The spur and gully landform of this area provides opportunities for low density residential development across the flatter, more accessible spurs and saddles, and restoration of steeper areas.
- Kakaho Basin North also has a spur and gully landform and provides for rural lifestyle living at greater density due to its limited visibility. However, as the area is partly within the Kakaho Special Amenity Landscape its development needs to reflect sensitive landscape values.
- Kakaho Basin is located within the Kakaho Special Amenity Landscape Area in a natural basin with relatively gentle slopes. The Kakaho Basin is not visible from areas to the south or west, and has limited visibility from the north and east. The lack of visibility and the easier topography make this area suitable for medium density residential development.

The concentration of development in identified locations provides opportunities to maintain key landscape values, provide open space, walkways and cycleways as well as to restore and protect regenerating native vegetation. The clustering of developments also reduces roading and utility service infrastructure requirements.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
PC_{PFZ}-O1	Purpose of Precinct C
Residential development is sensitively located in relation to identified natural and landscape features and in accordance with the Plimmerton Farm Precinct Plan.	
PC_{PFZ}-O2	Landscape values
The landscape characteristics and values of the Kakaho Special Amenity Landscape are maintained or enhanced.	
PC_{PFZ}-O3	Character and Amenity Values of the Kakaho Hillside Living Area
An expansive, green, amenity landscape of rolling and rugged terrain interspersed with defined clusters of residential development and sensitively located supporting infrastructure.	
PC_{PFZ}-O4	Character and Amenity Values of the Hillside Living Area
An expansive, green landscape of rolling and rugged terrain containing low density residential development and sensitively located supporting infrastructure.	
PC_{PFZ}-O5	Character and Amenity Values of Kakaho Basin North
A green landscape of gentle spurs and gullies containing large lot residential development and sensitively located supporting infrastructure.	
PC_{PFZ}-O65	Character and Amenity Values of the Kakaho Basin
An enclave of medium density residential development secluded in a natural hilltop basin framed by hillslopes and ridges to the north, west and south.	

POLICIES	
PC_{PFZ}-P1	Natural, Landscape and Open Space Values
<p>Maintain, protect and enhance the natural, landscape and open space values of:</p> <ol style="list-style-type: none"> 1. The Kakaho Special Amenity Landscape described in PC_{PFZ}-Appendix-1; 2. Significant Natural Areas; and 3. Biodiversity Offsetting and Restoration Areas; <p>by requiring development to be located in accordance with the Precinct C Plan.</p>	
PC_{PFZ}-P2	Residential Use and Development within the Kakaho Hillside Living Area
<p>Provide for residential use and development within the Kakaho Hillside Living Area where:</p> <ol style="list-style-type: none"> 1. Built development is within the identified development areas of the Precinct C Plan; 2. There is appropriate infrastructure available to service the use or development, including on-site servicing where reticulated services are not available; 3. The use or development avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified characteristics and landscape values described in PC_{PFZ}-Appendix-1; 4. The measures proposed to mitigate adverse effects on the characteristics and values address: <ol style="list-style-type: none"> a. The location, design and scale of any building or structures; b. The visibility, reflectivity and colour of any buildings or structures; c. Earthworks and access for driveway construction; d. Landscaping or fencing especially on allotment boundaries; and e. Visibility and similarity with surrounding colours, textures, patterns and forms. <p>Only provide for built development outside the identified development areas of the Precinct C Plan where the characteristics and values of the Kakaho Special Amenity Landscape are not compromised.</p>	
PC_{PFZ}-P3	Residential Use and Development within the Hillside Living Area
<p>Provide for residential use and development in the Hillside Living Area where:</p> <ol style="list-style-type: none"> 1. The site design, layout and scale of the activity is compatible with the character and amenity values of the Hillside Living Area; 2. There is appropriate infrastructure available to service the use or development, including on-site servicing where reticulated services are not available; 3. Areas of indigenous vegetation are retained, where practicable; and 4. Areas that are not feasible to develop are retired and revegetated, where practicable, which may include natural regeneration of indigenous vegetation on retired pasture. 	
PC_{PFZ}-P4	Residential Use and Development within Kakaho Basin North
<p>Provide for residential use and development in Kakaho Basin North where:</p> <ol style="list-style-type: none"> 1. The site design, layout and scale of the activity is compatible with the character and amenity values of Kakaho Basin North; 2. There is appropriate infrastructure available to service the use or development, including on-site servicing where reticulated services are not available; 3. The use or development avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the characteristics and landscape values described in PC_{PFZ}-Appendix-1; 4. Areas of indigenous vegetation are retained, where practicable; 5. Areas that are not feasible to develop are retired and revegetated, where practicable, which may include natural regeneration of indigenous vegetation on retired pasture; 	

6. The measures proposed to mitigate adverse effects on the characteristics and values address:
 - a. The location, design and scale of any building or structures;
 - b. The visibility, reflectivity and colour of any buildings or structures;
 - c. Earthworks and access for driveway construction;
 - d. Landscaping or fencing especially on allotment boundaries; and
 - e. Visibility and similarity with surrounding colours, textures, patterns and forms.

PCPFZ-P5	Residential Use and Development within the Kakaho Basin
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Require residential use and development in the Kakaho Basin to achieve high quality urban design by taking an integrated, comprehensive site planning and design approach to the following:

1. Site planning that:
 - a. Integrates building form and open space;
 - b. Achieves a consistent pattern of building alignment;
 - c. Provides access to sunlight or daylight to buildings;
 - d. Provides a positive frontage to the street;
 - e. Provides convenient, safe and legible connections and circulation;
 - f. Provides front doors that are clearly legible from the street or accessway;
 - g. Achieves passive surveillance of the street or accessway;
 - h. Minimises the visual impact of car parking and garaging on the streetscape;
2. Building design that:
 - a. Achieves visual interest and avoids visual monotony while also achieving aesthetic coherence and integration;
 - b. Provides internal visual privacy for all units within a development;
 - c. Provides for servicing that is suitable, convenient and visually discreet;
3. Open space and landscape design that:
 - a. Ensures all outdoor living areas in the development are well located, accessible and have access to sunlight;
 - b. Ensures any shared outdoor living areas are well located and of high quality;
 - c. Uses planting to achieve visual amenity, safety and functionality;
 - d. Includes driveways, manoeuvring and parking areas that are safe, convenient and attractive; and
4. Lighting that enhances safety and security without adversely affecting the amenity of other sites.

