# SETZ - Settlement Zone

The purpose of the Settlement Zone is to provide for small-scale coastal and rural settlements in the districts. The Settlement Zone largely comprises residential areas along with some *commercial activities* that provide services to local coastal or rural communities. The Settlement Zone also provides for tourist and traveller amenities, such as service stations, food and beverage outlets, and small-scale retail services.

The Settlement Zone applies in the following townships:

- Castlepoint;
- Riversdale;
- Cape Palliser;
- Ngawi;
- Whatarangi;
- Lake Ferry;
- Whāngaimoana; and
- South Featherston.

These townships have limited or no reticulated water services. In the Masterton District, these townships have reticulated wastewater services, but do not have reticulated water or stormwater and must provide for this on-site. In the South Wairarapa district, no reticulated water services are available in these townships and all water servicing must be provided for on site. There are no townships zoned Settlement in the Carterton District. Within the Riversdale Terraces Precinct in the Riversdale Beach Settlement Zone minimum site sizes are larger, to maintain residential character and amenity values.

Note: There may be several rules that apply to an activity, building, structure, or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach section in the How the Plan Works chapter.

## Objectives

| SETZ-O1 | Purpose of the Settlement Zone |
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| The Settlement Zone predominantly provides larger sites for residential use and enables some community and small-scale commercial uses where they provide services to the local community. | |
| **SETZ-O2** | **Character and amenity values of the Settlement Zone** |
| Existing settlements are recognised and retain their existing character and amenity values. | |

## Policies

| SETZ-P1 | Enable appropriate and complementary activities in the Settlement Zone |
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| Provide for activities and structures that support and maintain the character and amenity values anticipated for the zone, which provides for:<br>a. predominantly low density *residential activities* on large sites that accommodate on-site servicing if reticulated *infrastructure* is not available in the area;<br>b. small-scale *commercial,* tourism, hospitality, and general store activities that service the local coastal and/or rural communities and visitors; and<br>c. *cultural activities, visitor accommodation,* reserves, *community* and *educational facilities* to meet the needs of local coastal and/or rural communities and visitors. | |
| **SETZ-P2** | **Maintain the character and amenity values of existing settlements** |
| Maintain the role, function, and predominant character and amenity values for the zone, particularly activities and structures by:<br>a. ensuring the intensity of development is predominantly single detached *residential units* on single sites, on larger lot sizes, and providing for high quality and spacious on-site amenity;<br>b. maintaining *building height,* bulk, and form that is in keeping with the character and amenity values of the existing settlements, which includes built character of predominantly 1- to 2-storey *residential units* within a generally spacious setting;<br>c. maintaining *building height,* bulk, and location that achieves a reasonable level of sunlight access and privacy and minimises visual dominance effects to the adjoining sites; | |

d. within the Riversdale Terraces Precinct, maintaining the overall subdivision density and pattern of residential development;

e. ensuring development that achieves attractive and safe streets and public open spaces, including by:

   i. providing for passive surveillance;
   ii. optimising front yard landscaping; and
   iii. minimising visual dominance of garage doors;

f. providing a good standard of internal amenity within sites including useable and accessible outdoor living areas for residents;

g. providing for non-residential activities where they are compatible with *residential activities* and do not detract from the character of the settlement;

h. maintaining significant outlooks from within public spaces in the settlements to coastal or rural areas;

i. providing for pedestrian movement within the settlement, but with minimal use of kerb and channelling, and informal streetscapes as set out in Council's Engineering Development Standard 2023; and

j. providing for low impact on-site *infrastructure* to service *residential* and non-residential activities.

| **SETZ-P3** | **Relocatable buildings** |
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Provide for relocation of buildings while requiring the completion and renovation within a reasonable timeframe by:

1. Requiring pre-inspection reports to be prepared that identify any reinstatement work required to the exterior of the building following the building relocation;
2. Ensuring that *relocatable buildings* have the same use as what they were previously designed, built, and used for;
3. Requiring a performance bond as a security measure where it is proposed that the external reinstatement works will not be completed within 12 months of the building being delivered to site, to ensure that reinstatement works will be appropriately completed in a timely manner; and
4. Maintaining and enhancing amenity values of areas by ensuring the adverse effects of *relocatable buildings* are avoided, remedied, or mitigated.

