

Appendix 3 – Officers Recommended Amendments to the Kororāreka Russell Township Zone Chapter

Note the below provisions represent the Section 42A Report Writing Officer's recommended amendments to the provisions of the Proposed District Plan, in response to submissions (with underline used for new text and ~~strikethrough~~ for deleted text). Recommendations made through the Reporting Officer's right of reply are shown in red underline for new text and ~~red-strikethrough~~ for deleted text.

Overview

Kororāreka Russell Township zone (**KRTZ**) is located in the heart of the Bay of Islands and occupies a unique place in New Zealand's past. Kororāreka Russell is a historically significant location of Māori and Early European settlement in the Bay of Islands and is representative of the rich tapestry of early Māori, European, Colonial, and Modern settlement within the district. In recognition of that significance, the zone seeks to maintain and enhance the characteristics and natural features of Kororāreka¹ Russell which contribute to its unique built character, historic heritage, indigenous biodiversity,² cultural and amenity values.

The KRTZ is largely contained within the historical boundaries, topography, original street layout, subdivision patterns and road network established in the nineteenth century. The wider townscape is defined by a continuing relationship to the foreshore between the north and south headlands, originally flanked by pa sites. The KRTZ captures the historical associations, surviving architecture and picturesque harbour edge landscape qualities that contribute to Russell's identity and significance as a township within the Far North District.

The Kororāreka Russell Township is within the coastal environment and is a prominent coastal settlement within the East Coast. It forms part of a continued pattern of settlement along this coastline. Historically, the coast has provided opportunities for economic development and trade and the wharf remains a central feature within Kororāreka Russell township. Kororāreka Russell is a key tourist destination with heritage activities and tourism being a primary purpose of travel to the area.

KRTZ provides for residential development and compatible non-residential activities that contribute to and protect the characteristics and historical significance of Kororāreka Russell. A Heritage Area Overlay applies to Kororāreka Russell and works in combination with this zone to protect the historic heritage resources. Refer to Historic Heritage and Heritage Area³ Overlay Chapters in Part 2 District Wide Matters for details on objectives, policies and provisions that might be relevant to resource consent applications within the Kororāreka Russell Heritage Area Overlay.

The Council have responsibilities under the RMA, the NZCPS and the NRPS to protect historic heritage. This will ensure that land use and subdivision will be managed to ensure the towns rich historic heritage is protected for current and future generations.

Objectives	
KRT-O1	<p>The Kororāreka Russell Township zone provides for residential and non-residential activities that:</p> <ul style="list-style-type: none"> a. are compatible with the historic heritage values of the zone; b. maintain the character and amenity of the receiving environment; and c. recognise and protect any part of a site subject to the coastal environment, or High Natural Character.

¹ Clause 16 amendment for consistent wording with remainder of chapter

² John Andrew Riddell (S431.002)

³ Clause 16 amendment to ensure consistent wording of chapter reference

KRT-O2	Land use and subdivision in the Kororāreka Russell Township zone recognises and protects the natural character, landscape, historic heritage, <u>indigenous biodiversity</u> , ⁴ amenity and cultural values of the site and surrounding area.
KRT-O3	Non-residential activities contribute to the function and well-being of the community while complementing the character, scale and amenity <u>values</u> ⁵ of the Kororāreka Russell Township zone.
KRT-O4	Land use and subdivision in the Kororāreka Russell Township zone is supported by appropriate infrastructure.
KRT-O5	Land use and subdivision in the Kororāreka Russell Township Zone provides communities with functional and high amenity living environments.
Policies	
KRT-P1	<p>Enable land use and subdivision in the Kororāreka Russell Township zone where:</p> <ol style="list-style-type: none"> landscaping and areas of open space are maintained around buildings on the site; it is consistent with scale, character and design anticipated in the surrounding residential environment, <u>which is characterised by:</u> <ol style="list-style-type: none"> <u>Period style buildings and structures, often with significant historical associations;</u> <u>The visual dominance of natural landforms surrounding the township basin;</u> <u>A mix of land uses that create a village atmosphere; and</u> <u>Pedestrian scale development;</u>⁶ there is appropriate infrastructure to support residential and non-residential development; <u>and</u> heritage resources are protected; <u>and</u> values of coastal environment and High Natural Character are recognised and protected.⁷
KRT-P2⁸	<p><u>Require all subdivision in the Kororāreka Russell Township zone to provide the following reticulated wastewater and stormwater services to the boundary of each lot (where available) and encourage all subdivision to provide the following reticulated services to the boundary of each lot:</u></p> <ol style="list-style-type: none"> telecommunications; <ol style="list-style-type: none"> fibre where it is available; or copper where fibre is not available; local electricity distribution network; and <u>potable water.</u> wastewater, portable water and stormwater where they are available.
KRT-P3	Provide for a variety of housing typologies within the Kororāreka Russell Township zone, where land is appropriately serviced by infrastructure and does not compromise historic heritage, <u>character</u> ⁹ and amenity values.
KRT-P4	<p>Enable non-residential activities that:</p> <ol style="list-style-type: none"> are of a residential scale; support the social and economic well-being of the community; do not detract from the vitality and viability of the adjoining Mixed-Use zone; and