PCPFZ-P6	Roading and Access
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Provide for roading, access and associated lighting that avoid significant adverse effects on the landscape values of the Kakaho Special Amenity Landscape.

PCPFZ-P7	Plantation Forestry
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Avoid the establishment of new plantation forestry within Precinct C.

PCPFZ-P8	Non-Residential Activities
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Provide for non-residential activities that:

1. Contribute to the social, cultural and economic wellbeing of people and communities;
2. Are of a type and scale compatible with the character, landscape and amenity values of the Precinct;
3. Avoid, remedy or mitigate adverse effects on the amenity values of adjoining sites, including from signs and the location and scale of utility and external storage areas;

4. Avoid, remedy or mitigate adverse effects on the amenity values of adjoining sites or the landscape from the movement of people and vehicles associated with the activity;
5. Have hours of operation compatible with residential amenity; and
6. Have an operational need to locate in Precinct C.

Avoid non-residential activities that are incompatible with the character, landscape and amenity values anticipated in Precinct C.

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

PC_{PFZ}-R1	Building Activity within the Kakaho Hillside Living Area
1.	<p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The construction of or addition to a residential unit, minor residential unit, accessory building or rainwater tank, or any other structure, is located within a development area identified on the Precinct C Plan; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. PC_{PFZ}-S2; ii. PC_{PFZ}-S4; iii. PC_{PFZ}-S6; iv. PC_{PFZ}-S7; v. PC_{PFZ}-S9; vi. PC_{PFZ}-S10; vii. PC_{PFZ}-S14; viii. PC_{PFZ}-S15; and ix. PC_{PFZ}-S16.
2.	<p>Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with: <ol style="list-style-type: none"> i. PC_{PFZ}-R1-1. <p>Refer to information requirement PC_{PFZ}-IR-1.</p>

PC_{PFZ}-R2	Building Activity within the Hillside Living Area and Kakaho Basin North
1.	<p>Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The construction or exterior alteration of a residential unit, minor residential unit, accessory building or rainwater tank is located within a building platform identified in an approved subdivision consent or Record of Title; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. PC_{PFZ}-S2;

- ii. PC_{PFZ}-S4;
- iii. PC_{PFZ}-S6;
- iv. PC_{PFZ}-S7;
- v. PC_{PFZ}-S9;
- vi. PC_{PFZ}-S10;
- vii. PC_{PFZ}-S14; and
- viii. PC_{PFZ}-S16.

2. Activity status: Discretionary

Where:

- a. Compliance not achieved with:
 - i. PC_{PFZ}-R2-1.

Refer to information requirement PC_{PFZ}-IR-1.

PC_{PFZ}-R3

Building Activity within the Kakaho Basin

1. Activity Status: Permitted

Where:

- a. Compliance is achieved with:
 - i. PC_{PFZ}-S1;
 - ii. PC_{PFZ}-S3;
 - iii. PC_{PFZ}-S5;
 - iv. PC_{PFZ}-S7;
 - v. PC_{PFZ}-S8;
 - vi. PC_{PFZ}-S10;
 - vii. PC_{PFZ}-S11;
 - viii. PC_{PFZ}-S12;
 - ix. PC_{PFZ}-S13; and
 - x. PC_{PFZ}-S16.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PC_{PFZ}-R3-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PC_{PFZ}-P1; and
 - b. PC_{PFZ}-P5.

PC_{PFZ}-R4

Impervious Surfaces Except Roads in Precinct C

1. Activity Status: Permitted

Where:

<p>a. Compliance is achieved with:</p> <p>i. PC_{PFZ}-S17.</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. PC_{PFZ}-R4-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. SW_{PFZ}-P2;</p> <p>b. The matters of discretion of any infringed standard.</p> <p>Refer to information requirement PC_{PFZ}-IR-2.</p>

PC_{PFZ}-R5	Signs in Precinct C
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. PC_{PFZ}-S18.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. PC_{PFZ}-R5-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. PC_{PFZ}-P8; and</p> <p>M2. The matters in any infringed standard.</p>	

PC_{PFZ}-R6	Residential Activity within the Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. There are no more than one residential unit and one minor residential unit per site;</p> <p>b. The minor residential unit does not exceed a gross floor area of 50m².</p> <p>c. There is no more than one accessory building per site;</p> <p>d. The accessory building does not exceed a gross floor area of 50m²; and</p> <p>e. Any minor residential unit or accessory building shares a driveway with the site’s residential unit.</p>	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. PC_{PFZ}-R6-1.</p>	

PC _{PFZ} -R7	Residential Activities within the Kakaho Basin
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. There are no more than two residential units and one minor residential unit per site; b. The minor residential unit does not exceed a gross floor area of 50m²; and c. Compliance is achieved with: <ul style="list-style-type: none"> i. PC_{PFZ}-S12.
2.	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. PC_{PFZ}-R7-1. <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <ul style="list-style-type: none"> a. PC_{PFZ}-P5; and b. PC_{PFZ}-P6.

PC _{PFZ} -R8	Home Business within the Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
1.	<p>Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than 100m² of total gross floor area is used for the home business; b. There are no more than two staff members living off-site; and c. The hours of operation are within 7.00am to 7.00pm, Monday to Friday, and 7.00am to 6.00pm Saturday and Sunday.
2.	<p>Activity Status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with: <ul style="list-style-type: none"> i. PC_{PFZ}-R8-1. <p>Matter of discretion are restricted to:</p> <p>M1. The matters in:</p> <ul style="list-style-type: none"> a. PC_{PFZ}-P8.