## Rules

| SETZ-R1 | ***Buildings* and *structures*, including construction, *additions, and alterations*** |
|---|---|
| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10; and<br>xi. SETZ-S11.<br>b. In addition, in the Riversdale Terraces Precinct, compliance is also achieved with:<br>xii. SETZ-S13;<br>xiii. SETZ-S14; and<br>xiv. SETZ-S15.<br>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R1(1).<br>Matters of discretion:<br>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| SETZ-R2 | **Demolition *and removal* of *buildings* and *structures*** |
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| | 1. Activity status: **Permitted**.<br>Note: Refer to TEMP-R1 for permitted activity standards for activities ancillary to or incidental to construction and demolition. |

| SETZ-R3 | ***Relocatable buildings* (excluding accessory buildings)** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. The site is not located within the Riversdale Terraces Precinct and compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10;<br>xi. SETZ-S11; and<br>xii. SETZ-S12. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R3(1).<br>Matters of discretion:<br>1. The matters set out in SETZ-P3.<br>2. The effect of non-compliance with the relevant standard that and the matters of discretion of any standard that is not met. |

| SETZ-R4 | ***Residential activities*** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. There is one *residential unit* per site. |
| | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R4(1). |

| SETZ-R5 | ***Accessory buildings*** |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. The *accessory building* is used for associated *residential activities*; and<br>b. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S4;<br>iv. SETZ-S5; and<br>v. SETZ-S7.<br>c. The site is not located in the Riversdale Terraces Precinct. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R5(1)(b) or (c).<br>Matters of discretion:<br>1. The matters set out in SETZ-O1, SETZ-O2, SETZ-P1, and SETZ P2.<br>2. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| SETZ-R6 | *Papakāinga* |
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| | 1. Activity status: **Permitted**<br><br>Where:<br><br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10;<br>xi. SETZ-S11; and<br><br>b. The *gross floor area* of all *community facilities* does not exceed 200m$^2$ per *site*. |
| | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with SETZ-R6(1).<br><br>Matters of discretion:<br><br>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.<br>2. The adverse effects on the amenity values of nearby residential properties and public places, including privacy and cumulative effects of other nearby non-residential activities.<br>3. The adverse effects on traffic generation, road safety, parking, and access, including a safe pick-up and drop-off area.<br>4. The extent of impervious surfaces and landscaping.<br>5. *Infrastructure* requirements. |

| SETZ-R7 | | ***Residential visitor accommodation* (excluding *visitor accommodation)*** |
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| | | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10; and<br>xi. SETZ-S11.<br>b. In addition, in the Riversdale Terraces Precinct, compliance is also achieved with:<br>xii. SETZ-S13;<br>xiii. SETZ-S14; and<br>xiv. SETZ-S15. |
| | | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R7(1).<br>Matters of discretion:<br>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met.<br>2. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area.<br>3. The adverse effects on adjacent residential properties, particularly noise and privacy. |

| SETZ-R8 | *Home business* |
|---|---|
| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10; and<br>xi. SETZ-S11. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R8(1).<br>Matters of discretion:<br>1. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| SETZ-R9 | *Educational facility* |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7; |

