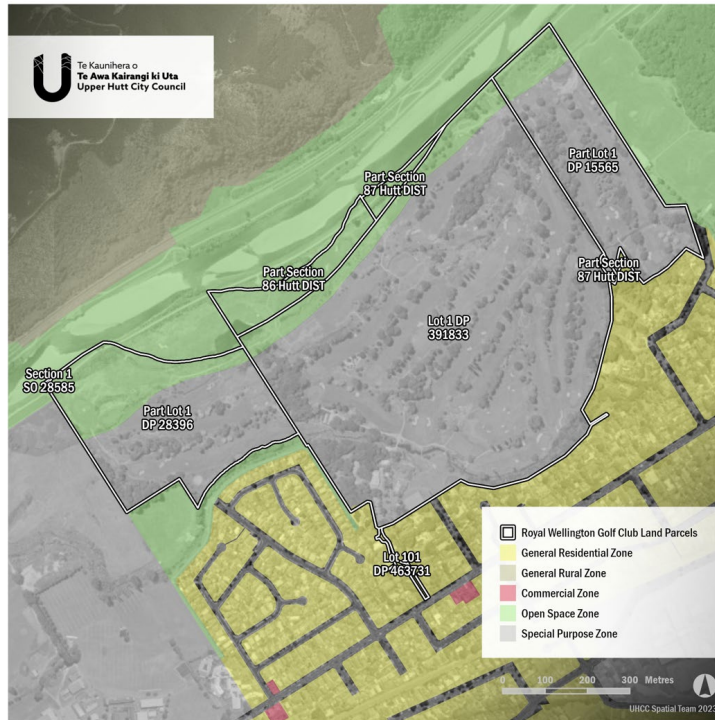


## Appendix Five- Comparison of Rules and Standards for Royal Wellington Golf Club – Operative District Plan Special Activity and Open Space Zones/ PC49 Sport and Active Recreation Zone

Note – Royal Wellington currently has a split zoning so rules and standards from both the Special Activity and Open Space Zones are relevant. The majority of the site is zoned Special Activity (as shown below).

Operative Zones

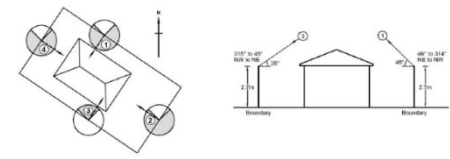
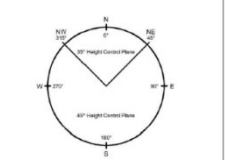
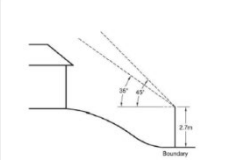


PC49 Zone (Sport and Active Recreation Zone)



Permitted Activities			
ODP – Special Activity Zone	ODP – Open Space Zone	PC49 – Sport and Active Recreation Zone (notified - <u>amended</u> )	ODP – Residential Zone
<p><b>SAZ-R7</b></p> <p>Active and passive recreation and ancillary activities and buildings.</p>	<p><b>OSZ-R1</b></p> <p>Passive recreation activities</p>	<p><b>SARZ-R3</b></p> <p>Sports and Active Recreation</p> <p>Where:</p> <p>a. the activity occurs at the Hutt Valley Clay Target Club (Pt Lot 1 DP 9009) compliance must be achieved with SARZ-S7</p> <p><b>SARZ-R4</b></p> <p>Passive Recreation</p>	<p><b>GRZ-R7</b></p> <p>Passive Recreation</p>
<p><b>SAZ-R9</b></p> <p>Minor Structures</p>	<p><b>OSZ-R3</b></p> <p>Minor Structures</p>	<p><b>SARZ-R2</b></p> <p>Minor Structures</p>	<p><b>GRZ-R1</b></p> <p>Minor Structures</p>
<p><b>SAZ-R8</b></p> <p>Removal of a building from a site.</p>	<p><b>OSZ-R4</b></p> <p>Removal of a building from a site</p>	<p><b>SARZ-R9</b></p> <p>Removal of a building from a site</p>	<p><b>GRZ-R5</b></p> <p>Removal of a building from a site</p>
	<p><b>OSZ-R5</b></p> <p>Buildings accessory to a permitted activity</p>	<p><b>SARZ-R1</b></p> <p>Buildings and structures including alterations, additions and relocated buildings.</p> <p>Where:</p> <p>a. Compliance is achieved with:</p>	<p><b>GRZ-R2</b></p> <p>Buildings</p>