PC _{PFZ} -R9	Home Business within the Kakaho Basin
1.	<p>Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. No more than 40m² of total gross floor area of all buildings on site is used for the home business; b. No more than one full time employee or equivalent engaged in the home business resides off-site; and c. The hours of operation are within: <ul style="list-style-type: none"> i. 7.00am to 7.00pm, Monday to Friday, and ii. 7.00am to 6.00pm, Saturday and Sunday.

2. Activity Status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PC_{PFZ}-R9-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PC_{PFZ}-P8.

PC_{PFZ}-R10	Supported Residential Care in Precinct C
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1. Activity Status: Permitted

Where:

- a. Maximum occupancy does not exceed 6 residents.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PC_{PFZ}-R10-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PC_{PFZ}-P8.

PC_{PFZ}-R11	Educational Facility in Precinct C
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1. Activity Status: Permitted

Where:

- a. The maximum number of children on-site is 4; and
- b. The hours of operation are within 7.00am to 7.00pm, Monday to Friday.

PC_{PFZ}-R7-1 does not apply to any children who are normally resident at the site or who are otherwise guests of the occupants of the site.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance is not achieved with:
 - i. PC_{PFZ}-R11-1.

Matters of discretion are restricted to:

- M1. The matters in:
 - a. PC_{PFZ}-P8.

PC_{PFZ}-R12	Visitor Accommodation in Precinct C
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1. Activity Status: Permitted

Where:

- a. The maximum occupancy is 5 guests per night.

2. Activity status: Restricted Discretionary
- Where:
- a. Compliance is not achieved with:
- i. PC_{PFZ}-R12-1.
- Matters of discretion are restricted to:
- M1. The matters in:
- a. PC_{PFZ}-P8.

PC_{PFZ}-R13	Emergency Services Facilities within the Kakaho Basin
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1. Activity Status: Restricted Discretionary
- Matters of discretion are restricted to:
- M1. The matters in:
- a. PC_{PFZ}-P8.

PC_{PFZ}-R14	Healthcare Activity within the Kakaho Basin
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1. Activity Status: Restricted Discretionary
- Matters of discretion are restricted to:
- M1. The matters in:
- a. PC_{PFZ}-P8.

PC_{PFZ}-R15	Community Facilities within the Kakaho Basin
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1. Activity Status: Restricted Discretionary
- Matters of discretion are restricted to:
- M1. The matters in:
- a. PC_{PFZ}-P8.

PC_{PFZ}-R16	Retirement Villages within the Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
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1. Activity Status: Non-Complying

PC_{PFZ}-R17	Commercial Activities within the Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
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1. Activity Status: Non-Complying

PC_{PFZ}-R18	Primary Production within the Kakaho Basin
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1. Activity Status: Non-Complying

PC_{PFZ}-R19	Industrial Activities in Precinct C
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1. Activity Status: Non-Complying

PC_{PFZ}-R20	Rural Industries in Precinct C
1. Activity Status: Non-Complying	

PC_{PFZ}-R21	Hospital Activity in Precinct C
1. Activity Status: Non-Complying	

PC_{PFZ}-R22	New plantation Forestry in Precinct C
1. Activity Status: Non-Complying	

PC_{PFZ}-R23	Quarry or Mining Activities in Precinct C
1. Activity Status: Non-Complying	

PC_{PFZ}-R24	Intensive Indoor Primary Production in Precinct C
1. Activity Status: Non-Complying	

PC_{PFZ}-R25	All Other Activities in Precinct C
1. Activity Status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity, controlled activity, restricted discretionary activity or non-complying activity.	

STANDARDS

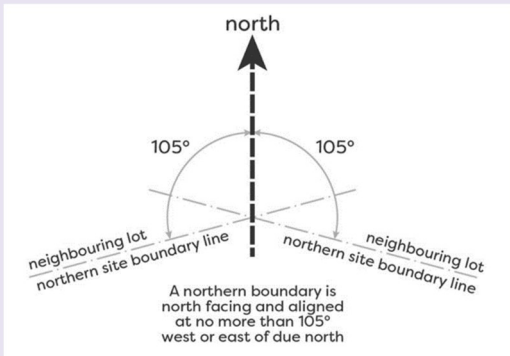
PC_{PFZ}-S1	Height of Buildings and Structures Kakaho Basin	
All buildings and structures must comply with a maximum height above ground level of 8m, except that:	1.	An additional 1m can be added to the maximum height of any building with a roof slope of 15° or greater, where it rises to a ridge.
		Matters of discretion are restricted to:
		M1. The effect on the streetscape and amenity of the area;
		M2. Dominance effects on adjoining sites;
		M3. Design and siting of the building or structure;
		M4. Whether topographical or other site constraints make compliance with the permitted standard impracticable;
		M5. The influence of visually prominent trees and established landscaping; and
		M6. Whether an increase in building height results from mitigation of natural hazard.
PC_{PFZ}-S2	Height of Buildings and Structures Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North	
All buildings and structures must comply with a maximum height above ground level of 8m.		

PCPFZ-S3

Height in Relation to Boundary Kakaho Basin

No part of any building or structure may project beyond a line of:

1. 45° measured into the site from any point 3m vertically above ground level along site boundaries; or
2. 55° measured into the site from any point 3m vertically above ground level along northern site boundaries.



3. Where adjacent to a private way in excess of 2.5m in width, the measurement is taken from the furthest side of the private way.
4. For buildings located within a flood hazard ponding overlay, the ground level will be taken from the raised ground levels required to meet minimum floor level requirements

This standard does not apply to:

5. Road boundaries;
6. Buildings on adjoining sites that have a common wall along the boundary for the length of that common wall;
7. Antennae, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically;
8. Lift shafts, stair shafts and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank permitted every 20m length of boundary and the maximum dimension thereof parallel to the boundary for this structure shall not exceed 3m.
9. A gable end, dormer or roof where that portion beyond the height in relation to boundary is:
 - a. No greater than 1.5m² in area and no greater than 1m in height.

Matters of discretion are restricted to:

- M1. The effect on sunlight and daylight admission to internal living spaces and external outdoor living spaces on adjoining and surrounding sites;
- M2. Dominance and privacy effects on adjoining sites; and
- M3. Whether topographical or other site constraints make compliance with the permitted standard impracticable or unnecessary.