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| | | viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10;<br>xi. SETZ-S11; and<br>b. The activity and primary frontage are located on a site with frontage to a strategic road, arterial road, or collector road identified on the District Planning Maps; and<br>c. The maximum *gross floor area* of any *building* occupied by the *educational facility* is 200m² per site. |
| | | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R9(1).<br>Matters of discretion:<br>1. Whether the activity is compatible with the character of the surrounding neighbourhood.<br>2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including:<br>i. privacy and cumulative effects of other nearby non-residential activities, including noise*;*<br>ii. hours of operation*;*<br>iii. loss of landscaping; and<br>iv. methods to mitigate noise for outdoor facilities.<br>3. Topography, site orientation, and planting.<br>4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.<br>5. The extent of impervious surfaces and landscaping.<br>6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.<br>7. *Infrastructure* requirements.<br>8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| SETZ-R10 | Healthcare activity |
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| | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10;<br>xi. SETZ-S11; and<br>b. The activity and primary entrance are located on a site with frontage to a strategic road, arterial road, or collector road identified on the District Planning Maps;<br>c. The maximum *gross floor area* of any *building* occupied by the *healthcare activity* is 200m² per site; and<br>d. The hours of operation when the site is open to visitors, patients, clients, and deliveries is between the hours of 7.00am – 6.00pm Monday to Saturday. |
| | 2. Activity status: **Restricted discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R10(1).<br>Matters of discretion:<br>1. Whether the activity is compatible with the character of the surrounding neighbourhood.<br>2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including:<br>i. privacy and cumulative effects of other nearby non-residential activities, including noise;<br>ii. hours of operation;<br>iii. loss of landscaping; and<br>iv. methods to mitigate noise for outdoor facilities. |

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| | | 3. Topography, site orientation, and planting.<br>4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.<br>5. The extent of impervious surfaces and landscaping.<br>6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.<br>7. *Infrastructure* requirements.<br>8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| **SETZ-R11** | | ***Commercial activity*** |
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| | | 1. Activity status: **Permitted**<br>Where:<br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S8;<br>viii. SETZ-S9;<br>ix. SETZ-S10;<br>x. SETZ-S11; and<br>b. The activity and primary entrance are located on a site with frontage to a transit corridor identified in the District Planning Maps; and<br>c. The maximum *gross floor area* of any *building* occupied by the *commercial activity* is 125m² per site. |
| | | 2. Activity status: **Discretionary**<br>Where:<br>a. Compliance is not achieved with SETZ-R11(1). |

| SETZ-R12 | *Community facility* |
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| | 1. Activity status: **Permitted**<br><br>Where:<br><br>a. Compliance is achieved with:<br>i. SETZ-S1;<br>ii. SETZ-S2;<br>iii. SETZ-S3;<br>iv. SETZ-S4;<br>v. SETZ-S5;<br>vi. SETZ-S6;<br>vii. SETZ-S7;<br>viii. SETZ-S8;<br>ix. SETZ-S9;<br>x. SETZ-S10;<br>xi. SETZ-S11; and<br><br>b. The activity and primary entrance are located on a site with frontage to a transit corridor identified on the District Planning Maps; and<br><br>c. The maximum *gross floor area* of the *building* occupied by the *community facility* is 200m$^2$ per site. |
| | 2. Activity status: **Restricted discretionary**<br><br>Where:<br><br>a. Compliance is not achieved with SETZ-R12(1).<br><br>Matters of discretion:<br><br>1. Whether the activity is compatible with the character of the surrounding neighbourhood.<br>2. The intensity and scale of the activity and adverse effects on the amenity of nearby neighbouring properties and the surrounding neighbourhood, including:<br>i. privacy and cumulative effects of other nearby non-residential activities, including noise;<br>ii. hours of operation;<br>iii. loss of landscaping; and<br>iv. methods to mitigate noise for outdoor facilities.<br>3. Topography, site orientation, and planting.<br>4. The adverse effects on traffic generation, road safety, parking, access, and a safe pick-up and drop-off area, and extent to which the activity internalises adverse effects on the safe and |