⁴ John Andrew Riddell (S431.003)

⁵ Consequential amendment to align with recommendations in Hearing 9 under section 10(2)(b), Schedule 1 of the RMA

⁶ John Andrew Riddell (S431.009)

⁷ Consequential amendment to align with recommendations in Hearings 4 and 11 under section 10(2)(b), Schedule 1 of the RMA

⁸ Lynley Newport (S132.001)

⁹ John Andrew Riddell (S431.006)

	d. avoid, remedy or mitigate adverse effects on the residential and , ¹⁰ amenity <u>values</u> ¹¹ , and function of the Kororāreka Russell Township zone.
KRT-P5	Provide for retirement villages where they: <ul style="list-style-type: none"> a. contribute to the diverse needs of the community; b. can be appropriately serviced by development infrastructure; c. compliment the character and amenity values <u>of the Kororāreka Russell Township Zone, as defined in KRT-P1 of the surrounding area</u>;¹² and d. address road safety and efficiency.
KRT-P6¹³	<p><u>Consider the following matters where relevant when assessing and managing the effects of land use and subdivision in the Kororāreka Russell Township Zone:</u></p> <ul style="list-style-type: none"> a. <u>the protection of:</u> <ul style="list-style-type: none"> i. <u>historic heritage;</u> ii. <u>Indigenous biodiversity;</u> iii. <u>the natural character of the coastal environment and margins of wetlands, lakes and rivers;</u> iv. <u>landforms;</u> v. <u>sites and areas of significance to Māori and cultural values; and</u> vi. <u>identified and potential public access corridors and esplanade reserves;</u> b. <u>consistency with the scale, design, amenity values and character of Kororāreka Russell, including:</u> <ul style="list-style-type: none"> i. <u>preserving essential elements of a building's character or restoring original character lost through subsequent unsympathetic modification, such as matching the pitch of roofs, selecting appropriate style and placement of windows and using low levels of ornamentation;</u> ii. <u>a preference for traditional construction methods and materials over modern elements such as concrete blocks or aluminium joinery;</u> iii. <u>providing soft landscaping (including hedging) along site boundaries except on the Strand where hard edges such as fences are more appropriate;</u> iv. <u>avoiding visually obtrusive buildings or structures when viewed from the Strand or Kororāreka Bay and Matauwhi Bay; and</u> v. <u>whether the development maintains the pedestrian scale and layout of Kororāreka Russell;</u> c. <u>for residential activities:</u> <ul style="list-style-type: none"> i. <u>provision for outdoor living space;</u> ii. <u>privacy for adjoining sites;</u> iii. <u>access to sunlight;</u> d. <u>for non-residential activities:</u> <ul style="list-style-type: none"> i. <u>scale and compatibility with residential activities</u> ii. <u>hours of operation</u> e. <u>at zone interfaces, any setbacks, fencing, screening or landscaping required to address potential conflicts;</u> f. <u>the adequacy and capacity of available or programmed development infrastructure to accommodate the proposed activity, including:</u> <ul style="list-style-type: none"> i. <u>opportunities for low impact design principles;</u> ii. <u>ability of the site to address stormwater and soakage; and</u> iii. <u>capacity of the wastewater network;</u> g. <u>integration and connectivity within the surrounding road network;</u> h. <u>managing natural hazards; and</u>