PCPFZ-S4

Height in Relation to Boundary Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North

No part of any building or structure may project beyond a line of:

1. 45° measured into the site from any point 3m vertically above ground level along site boundaries.
2. Where adjacent to a private way in excess of 2.5m in width, the measurement is taken from the furthest side of the private way.
3. For buildings located within a flood hazard ponding overlay, the ground level will be taken from the raised ground levels required to meet minimum floor level requirements

This standard does not apply to:

4. Road boundaries;
5. Antennae, aerials, satellite dishes (less than 1m in diameter), chimneys, flues, and architectural features (e.g. finials, spires) provided these do not exceed the height in relation to boundary by more than 3m measured vertically;
6. Lift shafts, stair shafts and roof water tanks provided that there is a maximum of one intrusion of a lift shaft or stair shaft or roof water tank permitted every 20m length of boundary and the maximum dimension thereof parallel to the boundary for this structure must not exceed 3m.
7. A gable end, dormer or roof where that portion beyond the height in relation to boundary is:
 - a. No greater than 1.5m² in area and no greater than 1m in height.

PC_{PFZ}-S5 Building Coverage Kakaho Basin

The maximum building coverage is:

1. 35%; or
2. 40% for multi-unit housing

This standard does not apply to:

3. Pergola structures that are not covered by a roof;
4. Uncovered decks;
5. Uncovered outdoor swimming pools.
- ~~5.6.~~ [Building and structures with a footprint of no more than 2.6m² and a height of no more than 2.2m above ground level.](#)

Matters of discretion are restricted to:

- M1. Dominance effects on the street and adjoining properties; and
- M2. Whether topographical or other site constraints make compliance with the standard impracticable.

PC_{PFZ}-S6 Building Coverage Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North

<p>The maximum gross floor area for any building on a site is:</p> <ol style="list-style-type: none"> 1. 350m² for a residential unit; 2. 50m² for a minor residential unit; and 3. 500m² for all other non-residential buildings and structures combined. 	
PC_{PFZ}-S7	Setback from Road Boundary in Precinct C
<p>No building or structure may be located within 4m from a road boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Boundary fences or standalone walls; 2. Structures with a building footprint of less than 0.5m². 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; M2. Design and siting of buildings; M3. Screening, planting and landscaping; M4. Pedestrian and cyclist safety; and M5. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.
PC_{PFZ}-S8	Setbacks from Other Boundaries Kakaho Basin
<p>No building or structures may be located within:</p> <ol style="list-style-type: none"> 1. 1m from a side boundary; 2. 3m from a rear boundary. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 3. Boundary fences or standalone walls; 4. Buildings that share a common wall along the boundary for the length of that common wall; 5. Any building that is no more than 6m in length along the affected boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Dominance and privacy effects on adjoining sites; and M2. Whether there are topographical or other site constraints that make compliance with the permitted standard impracticable.
PC_{PFZ}-S9	Setbacks from Other Boundaries Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North
<p>No building or structures may be located within:</p> <ol style="list-style-type: none"> 1. 5m from a side boundary; 2. 5m from a rear boundary; and 3. 10m for any boundary adjoining Precinct A or Precinct B. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 4. Boundary fences or standalone walls; 5. Accessory buildings no more than 10m² in floor area; and 6. Up to 2 water storage tanks, each with a maximum diameter of 3.5m and a maximum height of 3m. 	

PC_{PFZ}-S10	Setbacks from Waterbodies in Precinct C
<p>All buildings and structures must be set back at least 20m from <u>natural wetlands or streams</u> waterbodies over 3m in width (measured from the highest annual bank-full flow).</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The siting of buildings and structures; M2. The ability to access the waterway for maintenance and stream network enhancements; M3. Flood hazard; and <u>M4. Public access</u> M4. <u>M5. Effects on the amenity, ecological, cultural and other values of the waterbody.</u>
PC_{PFZ}-S11	Landscaped Areas Kakaho Basin
<ul style="list-style-type: none"> 1. At least 40% of the net site area must be landscaped; 2. At least 50% of the area of the front yard must be landscaped; and 3. Planting must be undertaken in accordance with a planting plan approved with the subdivision that created the allotment. 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> M1. The effect on the streetscape and amenity of the area; and M2. Whether topographical or other site constraints make compliance with the standard impracticable.
PC_{PFZ}-S12	Outdoor Living Space for Residential Units - Kakaho Basin
<p>The minimum area of outdoor living space is:</p> <ul style="list-style-type: none"> 1. Per residential unit: 40<u>30</u>m² at ground level <u>or a balcony above ground level of at least 6m² with a minimum dimension of 1.8m;</u> 2. Per minor residential unit: 20<u>15</u>m² at ground level <u>or a balcony above ground level of at least 6m² with a minimum dimension of 1.8m.</u> <p>Except that:</p> <ul style="list-style-type: none"> 3. For a minor residential unit that has direct access to a minimum 40<u>30</u>m² of outdoor living space provided for the primary residential unit, additional outdoor living space is not required to be provided for the minor residential unit. <p>The outdoor living space must:</p> <ul style="list-style-type: none"> 4. Be able to fit a circle of 4m diameter; 5. Have a gradient of less than 1:20; 6. Be <u>directly</u> accessible from the principal living room, dining room or kitchen; 7. Be free of buildings, parking spaces and manoeuvring areas; 8. Be orientated to either the north, west or east side of the residential unit, except that: 	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> M1. Whether adequate useable space is provided to accommodate outdoor activities; M2. Proximity of the residential unit to accessible public open space; M3. Whether there are topographical or other site constraints that make compliance with the permitted standard impracticable.

