

Summary of Proposed Variations to District Plan Rules and Assessment Criteria
Rural Residential Zone at Lake Whakamaru

Rule	Existing Wording	Proposed Wording	Reason
Amend Rule 8.4.13 under Assessment Criteria for Discretionary Activities – Subdivisions		<p>Insert: <u><i>(g) The extent to which the subdivision of the Rural Residential Zone at Lake Whakamaru aligns with the approved Structure Plan.</i></u></p> <p><u><i>h) In respect of subdivision within the Paradise Point Structure Plan area and potential visual effects of future development, the extent to which the proposed covenanted areas align with the Paradise Point Structure Plan.</i></u></p> <p><u><i>i) In respect of subdivision within the Rural Residential Zone at Lake Whakamaru Structure Plan area, the extent to which other measures (such as management and monitoring plans) are adopted to ensure that visual effects of future buildings are managed on an ongoing basis.</i></u></p>	Amend rule to add Structure Plan alignment for plan change for future subdivision

Amend Subdivision Rule 10.7.1(d) minimum and average lot size	<i>For every lot created below the average lot size of 5,000m2, another lot with an equal or greater area above the average lot size of 5,000m2 shall be created. Except that if an odd number of lots is proposed, then one lot may be excluded from this rule.</i>	<u>Except for the Rural-Residential Zone at Lake Whakamaru,</u> for every lot created below the average lot size of 5,000m2, another lot with an equal or greater area above the average lot size of 5,000m2 shall be created. Except that if an odd number of lots is proposed, then one lot may be excluded from this rule.	Amend to exclude the Rural-Residential Zoned land at Lake Whakamaru from minimum/average lot size.
Amend Subdivision Rule 10.7.7	<i>Each proposed new site created shall be provided with underground electric power, at the lot boundary unless a connection to the lot can be made directly to existing overhead infrastructure. Any new telecom lines that are installed shall be underground. Where access is to be via an entrance strip, services shall be laid to the end of the entrance strip furthest from the road.</i>	<i>Each proposed new site created shall be provided with underground electric power, at the lot boundary unless a connection to the lot can be made directly to existing overhead infrastructure, <u>and except for the Rural-Residential Zone at Lake Whakamaru where lots can have an alternative power source (such as solar).</u> Any new telecom lines that are installed shall be underground.</i>	Amend to exclude the proposed plan change area from requiring underground power supply to lot boundaries as an alternative form of power source (solar) is proposed.
New Subdivision Rule 10.7.11		<u>Proposed Rule 10.7.11 Any subdivision of the Lake Whakamaru Rural Residential zone shall be in general</u>	To add a requirement that the subject land is developed in accordance with an (approved) Structure Plan

		<u>accordance with the Lake Whakamaru Structure Plan.</u>	
Amend Rural Residential Rule 29.4.4(a),	<u>Maximum building height 8m</u>	<i>(a) Maximum building height 8m, <u>except for Lake Whakamaru Rural-Residential Zone area which is to be 6m.</u></i>	Amend to specify a more restrictive maximum building height for the Rural-Residential Zoned land at Lake Whakamaru as per the Design Guideline.
Amend Rural Residential Zone Rule 29.4.5	<i>Cladding materials and paint colours on all buildings shall not exceed a reflectivity value of 40% when applying British Standard 5252:1976. Roof cladding shall be a minimum of 5% darker than the walls and other vertical claddings.</i>	<i><u>Except for the Rural Residential Zoned area of Lake Whakamaru where the following shall apply:</u></i> <u>Exterior cladding materials:</u> <u>Natural timber (oiled or stained), painted timber or panel (subject to iv below), concrete (off the form finish, plaster finish or exposed aggregate) (subject to iv below), colour steel (subject to iv below), natural stone and/or brick, and weathering steel.</u> <u>Exterior colours and reflectivity: Recessive colours that integrate with the colours and tones found in the surrounding landscape should be used on all exterior surfaces. Colours that are visually dominant or have a high contrast value should be</u>	Amendment to add specific appropriate building materials and reflectivity for the subject land as per the Design Guideline.

		<p><u>avoided. Suitable colours include:</u> <u>Colours from the BS 5252 range (or equivalent) identified in figure 3 below, subject to the following Light Reflectance Value (LRV) restrictions:</u> <u>(1) Roof colours with an LRV between 5-13%</u> <u>(2) Wall colours with an LRV between 5-23%.</u> <u>(3) Trim colours with an LRV between 5-46% with a careful selection of natural colours.</u> <u>Wall colours with a reflectance value of more than 46% are not acceptable</u></p>	
New Rural Residential Zone Rule 29.4.17		<p><u>Proposed Rule 29.4.17 Any building or development activity in the Lake Whakamaru Structure Plan area shall be in general accordance with the Structure Plan</u></p>	Add requirement that the subject land is developed in accordance with an (approved) Structure Plan.