¹⁰ Clause 16 amendment to delete unnecessary word

¹¹ Consequential amendment to align with recommendations in Hearing 9 under section 10(2)(b), Schedule 1 of the RMA

¹² John Andrew Riddell (S431.007)

¹³ John Andrew Riddell (S431.008, S431.147) and Russell Protection Society (S179.011)

	<p>i. <u>any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</u></p> <p>Manage land use and subdivision to address the effects of the activity requiring resource consent, including (but not limited to) consideration of the following matters where relevant to the application:—</p> <p>a. the public benefit of the proposed activity;</p> <p>b. the siting and design of buildings, structures, outdoor storage areas, parking, internal roading and vegetation;</p> <p>c. any adverse effects on the character and amenity of adjacent zones;</p> <p>d. the temporary or permanent nature of any adverse effects;</p> <p>e. the need for and location of earthworks and vegetation clearance;</p> <p>f. the provision of low impact design principles; and</p> <p>g. the likelihood of the activity creating or exacerbating a natural hazard.</p> <p>a. the protection of:</p> <p>i. historic heritage;</p> <p>ii. Indigenous biodiversity;</p> <p>iii. the natural character of the coastal environment and margins of wetlands, lakes and rivers;</p> <p>iv. landforms;</p> <p>v. sites and areas of significance to Māori and cultural values; and</p> <p>vi. identified and potential public access corridors and esplanade reserves;</p> <p>b. provision for areas of open space and outdoor living space;</p> <p>c. provision of landscaping, screening and planting;</p> <p>d. consistency with the design, character, scale and amenity of the surrounding residential environment;</p> <p>e. level of privacy, visual dominance and shading effects on adjoining sites;</p> <p>f. protection of pedestrian scale, layout and development within Kororāreka Russell;</p> <p>g. sunlight and daylight access;</p> <p>h. the adequacy of available or programmed development infrastructure;</p> <p>i. level of integration with other activities within the zone;</p> <p>j. hours of operation;</p> <p>k. provision for car parking;</p> <p>l. integration and connectivity within the surrounding road network;</p> <p>m. the ability of the site to address waste water, stormwater, soakage, water supply including fire fighting;</p> <p>n. community well-being, health and safety;</p> <p>o. number of planned or potential people on site;</p> <p>p. any site constraints or natural hazard mitigation; and</p> <p>q. any historical, spiritual, or cultural association held by tangata whenua, with regard to the matters set out in Policy TW-P6.</p>
	Rules

Notes:

1. There may be other rules in Part 2 - District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter

contains rules for activities within the Coastal Environment. The Natural Character chapter and the Coastal Environment chapter ¹⁴should be referred to in addition to this zone chapter.

KRT-R1	New buildings or structures, <u>relocated buildings</u> and <u>or</u> ¹⁵ extensions or alterations to existing buildings or structures	
Kororāreka Russell Township zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The new building or structure, <u>relocated building</u>¹⁶ or extension or alteration to an existing building or structure, will accommodate a permitted, <u>controlled or restricted discretionary</u>¹⁷ activity.</p> <p>PER-2 For multi-unit development, the building complies with standard KRT-S9 Multi-unit residential unit size</p> <p>PER-3 The new building or structure, or extension or alteration to an existing building or structure complies with standards: KRT S1 Maximum height; KRT S2 Height in relation to boundary; KRT S3 Setback (excluding from MHWS or wetland, lake and river margins); KRT S4 Setback from MHWS¹⁸; KRT S5 Building or structure coverage; KRT S6¹⁹ Outdoor living space; KRT S7 Fences or boundary walls; and KRT S8 Outdoor Storage</p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>a. The matters of discretion of any infringed standard; <u>and</u> b. <u>The matters listed in Policy KRT-P6(b)</u>.²⁰</p> <p>Activity status where compliance not achieved with PER-1 and PER-2: Discretionary</p>
KRT-R2	Impermeable surface coverage	
Kororāreka Russell Township zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The impermeable surface coverage of any site is no more than 35%.</p>	<p>Activity status where compliance not achieved with PER-1: <u>Restricted</u>²¹ Discretionary</p> <p>Matters of discretion are restricted to:</p>