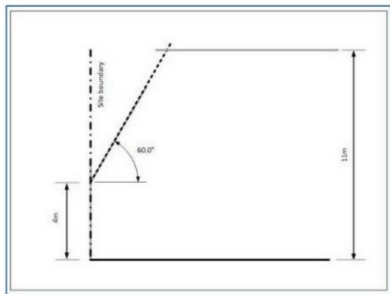
		<ul style="list-style-type: none"> <li>i. SARZ-S1;</li> <li>ii. SARZ-S2;</li> <li>iii. SARZ--S3;</li> <li>iv. SARZ-S4;</li> <li>v. SARZ-S5; and</li> <li>vi. SARZ-S6.</li> </ul>	
			<p><b>GRZ-R2</b></p> <p>Three residential units per site</p>
		<p><b>SARZ-R11</b></p> <p>Residential activity for Caretaker Purposes</p> <p>Where: compliance is achieved with SARZ-S6</p>	<p><b>GRZ-R5A</b></p> <p>Residential Activities</p>
			<p><b>GRZ-R6</b></p> <p>Home business ancillary to residential activities carried out on the site</p>
		<p><b>SARZ-R7</b></p> <p>Community Facilities</p>	
		<p><b>SARZ-R8</b></p> <p>Parks Facilities and Management</p>	

Standards for Permitted and Controlled Activities			Standards for Permitted and Activities
ODP – Special Activity Zone	ODP – Open Space Zone	ODP – General Residential Zone	PC49 – Sport and Active Recreation Zone (notified - <u>amended</u> )
<p><b>SAZ-S2</b></p> <p>Sunlight access</p> <p>1. All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height in relation to boundary standard defined in GRZ-S8 along the adjoining boundary or the boundary or boundaries separated by a road.</p> <p><b>Sunlight access</b></p> <p>1. All buildings shall comply with the height in relation to boundary standard defined in GRZ-S8.</p>	<p><b>OSZ-S2</b></p> <p>Sunlight access</p> <p>1. All buildings on sites adjoining, or separated by a road from a site in the Residential or Open Space Zone, shall comply with the height in relation to boundary standard defined in GRZ-S8 along the adjoining boundary or the boundary or boundaries separated by a road.</p> <p><b>OSZ-S7</b></p> <p><b>Sunlight access</b></p> <p>1. All buildings shall comply with the height in relation to</p>	<p><b>GRZ-S6</b></p> <p>Height in relation to boundary</p> <p>1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the furthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p>	<p><b>SARZ-S5</b></p> <p>All buildings adjacent to a Residential Zone shall comply with the height control planes.</p> <p><b>a) Height control planes in relation to site boundaries:</b></p>  <p><b>b) Determining which height control plane to use:</b></p>  <p><b>c) Application of height control planes to a sloping site:</b></p>  <p>Matters of discretion where compliance not achieved:</p> <p>a. The extent of the effect of the breach on the Sport and</p>

**GRZ-S6**

**Height in relation to boundary**

1. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.

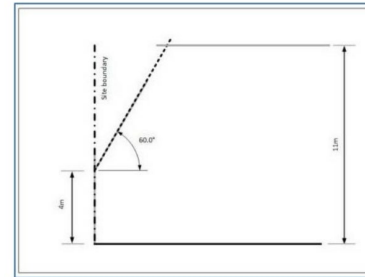
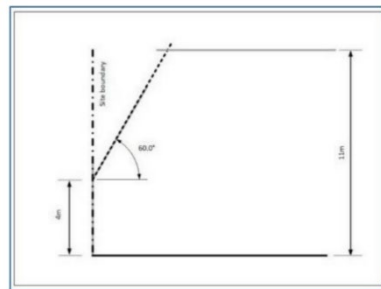


boundary standard defined in GRZ-S8.

**GRZ-S6**

**Height in relation to boundary**

3. Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following diagram. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.



1. This standard does not apply to—
  - a. a boundary with a road:
  - b. existing or proposed internal boundaries within a site :
  - c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

Active Recreation Zone character and amenity values;

- b. The extent of the effect of the breach on the amenity values of any adjacent neighbouring land uses;
- c. The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;
- d. Siting, landscaping and screening of the building or structure, taking into consideration the topography of the **site** and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and

The design of the building or structure and its integration with any existing built character and form of the site.