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| | efficient functioning of the transport network, as evidenced by a supporting Integrated Traffic Assessment.<br>5. The extent of impervious surfaces and landscaping.<br>6. Whether the activity is appropriately located on the site or whether the activity can be better located in a nearby centre or is within walking distance to a nearby centre.<br>7. *Infrastructure* requirements.<br>8. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| **SETZ-R13** | ***Minor residential unit*** |
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| | 1. Activity status: **Restricted discretionary**<br><br>Matters of discretion:<br><br>1. The intensity and scale of the activity and adverse effects on the amenity of the surrounding area.<br>2. The adverse effects on adjacent residential properties, particularly noise and privacy.<br>3. Servicing requirements, particularly whether three waters <u>services can be provided on-site in compliance with Council's Engineering Development Standard 2023.</u><br>4. The effect of non-compliance with any relevant standard and the matters of discretion of any standard that is not met. |

| **SETZ-R14** | ***Emergency service facilities*** |
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| | 1. Activity status: **Restricted discretionary.**<br><br>Matters of discretion:<br><br>1. Whether the activity has an operational or functional need to locate in the Settlement Zone.<br>2. Whether the activity is compatible with the character of the surrounding neighbourhood.<br>3. The intensity and scale of the activity and adverse effects on the amenity of neighbouring properties and the surrounding neighbourhood, including:<br>i. Privacy effects;<br>ii. Operational noise;<br>iii. Hours of operation;<br>iv. ~~Loss of~~ Landscaping; and<br>v. Cumulative effects. |

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| | 4. Effects on the safe, effective, and efficient functioning of the transport network, site access, parking, servicing, and traffic generation, including safety for pedestrians, cyclists, and other road users.<br>5. Infrastructure requirements.<br>6. The effect of non-compliance with the relevant standard and the matters of discretion of any standard that is not met. |

| **SETZ-R15** | ***Retirement village*** |
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| | 1. Activity status: **Discretionary** |

| **SETZ-R16** | **Any activity not otherwise listed in this chapter** |
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| | 1. Activity status: **Discretionary** |

| **SETZ-R17** | ***Industrial activities*** |
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| | 1. Activity status: **Non-complying** |

| **SETZ-R18** | ***Rural industry activities*** |
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| | 1. Activity status: **Non-complying** |

| **SETZ-R19** | **Primary production activities** |
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| | 1. Activity status: **Non-complying** |

## Standards

| SETZ-S1 | Maximum *height* |
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| 1. Except in the Riversdale Terraces Precinct, the maximum height of any *building* or *structure* shall be 10m above *ground level.*<br>2. In the Riversdale Terraces Precinct, the maximum height of any *building* or *structure* shall be:<br>a. 5m above natural ground level in Area B within the Southern Terrace as identified on the Riversdale Terraces Precinct Plan in Appendix SETZ-1~~;~~ and<br>b. 6m above natural ground level in Areas B and C within the Northern Terrace as identified on the Riversdale Terraces Precinct Plan in Appendix SETZ-1; and<br>c. Elsewhere within the precinct (Area A within the Riversdale Terraces Precinct Plan in Appendix SETZ-1), the lesser of 8m above natural ground level or the maximum height specified in any consent notice imposed on the record of title for the site as at 8 October 2025. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*.<br>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.<br>3. Bulk and dominance of the *building* or *structure*.<br>4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area.<br>5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. |
| **SETZ-S2** | **Maximum *height in relation to boundary*** |
| 1. 3m *height* at the boundary with a 45º recession plane on all side and rear boundaries.<br>2. This requirement does not apply to *common walls*, road boundaries, or access legs. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure.*<br>2. Effects on streetscape and amenity values of nearby properties, including visual dominance, shading, and loss of privacy for adjoining sites.<br>3. Bulk and dominance of the *building* or *structure.*<br>4. Compatibility with the anticipated scale, proportion, and context of buildings and activities in the surrounding area. |