¹⁴ Consequential amendment resulting from Coastal Environment section 42A report under clause 10(2)(b), Schedule 1, RMA

¹⁵ Heavy Haulage Association Inc (S482.016)

¹⁶ Ibid

¹⁷ FNDC (S368.079)

¹⁸ Consequential amendment resulting from Coastal Environment section 42A report under clause 10(2)(b), Schedule 1, RMA

¹⁹ Clause 16 amendment to fix numbering error

²⁰ John Andrew Riddell (S431.010)

²¹ Clause 16 amendment to fix drafting error

		<ul style="list-style-type: none"> a. the extent to which landscaping or vegetation may reduce adverse effects of run-off; b. the effectiveness of the proposed method for controlling stormwater on site; c. the availability of land for disposal of effluent and stormwater on the site without adverse effects on adjoining waterbodies (including groundwater and aquifers) or on adjoining sites <u>or downstream sites</u>²²; and d. whether low impact design methods and use of green spaces can be used; e. any cumulative effects on total catchment impermeability; f. natural hazard mitigation and site constraints; and g. extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.
KRT-R3	Residential activity	
Kororāreka Russell Township zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The site area per standalone residential unit is at least 1,000m².</p> <p>PER-2 The activity is not a multi-unit development.</p>	<p>Activity status where compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. residential amenity for the of the residential unit; b. accessibility and convenience for residents; c. provision of landscaping to enhance amenity and minimise adverse effects; d. provision of sufficient outdoor living space; e. provision of adequate access to sunlight on the outdoor living space; f. location and proximity of adjacent residential units; and g. effects on the site and adjoining properties with respect to shading, visual dominance and privacy.

²² Puketotara Lodge Ltd (S481.015)

		Activity status where compliance not achieved with PER-2: Discretionary
KRT-R4	Visitor accommodation	
Kororāreka Russell Township zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is within a residential unit or accessory building.</p> <p>PER-2 The occupancy does not exceed six guests per night.</p> <p>PER-3 The site does not share access with another site.</p>	Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
KRT-R5	Home business	
Kororāreka Russell Township zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is within a residential unit or accessory building.</p> <p>PER-2 The activity does not involve an offensive trade.</p> <p>PER-3 There is no more than one full-time equivalent person engaged in the home business who resides off-site.</p> <p>PER-4 All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building.</p> <p>PER-5 Hours <u>where a business can be open to the public are of operation must be</u> ²³ between: 1. 7am — 8pm Monday to Friday 2. 8am — 8pm Weekends and public holidays</p>	<p>Activity status where compliance not achieved with PER-3, PER-4 and PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. scale, intensity and character of the business; b. traffic generation, safety and access; c. provision of parking; d. noise, odour and dust; e. disturbance and loss privacy for surrounding site; f. hours of operation; and g. landscaping or screening. <p>Activity status where compliance not achieved with PER-1: Discretionary</p> <p>Activity status where compliance not achieved with PER-2: Non-complying</p>
KRT-R6	Educational facility	

²³ John Andrew Riddell (S431.022, S431.145)

Kororāreka Russell Township zone	Activity status: Permitted Where: PER-1 The educational facility is within a residential unit or accessory building. PER-2 The number of students attending at one time does not exceed four, excluding those who reside on-site.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
KRT-R7	Supported residential care	
Kororāreka Russell Township zone	Activity status: Permitted Where: PER-1 The supported residential care is within a residential unit or accessory building. PER-2 The number of occupants does not exceed six.	Activity status where compliance not achieved with PER-1 or PER-2: Discretionary
KRT-R8	Minor residential unit	
Kororāreka Russell Township zone	Activity status: Restricted Discretionary Where: RDIS-1 The number of minor residential units per site in one. RDIS-2 The site has a minimum site area of 1200m ² . RDIS-3 The minor residential unit shares the same vehicle access as the principal residential unit. RDIS-4 <u>The minor residential unit:</u> 1. <u>does not exceed a GFA of 65m²; and</u> 2. <u>with an optional attached garage or carport that does not exceed GFA of 18m², where the garage or carport is used for vehicle storage, general storage and laundry facilities.</u> ²⁴ Matters of discretion are restricted to:	Activity status where compliance not achieved with RDIS-3: Discretionary Activity status where compliance not achieved with RDIS-1, or RDIS-2 or <u>RDIS-4</u>²⁵: Non-complying