	<p>a. Up to 30% of the outdoor living area may be orientated to the south of the residential unit.</p>	
PC_{PFZ}-S13	Fences within the Kakaho Basin	
	<p>1. Fences and walls must have a maximum height above ground level of 1.8m except that:</p> <p>a. Fences and walls within the front yard of a lot must have a maximum height of 0.9m; and</p> <p>b. Fences and walls within the front yard of a lot must be visually permeable.</p>	<p>Matters of discretion are restricted to:</p> <p>M1. The effects on the streetscape and amenity of the area.</p> <p>M2. The effects on the amenity of adjoining properties, where the fence is located on their boundary.</p> <p>M3. Any topographical or other site constraints that make compliance with the permitted fence height standard impracticable.</p>
PC_{PFZ}-S14	Fences within the Kakaho Hillside Living Area, Hillside Living Area and Kakaho Basin North	
	Fencing must not exceed 1.2m in height.	
PC_{PFZ}-S15	Reflectance of Buildings and Structures Kakaho Hillside Living Area	
	A reflectance value no greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure.	
PC_{PFZ}-S16	Use of Copper and Zinc	
	<p>Copper or zinc surfaces in external building materials including roofing, guttering, spouting and cladding must be painted or finished in a manner that results in the copper or zinc surface not being directly exposed to rainfall.</p>	<p>Matters of discretion are restricted to:</p> <p>M1. The extent of untreated copper or zinc; and</p> <p>M2. Methods to remove copper or zinc from water runoff.</p>
PC_{PFZ}-S17	Impervious Surfaces	
	<p>The maximum area of impervious surfaces must not exceed 70% of site area.</p>	<p>Matters of discretion are restricted to:</p> <p>M1. The measures used to achieve hydraulic neutrality;</p> <p>M2. Location, design, ownership and access for maintenance, including any necessary easements; and</p> <p>M3. Whether there are any constraints or opportunities that mean that hydraulic neutrality is not required.</p>
PC_{PFZ}-S18	Signs	

<ol style="list-style-type: none"> 1. Signs must relate to an activity carried out on the site and must not be third party advertising signs; 2. There must be no more than one sign per site visible from a public space (including public roads); 3. The maximum area of any sign must not exceed 1.5m²; and 4. Signs must not be illuminated, flashing or have moving images. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The functional need for the sign; M2. Effects on amenity; and M3. Effects on traffic safety.
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INFORMATION REQUIREMENTS	
PC _{PFZ} -IR1	Buildings or Structures Outside of Identified Development Areas or Building Platforms
Precinct C	<ol style="list-style-type: none"> 1. For an application made for buildings or structures within Precinct C that are located outside of the development areas identified in the Precinct C Plan or building platforms determined at subdivision stage, a Landscape Assessment prepared by a suitably qualified landscape architect must be provided. <ol style="list-style-type: none"> a. The Landscape Assessment must consider: <ol style="list-style-type: none"> i. Existing topography by contour lines with an analysis of slope gradients and an indication of the drainage pattern; ii. Existing vegetation and significant natural features on the site; iii. Existing visibility and views to and from the site; iv. Proposed location, design and scale of any buildings or structures and driveways; v. Proposed earthworks and access or driveway construction including proposed topography by contour lines, identifying areas of cut and fill; vi. Proposed landscaping including fences, boundary planting, restoration areas and amenity and restorative planting; vii. Visibility and similarity with surrounding colours, textures, patterns and forms. viii. Proposed measures to maintain the values and characteristics. b. In addition, for applications within the Kakaho Special Amenity Landscape, the Landscape Assessment must consider the values and characteristics of the Kakaho Special Amenity Landscape.
PC _{PFZ} -IR-2	Impervious Surfaces
Precinct C except roads	<p>Any resource consent application under PC_{PFZ}-R5 must include:</p> <ol style="list-style-type: none"> 1. Details of the proposed water-sensitive design techniques and methods of implementation; and 2. An assessment of the potential effects of the activity on existing stormwater measures and devices.

APPENDIX
PC _{PFZ} -Appendix-1: Kakaho Special Amenity Landscape Values
<p>Natural Sciences</p> <ol style="list-style-type: none"> 1. Highly representative of open rolling landform characteristic of much of Porirua’s rural hinterland; 2. Predominantly unmodified landform;

3. Primarily managed as pasture with low ecological value;
4. Indigenous revegetation in a number of gullies identified as Significant Natural Areas.

Sensory

5. Landform remains largely open and intact with few incongruous elements; minor farm tracks, pylons and a single block of exotic forest;
6. Folded landform creates a vivid 'rumpled blanket' effect which remains highly visible from State Highway 1 at the Paremata Road Bridge and large areas of Porirua's existing northern residential areas;
7. Despite extensive pastoral use, landform remains relatively natural with limited modification;
8. Distinctive valleys and open rolling tops highlight bold changes in shadow and light.

Shared and recognised

9. Contained inland forested areas with important resources for Māori and associated with Pā and mahinga kai at Taupō;
10. Provides a highly recognisable local backdrop, visible from State Highway 1 and residential areas to the south of Pāuatahanui Inlet between Paremata and Whitby;
11. Changing light on the hills and through the seasons are often the subject depicted in paintings and are frequently photographed as part of the backdrop to Pāuatahanui Inlet.

~~154. PRECINCT D~~

The purpose of Precinct D is to provide a local centre with a compatible mix of commercial, retail and residential activities. The Precinct D plan includes a Large Format Supermarket and Trade Supplier Area and a Small Format Area for small retail and commercial service activities with residential apartments above.

Note: The objectives, policies and rules of other parts of the District Plan may apply in addition to the objectives, policies and rules of this section.

OBJECTIVES	
PD_{PEZ}-O1	Purpose of Precinct D
Precinct D is characterised by commercial, retail and residential activities in accordance with the Precinct D Plan, with associated employment opportunities.	
PD_{PEZ}-O2	Character and Qualities of Precinct D
Precinct D is a safe and attractive environment containing buildings and areas that are well designed and contribute positively to the urban space.	
PD_{PEZ}-O3	Scale of Built Development at the Precinct Interface
Built development at the interface with other Precincts is of a scale and proportion that is compatible with the adjoining Precincts.	