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| | 5. Whether an increase in *building height* results from *site* constraints or a response to *natural hazard* mitigation. |
| **SETZ-S3** | **Minimum setbacks** |
| Front boundary setbacks:<br><br>1. *Buildings* or *structures* must not be located within 3m of the front boundary of a site; and<br>2. Garages and carports (either separate or integrated into the principal *residential unit*) must not be located within 5m of the front boundary of a site.<br><br>Note: For the purpose of the above rule, only one boundary will be subject to a front boundary setback for corner sites. The remaining boundaries will be treated as side and/or rear boundaries.<br><br>Side and rear boundary setbacks:<br><br>3. For front sites two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and one boundary shall be subject to a 1.5m setback;<br>4. For rear sites, two boundaries (side or rear boundaries) shall be subject to 3m setbacks, and two boundaries shall be subject to 1.5m setbacks; and<br>5. 0m for common wall boundaries.<br><br>Note: For the purpose of the above rule, a front site is a *site* with a legal road frontage of not less than 10m. A rear site is a *site* with a legal road frontage of less than 10m. A corner site means a *site* with two or more legal road frontages of not less than 10m each.<br><br>Exceptions to side and rear boundary setbacks:<br><br>6. Eaves, porches, balconies, and decks or other minor building features may | Matters of discretion:<br><br>1. The location, design, and appearance of the *building* or *structure.*<br><br>2. Effects on streetscape and the character of the area.<br><br>3. Effects on the amenity values of adjoining sites, including visual dominance or loss of outlook or privacy.<br><br>4. The ability to mitigate the adverse effect through the use of screening, planting, and alternative design and/or location.<br><br>5. Any benefits, including the extent to which the reduced setback will result in a more efficient, practical, and/or better use of the balance of the site.<br><br>6. Whether there are topographical or other site constraints that make compliance with the permitted standard impractical.<br><br>7. For the *waterbody* setbacks, the effects on the values of the *waterbody.* |

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| occupy any part of a required setback, other than the front yard setback, provided they do not encroach by more than 25% of the relevant setback distance and do not, except for eaves, exceed 2m in length.<br>7. Unroofed swimming pools no higher than 1m above *ground level*.<br>8. Rainwater tanks not exceeding a *height* above *ground level* of 1.8m.<br>*Waterbody* setbacks:<br>9. 5m from any *surface waterbody*; and<br>10. 25m from a *significant waterbody*.<br>This standard SETZ-S3 does not apply to:<br>11. Bridges and river crossings;<br>12. Fences. | |
| **SETZ-S4** | ***Accessory building* and *minor residential unit* setbacks** |
| 1. No *accessory building* or *minor residential unit* is to be located in the front boundary building setback.<br>2. No *accessory building* is to be located within 1.5m of any side or rear boundary.<br>3. Exception: An *accessory building* or carport attached to a *residential unit* can infringe on a 1.5m side or rear boundary setback provided it does not occupy more than 25% of the length of the setback along any one boundary. | Matters of discretion:<br>1. Effect on streetscape character of the area.<br>2. The extent to which the *building* design can be integrated with the topography, site orientation, and landscaping.<br>3. Whether adequate mitigation of adverse effects can be achieved through the use of landscaping, planting, and/or alternative materials.<br>4. Effect on amenity values of nearby residential properties, including privacy, shading, and sense of enclosure.<br>5. Parking and access, safety, efficiency, and effects on on-street parking and neighbours. |

| **SETZ-S5** | **Maximum fence *height*** |
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| 1. In the Riversdale Terraces Precinct, no fence, wall or screen on any boundary shall exceed a height of 1.2m.<br>2. Outside the Riversdale Terraces Precinct, no fence, wall, or screen on any boundary with a Residential, Māori Purpose, Future Urban, Open Space and Recreation, or Rural Zone shall exceed a *height* of 1.8m above ground level. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*.<br>2. Visual dominance, shading, and loss of privacy for adjoining sites.<br>3. Bulk and dominance of the *building* or *structure*.<br>4. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area.<br>5. The extent to which the additional *height* is necessary due to the physical constraints of the *site* or to mitigate noise (including road noise) if the *site* is located adjacent to a noise-emitting source.<br>6. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, materials, and/or alternative design. |
| **SETZ-S6** | ***Outdoor living space*** |
| 1. A minimum area of *outdoor living space* must be provided as follows:<br>a. per *residential unit* at ground level: 20m$^2$ at ground level;<br>b. per *minor residential unit* at ground level: 20m$^2$ at ground level;<br>c. per *minor residential unit* located above ground floor: balcony at least 8m$^2$ and minimum dimension of 1.8m; or<br>d. per *residential unit* located above ground floor: balcony at least 8m$^2$ and minimum dimension of 1.8m.<br>2. The *outdoor living space* must: | Matters of discretion:<br>1. The residential amenity for the occupiers of the *residential units*.<br>2. Proximity of the *residential unit* to accessible public open space.<br>3. The accessibility and convenience of the *outdoor living space* for occupiers.<br>4. Whether adequate sunlight is provided to the *outdoor living space* throughout the year.<br>5. Whether the balance of open space and *buildings* will maintain the amenity anticipated for the Settlement Zone. |