<p>2. This standard does not apply to—</p> <ol style="list-style-type: none"> <li>a. a boundary with a road:</li> <li>b. existing or proposed internal boundaries within a site:</li> <li>c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is</li> <li>d. proposed.</li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]  [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]  [s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]</p>	<p>4. This standard does not apply to—</p> <ol style="list-style-type: none"> <li>a. a boundary with a road:</li> <li>b. existing or proposed internal boundaries within a site:</li> <li>c. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is</li> <li>d. proposed.</li> </ol> <p>[s80H(1)(a)(i) note: this provision incorporates the density standards in Part 2 of Schedule 3A]  [This rule has immediate legal effect subject to sections 77M and 86BA of the RMA]  [s80H(1)(b)(i) note: this provision is replaced by the density standards in Part 2 of Schedule 3A]</p>		
<p><b>SAZ- S4</b></p> <p>Building coverage</p> <ol style="list-style-type: none"> <li>1. The coverage by buildings on a site shall not exceed 40% of the net site area.</li> </ol>		<p><b>GRZ-S2</b></p> <p>Building coverage</p> <p>The maximum building coverage must not exceed 50% of the net site area.</p>	<p><b>SARZ-S2</b></p> <p>The total site coverage of all buildings is no more than 30% of the total site area.</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> <li>a. The extent of the effect of the site coverage breach on the</li> </ol>

			<p>Sport and Active Recreation Zone character and amenity values;</p> <ul style="list-style-type: none"> <li>b. The extent of the effect of the site coverage breach on the amenity values of any adjacent neighbouring land uses;</li> <li>c. The contribution the building makes to the recreational, sporting, customary or conservation use of the site;</li> <li>d. Siting, landscaping and screening of the building, taking into consideration the topography of the <b>site</b> and potential other appropriate locations for siting which provide mitigation for any identified adverse effects;</li> <li>e. The design of the building and its integration with any existing built character and form of the site; and</li> </ul> <p>Consideration of the extent of any hard surfacing associated with the building.</p>
	<p><b>OSZ-S8</b></p> <p>Floor area</p> <ul style="list-style-type: none"> <li>1. The gross floor area for any building shall not exceed:</li> </ul>		<p><b>SARZ-S4</b></p> <p>A building or structure shall not exceed a gross floor area of 300m<sup>2</sup>.</p>