POLICIES	
PD_{PEZ}-P1	Activities
Enable a range of commercial, retail and residential activities that: <ol style="list-style-type: none"> 1. Are compatible with the role, function and character of Precinct D; 2. Avoid, remedy or mitigate adverse effects on the amenity of adjoining residential and open space areas; and 3. Do not undermine the role and function of the City Centre Zone. 	
PD_{PEZ}-P2	Residential Activity
Enable residential activity where: <ol style="list-style-type: none"> 1. It is located above ground floor; 2. The building is designed to: <ol style="list-style-type: none"> a. Ensure that indoor noise and ventilation levels are appropriate for residents, to mitigate reverse sensitivity to other Precinct D Local Centre activities; b. Provides access to sunlight or daylight; c. Provide internal privacy for all residential units; d. Ensure access both to and within the building is convenient, legible and efficient; e. Ensure any shared outdoor living area is well located and of high quality; f. Provide for servicing that is suitable, convenient and visually discreet; and g. Ensure private balconies are readily accessible and of high quality to attract occupation and use. 	
PD_{PEZ}-P3	Buildings and Structures (Except Buildings for Large Format Retail Supermarket and Trade Supplier Activities)
Provide for built development that is: <ol style="list-style-type: none"> 1. Consistent with the Precinct D Plan; 2. Compatible with the character and amenity of the adjoining Precincts; and 	

~~3. Suitably serviced by infrastructure.~~

PD_{PFZ}-P4

Public Space Interface

Require new use and development (except Buildings A and B as shown in the Precinct D Plan) to provide:

- ~~1. A positive interface with public space;~~
- ~~2. A veranda or other forms of shelter for pedestrians;~~
- ~~3. Transparent glazing that allows visibility into and out of building frontages;~~
- ~~4. An obvious public entrance; and~~
- ~~5. Visually unobtrusive storage and servicing areas.~~

PD_{PFZ}-P5

Large Format Retail Supermarket and Trade Supplier Activity and Building

Provide for large format retail supermarket and trade supplier activities and buildings that:

- ~~1. Are consistent with the Precinct D Plan;~~
- ~~2. Avoid, remedy or mitigate any significant adverse effects;~~
- ~~3. Provide coherent design and appearance that integrates visual interest and mitigates visual dominance;~~
- ~~4. Have transparent glazing that allows visibility into and out of building frontages;~~
- ~~5. Have obvious public entrances;~~
- ~~6. Design and locate parking areas, vehicle access, outdoor storage and servicing arrangements to maintain streetscape, visual amenity and pedestrian safety;~~
- ~~7. Do not undermine the role and function of the Porirua City Centre in respect of nature and scale of activity;~~
- ~~8. Incorporate landscaping consistent with the Precinct D Plan, including high quality landscape treatment that integrates with any adjoining landscape treatment along St Andrews Road including the drainage corridor. The landscape treatment must partially screen Buildings A and B (in the Precinct D Plan) and any service and loading facilities from St Andrews Road;~~
- ~~9. Design all spaces accessible to the public to be safe and minimise the opportunities for crime;~~
- ~~10. Respond to operational needs; and~~
- ~~11. Are suitably serviced by infrastructure.~~

PD_{PFZ}-P6

Light Spill

Provide for external lighting that:

- ~~1. Has a functional or operational need;~~
- ~~2. Contributes to safety;~~
- ~~3. Avoids adverse effects on traffic safety; and~~
- ~~4. Avoids conflict with permitted sensitive activities in Precinct A.~~

PD_{PFZ}-P7

Signs

Provide for signs that:

- ~~2. Have a functional or operational need, including large signs that need to be located at a Primary Sign location indicated on the Precinct D Plan;~~
- ~~3. Contribute to social and economic wellbeing;~~
- ~~4. Avoid, remedy or mitigate adverse effects on traffic safety; and~~
- ~~5. Avoid, remedy or mitigate adverse effects on amenity including in Precinct A.~~

RULES

Note: The rules of other parts of the District Plan may apply in addition to the rules of this section. More than one rule may apply.

PD_{PFZ}-R1 ~~Retail Activity, Commercial Service Activity, Healthcare Activity, Entertainment and Hospitality Activity, Educational Facility, Community Facility~~

~~1. Activity Status: Permitted~~

~~Where:~~

~~a. The gross floor area per activity or facility does not exceed 450m².~~

~~2. Activity status: Restricted Discretionary~~

~~Where:~~

~~a. Compliance is not achieved with:~~

~~i. PD_{PFZ}-R1-1.~~

~~Matters of discretion are restricted to:~~

~~M1. The matters in:~~

~~a. PD_{PFZ}-P1;~~

~~b. PD_{PFZ}-P3; and~~

~~c. PD_{PFZ}-P4.~~

PD_{PFZ}-R2 ~~Residential Activity~~

~~1. Activity Status: Permitted~~

~~Where:~~

~~a. Residential units are located above the ground floor; and~~

~~b. Compliance is achieved with:~~

~~i. PD_{PFZ}-S6.~~

~~2. Activity status: Restricted Discretionary~~

~~Where:~~

~~a. Compliance is not achieved with:~~

~~i. PD_{PFZ}-R2-1.~~

~~Matters of discretion are restricted to:~~

~~M1. The matters in:~~

~~a. PD_{PFZ}-P1; and~~

~~b. PD_{PFZ}-P2; and~~

~~M2. The matters of discretion of any infringed standard.~~

PD_{PFZ}-R3 ~~New Buildings and Structures Excluding Large Format Retail Supermarket and Trade Supplier Area~~

~~1. Activity status: Restricted Discretionary~~

~~Where:~~

~~a. The building or structures are located within the area identified on the Precinct D Plan as Small Format Area;~~