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| a. be directly accessible from a *habitable room*;<br>b. be free of *buildings*, parking spaces, manoeuvring areas, and outdoor utility areas, except for:<br>i. eaves up to a maximum of 600mm in width;<br>ii. external gutters or downpipes (including their brackets) up to an additional width of 150mm; or<br>iii. cover to provide shade for sun protection. | 6. Whether topographical or other *site* constraints make compliance with the standard impractical. |
| **SETZ-S7** | **Scale of *buildings*** |
| 1. The maximum *gross floor area* of any single non-residential *building* or *structure* is 200m$^2$. | Matters of discretion:<br>1. The location, design, and appearance of the *building* or *structure*.<br>2. Shading and loss of privacy for adjoining sites.<br>3. Visual bulk and dominance of the *building* or *structure*.<br>4. Compatibility with the anticipated scale, proportion, and context of *buildings, structures,* and activities in the surrounding area.<br>5. Effect on streetscape character of the area.<br>6. The extent to which the building design can be integrated with the topography, site orientation, and landscaping.<br>7. Whether the balance of open space and *buildings* and *structures* will maintain the amenity anticipated for the Settlement Zone.<br>8. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. |

| SETZ-S8 | Carparking areas |
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| 1. There is to be no contiguous carparking area containing five or more parking spaces (including access and manoeuvring areas) within any residential site. | Matters of discretion:<br>1. Parking and access, safety, efficiency, and effects on on-street parking and neighbours.<br>2. Effect on streetscape character of the area.<br>3. The amenity of adjoining sites, including amenity or privacy effects.<br>4. Whether there are topographical or other *site* constraints that make compliance with the permitted standard impractical.<br>5. The extent to which the design can be integrated with the topography, site orientation, and landscaping.<br>6. Compatibility with the anticipated scale, proportion, and context of *buildings* and activities in the surrounding area.<br>7. Whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. |
| **SETZ-S9** | **Water supply** |
| 1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated water supply systems, which shall be in accordance with *Council Engineering Development Standard 2023*.<br>2. Where reticulated services are not available:<br>a. All water supply and disposal systems shall be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.<br>b. Where a connection to Council's reticulated system is not available, | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council water bylaws, *Council Engineering Development Standard 2023* and/or Wellington Water standards as applicable.<br>3. The suitability of any alternative means of providing an adequate supply of water for firefighting purposes.<br>4. The suitability of any alternative means of access to the firefighting water supply. |

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| an onsite firefighting water supply, and access to that supply, must be provided in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. | |
| **SETZ-S10** | **Wastewater disposal** |
| 1. Where reticulated services are available, all buildings and activities must be provided with a connection to Council's reticulated wastewater systems, which shall be in accordance with *Council Engineering Development Standard 2023*.<br>2. Where reticulated services are not available:<br>a. All wastewater treatment and disposal systems shall be contained within the site that the supply or system serves and be connected to on-site wastewater systems, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services December 2021.<br>b. Any wastewater that is to be disposed to ground from any onsite servicing must be to land that is not subject to instability or inundation or used for the disposal of stormwater. | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council's water bylaws, *Council Engineering Development Standard 2023*, and/or Wellington Water standards as applicable. |
| **SETZ-S11** | **Stormwater management** |
| 1. All buildings and activities must provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, | Matters of discretion:<br>1. The suitability of any alternative servicing and infrastructure options.<br>2. The relevant standards of Council's water bylaws, *Council Engineering* |