²⁴ Russell Protection Society (S179.018)

²⁵ Ibid

	<ul style="list-style-type: none"> a. appropriate privacy and amenity for occupants on site; b. provision of landscaping to enhance amenity and minimise adverse effects; c. provision of sufficient outdoor living space; d. provision of adequate access to sunlight on the outdoor living space; e. cultural and historic heritage values; and f. location and proximity of adjacent residential units and minor residential units. 	
KRT-R9	Retirement villages	
Kororāreka Russell Township zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The number of occupants does not exceed six.</p> <p>RDIS-2 The number of full-time staff does not exceed two people that do not reside on the site.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. safe integration of vehicle and pedestrian access with the adjoining road network; b. provision of landscaping and bunding, on-site amenity for residents, recreational facilities and stormwater systems; c. design and layout of pedestrian circulation; d. residential amenity for surrounding sites in respect of outlook and privacy; e. visual quality and interest in the form and layout of the retirement village, including buildings, fencing, location and scale of utility areas and external storage areas; f. cultural and historic heritage values; and g. the benefits associated with provision of accommodation to meet the needs of the residents. 	Activity status where compliance not achieved with RDIS-1 or RDIS — 2: Discretionary
KRT-R10	Community facility	
Kororāreka Russell Township zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
KRT-R11	Emergency services facility	
Kororāreka Russell	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable

Township zone		
KRT-R12	Place of assembly	
Kororāreka Russell Township zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
KRT- R13	Activities not otherwise listed in this chapter	
Kororāreka Russell Township zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
KRT-R14	Commercial activity not provided for as a permitted, restricted discretionary or discretionary activity	
Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KRT-R15	Industrial activity	
Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KRT-R16	Primary production activity	
Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KRT-R17	Rural industry	
Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KRT-R18	Hospital activity	
Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KRT-R19	Mineral extraction activity	
Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KRT-R20	Offensive trade	

Kororāreka Russell Township zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
KRT-S1	Maximum height	
Kororāreka Russell Township zone	<p>The maximum height of a building or structure, or extension or alteration to an existing building or structure is 7.2m above ground level.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components not exceeding 0.5m in height above the building envelope on any elevation; ii. chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation; iii. satellite dishes and aerials not exceeding 1m in height above the building envelope and/or diameter on any elevation; or iv. architectural features (e.g. finials, spires) not exceeding 1m in height above the building envelope on any elevation. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the character and amenity of the surrounding environment; b. dominance in relation to the road and adjoining sites, including potential loss relation to vacant sites; c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; d. shading and loss of access to sunlight to adjoining sites; e. the ability to mitigate any adverse effects by way of increased separation distances between buildings or the provision of landscaping and screening; and f. natural hazard mitigation and site constraints; and- g. <u>the visual effect of the building or structure in relation to ridgelines, headlands or peninsula.</u> ²⁶
KRT-S2	Height in relation to boundary	
Kororāreka Russell Township zone	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by the following recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> 1. 55 degrees at 2m above ground level at the northern boundary of the site; 2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and 3. 35 degrees at 2m above ground level at the southern boundary of the site. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation; 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites; b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; c. dominance in relation to adjoining sites; d. location and proximity of adjacent residential units and their outdoor space; and e. natural hazard mitigation and site constraints.

²⁶ John Andrew Riddell (S431.009)