~~b. Compliance is achieved with:~~

~~i. PD_{PRZ}-S2;~~

~~ii. PD_{PRZ}-S4;~~

~~iii. PD_{PRZ}-S6;~~

~~iv. PD_{PRZ}-S7;~~

~~v. PD_{PRZ}-S8;~~

~~vi. PD_{PRZ}-S9; and~~

~~vii. PD_{PRZ}-S10;~~

~~Matters of discretion are restricted to:~~

~~M1. The matters in:~~

~~a. PD_{PRZ}-P1;~~

~~b. PD_{PRZ}-P2;~~

~~c. PD_{PRZ}-P3;~~

~~d. PD_{PRZ}-P4;~~

~~e. PD_{PRZ}-P6; and~~

~~f. SW_{PRZ}-P3.~~

~~2. Activity status: Discretionary~~

~~Where:~~

~~a. Compliance is not achieved with:~~

~~i. PD_{PRZ}-R3-1.~~

~~PD_{PRZ}-R4~~

~~Large Format Retail Supermarket or Trade Supplier Activity and Buildings~~

~~1. Activity status: Restricted Discretionary~~

~~Where:~~

~~a. The activity and building is for a supermarket or a trade supplier, and are is located within the Large Format Supermarket and Trade Supplier Area of the Precinct D Plan;~~

~~b. A landscape design and planting plan in accordance with PD_{PRZ}-IR-1 has been prepared;~~

~~c. Compliance is achieved with:~~

~~i. PD_{PRZ}-S1;~~

~~ii. PD_{PRZ}-S2;~~

~~iii. PD_{PRZ}-S3;~~

~~iv. PD_{PRZ}-S5;~~

~~v. PD_{PRZ}-S6;~~

~~vi. PD_{PRZ}-S7;~~

~~vii. PD_{PRZ}-S8;~~

~~viii. PD_{PRZ}-S9; and~~

~~ix. PD_{PRZ}-S10.~~

~~Matters of discretion are restricted to:~~

~~M1. The matters in:~~

- ~~a. PD_{PFZ}-P1;~~
- ~~b. PD_{PFZ}-P2;~~
- ~~c. PD_{PFZ}-P5;~~
- ~~d. PD_{PFZ}-P6; and~~
- ~~e. SW_{PFZ}-P3;~~

~~Refer information requirement PD_{PFZ}-IR1.~~

~~2. Activity status: Discretionary~~

~~Where:~~

- ~~a. Compliance is not achieved with:~~
 - ~~i. PD_{PFZ}-R4-1.~~

~~Refer information requirement PD_{PFZ}-IR1.~~

~~PD_{PFZ}-R5 Additions or Alterations to Buildings or Structures That Are Visible from Public Spaces~~

~~1. Activity Status: Permitted~~

~~Where:~~

- ~~a. Compliance is achieved with:~~
 - ~~i. PD_{PFZ}-S1;~~
 - ~~ii. PD_{PFZ}-S2;~~
 - ~~iii. PD_{PFZ}-S4;~~
 - ~~iv. PD_{PFZ}-S5;~~
 - ~~v. PD_{PFZ}-S6;~~
 - ~~vi. PD_{PFZ}-S7;~~
 - ~~vii. PD_{PFZ}-S8;~~
 - ~~viii. PD_{PFZ}-S9; and~~
 - ~~ix. PD_{PFZ}-S10.~~

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

~~Where:~~

- ~~a. Compliance is not achieved with:~~
 - ~~i. PD_{PFZ}-R5-1.~~

~~Matters of discretion are restricted to:~~

~~M1. The matters in:~~

- ~~a. PD_{PFZ}-P3;~~
- ~~b. PD_{PFZ}-P4;~~
- ~~c. PD_{PFZ}-P5;~~
- ~~d. PD_{PFZ}-P6;~~
- ~~e. SW_{PFZ}-P3; and~~

~~M2. The matters of discretion of any infringed standard.~~

PD_{PFZ}-R6	Signs
<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. PD_{PFZ}-S11.</p>	
<p>2. Activity status: Restricted-Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. PD_{PFZ}-R6-1.</p> <p>Matters of discretion are restricted to:</p> <p>M1. The matters in:</p> <p>a. PD_{PFZ}-P7; and</p> <p>M2. The matters of discretion of any infringed standard.</p>	

PD_{PFZ}-R7	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, restricted discretionary activity or non-complying activity.</p>	

STANDARDS	
PD_{PFZ}-S1	Building Gross Floor Area
<p>Buildings located within the <u>Large Format Supermarket and Trade Supplier Area</u> of the Precinct D Plan must not exceed a gross floor area of 4,000m².</p>	<p>Matters of discretion are restricted to:</p> <p>M1. The location, design and appearance of the building, having regard to the operational needs of the activity;</p> <p>M2. Effects on the streetscape; and</p> <p>M3. Compatibility with the scale, proportion and context of buildings and activities in the surrounding area.</p>
PD_{PFZ}-S2	Maximum Height
<p>Buildings and structures must comply with a maximum height of 12m, except that:</p> <p>1. An additional 1m may be added to the maximum height of any building with a roof slope of 15° or greater, where the roof rises to a ridge.</p>	<p>Matters of discretion are restricted to:</p> <p>M1. The location, design and appearance of the building;</p> <p>M2. Effects on the streetscape; and</p> <p>M3. Compatibility with the scale, proportion and context of buildings and activities in the adjoining Precincts.</p>
PD_{PFZ}-S3	Landscaping