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| to structures, compacted soils, and sealed surfaces, which shall be in accordance with *Council Engineering Development Standard 2023*.<br>2. Where a connection to Council's stormwater management systems is available, all allotments must be provided with a connection at the allotment boundary, which shall be in accordance with *Council Engineering Development Standard 2023*.<br>3. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. | *Development Standard 2023*, and/or Wellington Water standards as applicable. |
| **SETZ-S12** | **Relocatable buildings** |
| 1. Building inspection report:<br>a. Prior to the building being relocated onto a site, a building consent(s) shall be obtained that covers all matters listed below; and<br>b. A building inspection report prepared by a Council Building Officer or other Licenced Building Practitioner shall accompany the building consent application. The report shall identify all reinstatement work required to the exterior of the building and provide an estimate of the cost for the external refurbishment works after relocation; and<br>c. The building shall be placed on permanent foundations approved by the building consent no later than two months from the date the building is moved to the site; and | Matters of discretion:<br>1. Whether the building is structurally sound, the condition of the building, and the work needed to bring the exterior of the building up to an external visual appearance that is tidy, of an appropriate standard, and is compatible with the other buildings in the vicinity.<br>2. The requirement for any screening and landscape treatment.<br>3. The bulk, design, and location of the building in relation to the requirements of the zone.<br>4. The need for structural repairs and reinstatement of the building and the length of time for completion of that work.<br>5. The need for, and scale of, any performance bond to ensure timely completion of external reinstatement works, including: |

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| d. All other work required to reinstate the exterior of the building, including painting if required, shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations; and<br>e. The owner of the site on which the relocated building is placed shall certify that the reinstatement work will be completed within the 12-month period. The site owner shall be responsible for ensuring this work is completed.<br>2. Previous use:<br>a. Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built, and used as a dwelling or visitor accommodation. | a. Whether external works are required and the extent of those works;<br>b. The risk that reinstatement works may not be completed within the required timeframe;<br>c. The cost estimate for external reinstatement works identified in the building inspection report prepared in accordance with SETZ-S12(1)(b);<br>d. The appropriate amount of any performance bond, which may be up to 125% of the estimated cost of the external reinstatement works;<br>e. The form, timing, release, and refund of any performance bond. |
| **SETZ-S13** | **Riversdale Terraces Precinct: Southern Terraces setback from reserve** |
| 1. All dwellings shall be located no closer than 10 metres from the boundary of Lot 200 (reserve to vest) as identified on the Riversdale Terraces Precinct Plan in Appendix SETZ-1. | Matters of discretion:<br>1. Potential adverse effects on landscape values and whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design.<br>2. The amenity of adjoining sites, including amenity or privacy effects.<br>3. Whether there are topographical or other *site* constraints that make compliance with the permitted standard impractical. |

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| | 4. The extent to which the design can be integrated with the topography, site orientation, and landscaping. |
| **SETZ-S14** | **Riversdale Terraces Precinct building exterior finish** |
| 1. The exterior walls and roofs of all buildings and ancillary structures shall have a reflectivity value of less than 60% and be constructed using natural materials or coloured in a range of browns, greens and greys to complement the tones found in the rural surroundings. | Matters of discretion:<br>1. Potential adverse effects on landscape and amenity values and whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. |
| **SETZ-S15** | **Riversdale Terraces Precinct undergrounding of water tanks** |
| 1. In the Riversdale Terraces Precinct, all water tanks must be placed underground. | Matters of discretion:<br>1. Potential adverse effects on landscape and amenity values and whether adequate mitigation of adverse effects can be achieved through planting, screening, landscaping, and/or alternative design. |

# Appendix SETZ-1: Riversdale Terraces Precinct Plan