	<ul style="list-style-type: none"> ii. chimney structures not exceeding 1.2m in width and 1m in height on any elevation; iii. satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; iv. architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation; or v. building or structures for a maximum distance of 10m along any one boundary other than the road boundary, provided the maximum height of the building or structure where it exceeds the standard is 2.7m. 	
KRT-S3	Setback (excluding from MHWS or wetland, lake and river margins)	
Kororāreka Russell Township zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least:</p> <ol style="list-style-type: none"> 1. 3m from road boundaries; and 2. 2m from any other site boundary, except that no setback is required for a maximum total length of 10m along any one such boundary. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. uncovered decks less than 1m in height above ground level; ii. underground wastewater infrastructure; or iii. water tanks less than 2.7m in height above ground level. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> a. the extent to which the proposal is in keeping with the existing character and form of the street or road, in particular with the external scale, proportions and buildings on the site and on adjacent sites; b. screening, planting and landscaping on the site; c. extent to which building(s) reduces outlook and privacy of adjacent properties; d. the design and siting of the building or structure with respect to privacy and shading; e. the effectiveness of the proposed method for controlling stormwater; f. the safety and efficiency of the current or future access, egress on site and the roading network; g. the impacts on existing and planned public walkways, reserves and esplanades; and h. natural hazard mitigation and site constraints.
KRT-S4	Setback from MHWS²⁷	
Kororāreka Russell Township zone	<p>The building or structure, or extension or alteration to an existing building or structure must be setback at least 26m from MHWS.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> - a. the natural character of the coastal environment;

²⁷ Consequential amendment resulting from Coastal Environment section 42A report under clause 10(2)(b), Schedule 1, RMA

		b. screening, planting and landscaping on the site; c. the design and siting of the building or structure with respect to dominance on adjoining public space; d. natural hazard mitigation and site constraints; e. the effectiveness of the proposed method for controlling stormwater; and f. the impacts on existing and planned roads, public walkways, reserves and esplanades.
KRT-S5	Building or structure coverage	
Kororāreka Russell Township zone	<p>The maximum combined net floor area <u>of the ground floor</u>²⁸ of all buildings or structures on the site shall not exceed is no more than 20% of the net site area, except that:-</p> <ol style="list-style-type: none"> <u>For sites with a net site area less than 400m², the maximum net floor area may be up to 80m².</u> <u>For sites within the Kororāreka Russell Heritage Area Overlay, the maximum combined net floor area of all buildings on the site shall not exceed 20% of the net site area</u>²⁹. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the size, location and design of open space; the character and amenity of the surrounding area; the extent that screening, planting and landscaping are utilised for mitigating adverse effects; and cultural and historic heritage values.
KRT-S6	Outdoor living space	
Kororāreka Russell Township zone	<ol style="list-style-type: none"> Each residential unit must have an exclusive outdoor living space: <ol style="list-style-type: none"> of at least 50m² at ground level with a minimum dimension of 5m; or at least 8m² (with a minimum dimension of 2m) where the residential unit is not located on the ground floor. The outdoor living space must: <ol style="list-style-type: none"> be directly accessible from a habitable room in the residential unit; be free of buildings, structures, storage, parking areas and manoeuvring areas; and be orientated to the north, east or west side (or a combination) of the residential unit. 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the provision of sufficient outdoor living space; the residential amenity for the occupants of the residential unit; accessibility and convenience for residents; alternative provision of outdoor living space, such as proximity to accessible public open space; the provision of adequate access to sunlight on the outdoor living space throughout the year; and topographical or other site constraints making compliance with the standard impractical.
KRT-S7	Fencing and boundary walls	

²⁸ John Andrew Riddell (S431.024)

²⁹ Ibid

Kororāreka Russell Township zone	All fences and boundary walls (including retaining walls) must not exceed a maximum height above ground level of 1.2m on any site.	Where the standard is not met, matters of discretion are restricted to: a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties, including that on the outdoor living space; and c. topographical or other site constraints making compliance with the standard impractical.
KRT-S8	Outdoor storage	
Kororāreka Russell Township zone	Any outdoor area used for storage or stockpiling must be screened from view of adjoining sites and public places.	Where the standard is not met, matters of discretion are restricted to: a. the streetscape and amenity of the surrounding area; b. the amenity of adjoining properties; c. screening, planting and landscaping; and d. topographical or other site constraints making compliance with the standard impractical.
KRT-S9	Multi-unit residential unit size	
Kororāreka Russell Township zone	The minimum net floor area, excluding outdoor living space, of a residential unit within a multi-unit development shall be: 1. one bedroom unit: 45m ² ; 2. two-bedroom unit: 62m ² ; or 3. three-bedroom unit: 82m ² .	Where the standard is not met, matters of discretion are restricted to: Not applicable