<ol style="list-style-type: none"> 1. Planting must be provided in the location set out in the Precinct D Plan; and 2. Where ground level car parking areas adjoin the street edge, a landscaping strip shall be provided along the street edge with a minimum width of 1.5m and planted in species that will not grow to a height greater than 1m (or that can be easily maintained at a height not greater than 1m). 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Whether landscaping contributes to a safe and high amenity environment and mitigates adverse visual effects.
<p>PD_{PEZ}-S4 Active Frontage—Small Format Area</p>	
<p>Any building built to or within 3m of an active frontage identified on the Precinct D Plan must meet the following:</p> <ol style="list-style-type: none"> 1. A veranda over any pedestrian route along the active frontage of the building; 2. Built to and oriented towards the active frontage; and 3. Transparent glazing on the ground floor elevation of at least 50% of the total width of the building along the active frontage. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Effects on the and quality of the active frontage and public space amenity; M2. Consistency with the principles of Crime Prevention Through Environmental Design (CPTED);
<p>PD_{PEZ}-S5 Active Frontage—Large Format Supermarket and Trade Supplier Area</p>	
<p>Any building built within the Large Format Supermarket and Trade Supplier Area of the Precinct D Plan must meet the following:</p> <ol style="list-style-type: none"> 1. The primary frontage of Building A or Building B must have transparent glazing of at least 20% of the total width of the building frontage identified as ‘primary frontage’ and the glazing must have a vertical dimension of at least 5m; and 2. The primary or secondary frontage of Building A or Building B must include the buildings primary entrance, and that entrance must be covered. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Effects on the amenity of Precinct D including pedestrian routes and publicly accessible parking areas; and M2. Effects on public spaces including streets.
<p>PD_{PEZ}-S6 Outdoor Living Space for Residential Units</p>	
<p>Each residential unit must provide a balcony or deck that is:</p> <ol style="list-style-type: none"> 1. At least 86m² in area with a minimum dimension of 1.8m; 2. Directly accessible from a habitable the principal living room, dining room or kitchen within the unit; and Orientated to either the North, east or west facing side of the residential unit, except that: <ol style="list-style-type: none"> a. Up to 30% of the outdoor living area may be orientated to the south side of the residential unit. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Proximity of the residential unit to accessible public open space; and M2. Quality and orientation of the space including access to sunlight.

PD_{PEZ}-S7	Outdoor Storage	
<p>Outdoor storage of goods or materials must:</p> <ol style="list-style-type: none"> 1. Be associated with the activity operating on the site; 2. Not encroach on any required loading area; and 3. Without preventing the provision of a gate or entry point to the site, be screened by a fence or landscaping from any public road adjoining the site. 		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Effects on visual amenity and streetscape; and M2. Size, location and operational need for the storage area.
PD_{PEZ}-S8	Building Setbacks from Waterbodies	
<p>All buildings and structures (excluding canopies over loading areas) must be set back at least 20m from <u>natural wetlands or streams waterbodies over 3m in width (measured from the highest annual bank full flow).</u></p>		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The siting of buildings and structures; M2. The ability to access the waterway for maintenance and stream network enhancements; M3. Flood hazard; and M4. Effects on the amenity, ecological, cultural and other values of the waterbody.
PD_{PEZ}-S9	Light Spill	
<p>Any vertical illuminance from the use of any artificial lighting on any site in Precinct D must not exceed the following vertical illuminance at the boundary of an allotment in Precinct A:</p> <ol style="list-style-type: none"> 1. 7.00am – 10.00pm: 25 Lux; and 2. 10.00pm – 7.00am: 4 Lux. 		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. Traffic safety; M2. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures; M3. Conflict with permitted sensitive activities in Precinct A; and M4. Any benefits (e.g. safety) from the artificial lighting.
PD_{PEZ}-S10	Use of Copper and Zinc	
<p>Copper or zinc surfaces in external building materials including roofing, guttering, spouting and cladding must be painted or finished in a manner that results in the copper or zinc surface not being directly exposed to rainfall.</p>		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The extent of untreated copper or zinc; and M2. Methods to remove copper or zinc from water runoff.
PD_{PEZ}-S11	Signs	
<ol style="list-style-type: none"> 1. Signs must: <ol style="list-style-type: none"> a. Not be third party advertising signs; and b. Relate to an activity carried out on the site; or 		<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> M1. The functional need for the sign; M2. Effects on amenity; and

~~c. Be a directional sign;~~

~~2. The maximum area of any sign must not exceed 5m², unless the sign is in a Primary Signage location indicated on the Precinct D Plan, where the maximum area must be no more than 20m²;~~

~~3. There must be a maximum of one sign per Primary Signage location detailed on the Precinct D Plan;~~

~~4. There must be a maximum of one sign per tenancy per active frontage attached to the fascia of a veranda;~~

~~5. There must be a maximum of one sign per tenancy attached to the wall, fence or building per elevation (other than a veranda sign);~~

~~6. If a sign (excluding digital signs) is illuminated internally or externally it must:~~

~~a. Not be illuminated with an upwardly facing light source;~~

~~b. Not exceed a luminance of 800cd/m² when illuminated by an artificial light source between sunset and sunrise;~~

~~c. Be designed to reduce any glare or direct view of the light source when viewed by an observer at ground level or within an adjacent building;~~

~~7. Digital signs must:~~

~~a. include automatic and continuous controls to set the luminance transition depending on ambient light conditions and ensure that the sign luminance does not exceed the following:~~

~~i. Day time (sunrise to sunset):
5000cd/m²;~~

~~ii. Night time (sunset to sunrise):
400cd/m²~~

~~b. Not face Precinct A; and~~

~~8. No signs shall have flashing or moving images. Static content must have a minimum dwell time of eight seconds per image with a 0.5 second dissolve transition between images; and~~

~~9. Any vertical illuminance from a sign must not exceed the following vertical illuminance at the boundary of a residential allotment or notional boundary of a residential activity:~~

~~a. 7.00am – 10.00pm: 25 Lux; and~~

~~b. 10.00pm – 7.00am: 4 Lux.~~

~~M3. Effects on traffic safety;~~

PD_{PEZ}-R1 Applications under Rule PD_{PEZ}-R49

An application under Rule PD_{PEZ}-R49 must include:

1. A landscape design and planting plan prepared by a suitably qualified landscape architect that provides details of landscape strip and landscape treatments within the Precinct that are in accordance with the Precinct D Plan;
2. The planting plan must have as its key performance objectives:
 - a. Revegetation and long term management of the ecological corridor adjacent to the State Highway;
 - b. Amenity planting of landscape strips;
3. The landscape design and planting plan must include, but not be limited to, the following information:
 - a. Plant species and size at planting;
 - b. Performance standards for vegetation establishment and ongoing maintenance, including pest animal and pest plant weed and pest control;
 - c. Proposed measures for ongoing protection of vegetation that may include covenant, consent notice or other mechanism;
 - d. Consideration of Crime Prevention Through Environmental Design principles;
 - e. Artificial lighting or screening to be used;
 - f. Paving configuration and materials;
 - g. Description of hard landscaping elements and furniture; and
 - h. Consistency with the Land Management Principles of Plimmerton Farm;