	<ul style="list-style-type: none"> <li>a. Principal buildings - 200m<sup>2</sup></li> <li>b. Accessory buildings - 100m<sup>2</sup></li> </ul>		<p>Matters of discretion where compliance is not achieved:</p> <ul style="list-style-type: none"> <li>a. The extent of the effect of the gross floor area breach on the Sport and Active Recreation Zone character and amenity values;</li> <li>b. The extent of the effect of the gross floor area breach on the amenity values of any adjacent neighbouring land uses;</li> <li>c. The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</li> <li>d. Siting, landscaping and screening of the building or structure, taking into consideration the topography of the <b>site</b> and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and</li> <li>e. The design of the building or structure and its integration with any existing built character and form of the site.</li> </ul> <p>Consideration of the extent of any hard surfacing associated with the building or structure.</p>
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<p><b>SAZ- S5</b></p> <p>Setbacks from boundaries</p> <p>1. The setback distance for buildings shall not be less than:</p> <ol style="list-style-type: none"> <li>Front boundary - 6m</li> <li>Side and rear boundaries - 3m</li> <li>Boundaries directly adjoining a Residential Zone - 3m + 0.5m for every 1m the building is over 5m in height</li> </ol>	<p><b>OSZ-S5</b></p> <p>Setbacks from boundaries</p> <p>1. The setback distance for buildings from boundaries shall be not less than:</p> <ol style="list-style-type: none"> <li>Front boundary – 6m</li> <li>Boundaries adjoining a General Residential or High Density Residential Zone – 3m</li> <li>All other boundaries – 0m</li> </ol> <p>Exemptions:</p> <ol style="list-style-type: none"> <li>Eaves, bay windows or similar features, may encroach into boundary setbacks by up to 0.7m.</li> </ol> <p>Non-enclosed and uncovered decks of 1.0m or less in height above ground level.</p>	<p><b>GRZ-S3</b></p> <p>Setbacks</p> <p>1. Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <ul style="list-style-type: none"> <li>Yard Minimum depth</li> <li>Front 1.5 metres</li> <li>Side 1 metre</li> <li>Rear 1 metre (excluding corner sites).</li> </ul> <p>2. This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	<p><b>SARZ-S3</b></p> <p>Buildings will be setback a minimum of 2m from any road boundary and <del>6m</del> 3m <u>(+0.5m for every 1 meter the building is over 5m in height)</u> from any neighbouring Residential, Rural or Special Activity Zones.</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <ol style="list-style-type: none"> <li>The extent of the effect of the setback breach on the Sport and Active Recreation Zone character and amenity values;</li> <li>The extent of the effect of the setback breach on the amenity values of any adjacent neighbouring land uses;</li> <li>The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</li> <li>Siting, landscaping and screening of the building or structure, taking into consideration the topography of the <b>site</b> and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and</li> </ol>
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			<p>e. The design of the building or structure and its integration with any existing built character and form of the site.</p>
<p><b>SAZ- S6</b></p> <p>Building height</p> <p>1. The maximum height above ground level of any building shall not exceed 15m.</p>	<p><b>OSZ-S6</b></p> <p>Building height</p> <p>1. The maximum height above ground level of any building shall not exceed 8m.</p> <p>Exemption: Chimneys, flues and minor decorative features may exceed the maximum height above ground level by up to 1m</p>	<p><b>GRZ-S5</b></p> <p>Building height</p> <p>Buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown on the following diagram:</p>	<p><b>SARZ-S1</b></p> <p>Maximum height above ground level of any:</p> <p>a. throwing tower for clay target activities at the Hutt Valley Clay Target Club must not exceed 15m; or</p> <p>b. light pole or floodlight must not exceed 18m; or</p> <p>c. building excluding structures listed in a) or b) above must not exceed 9m.</p> <p>Exemptions:</p> <p>d. This standard does not apply to play equipment</p> <p>e. This standard does not apply to chimneys, flue, aerials, and solar panels where they do not exceed the building height limit by 3m vertically.</p> <p>Matters of discretion where this standard is not met are restricted to:</p> <p>a. The extent of the effect of the height breach on the Sport and Active Recreation Zone character and amenity values;</p>

			<ul style="list-style-type: none"> <li>b. The extent of the effect of the height breach on the amenity values of any adjacent neighbouring land uses;</li> <li>c. The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</li> <li>d. Siting, landscaping and screening of the building or structure, taking into consideration the topography of the <b>site</b> and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and</li> <li>e. The design of the building or structure and its integration with any existing built character and form of the site.</li> </ul>
			<p><b>SARZ-S6</b>  <b>All caretaker accommodation shall be:</b></p> <ul style="list-style-type: none"> <li>a. limited to the purpose of providing accommodation for a caretaker <u>and associated household</u> or other person whose employment requires that they live on the premises where they are employed;</li> <li>b. No more than 1 residential unit is located on the site;</li> <li>c. The activity is ancillary to a sporting activity located on-site;</li> </ul>

			<p>d. The residential unit must not subdivided or disposed of separately;</p> <p>e. The building used to accommodate the residential activity must be no larger than <del>65m<sup>2</sup></del> <u>100m<sup>2</sup></u> in gross floor area;</p> <p>f. The building used to accommodate the residential activity must not exceed a height of 4 metres; and</p> <p>g. The building will comply with SARZ-S3 and SARZ-S5.</p> <p>h. <u>Where the caretaker accommodation is included within an existing building which is predominantly used for sport and active recreation uses e) and f) do not apply.</u></p> <p>Matters of discretion where compliance not achieved:</p> <p>a. The extent of any breach on the Sport and Active Recreation Zone character and amenity values;</p> <p>b. The extent of any breach on the amenity values of any adjacent neighbouring land uses;</p> <p>c. The contribution the building or structure makes to the recreational, sporting, customary or conservation use of the site;</p> <p>d. Siting, landscaping and screening of the building or structure, taking</p>
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			<p>into consideration the topography of the <b>site</b> and potential other appropriate locations for siting which provide mitigation for any identified adverse effects; and The design of the building or structure and its integration with any existing built character and form of the site.</p>
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