



12.8.25

SPECIAL 25 (HIBISCUS COAST GATEWAY SPECIALIST RETAIL) ZONE

The following provisions relate to the Hibiscus Coast Gateway Specialist retail Zone. This zone is located at Silverdale at the intersection of the Hibiscus Coast Highway and East Coast Rd.

The Zone provides for the existing specialty shopping precinct established on the site and allows for suitable change over time within the centre.

12.8.25.1

Zone Issues, Objectives, Policies and Description

12.8.25.1.1

Issues

Issue

12.8.25.1.1.1

The Hibiscus Coast Gateway area is located at the southern entry to the Hibiscus Coast area. The opportunity exists to create a high quality gateway to the area and conversely poor development will adversely affect the landscape and visual environment at this important location.

Issue

12.8.25.1.1.2

The Hibiscus Coast Gateway Specialist Retail area has been partially developed for a variety of retail activities. It is important that this area is not extended into adjoining land.

Issue

12.8.25.1.1.3

The Weiti River catchment is a potentially vulnerable receiving environment which may be adversely affected by stormwater runoff during and post development.

Issue

12.8.25.1.1.4

The current activities and further development of this land has the potential to generate adverse effects on the surrounding road network unless access to that network is carefully managed.

Issue

12.8.25.1.1.5

Activities located within the Hibiscus Coast Gateway Specialist Retail have the potential to generate adverse effects on land within and outside of the area.

Issues from the following chapters are also relevant:

Chapter 5 – Natural Hazards

Chapter 6 – Highly Valued Natural Resources

Chapter 10 – Open Space and Recreation

Chapter 12 – Special Zones

Chapter 13 – Future Development and Structure Plans

Chapter 14 – Scheduled activities

Chapter 17 – Cultural Heritage

Chapter 18 – Urban Land Modification and Vegetation Removal

Chapter 19 – Utilities

Chapter 20 – Hazardous Substances and Contaminated Sites

Chapter 21 – Transportation and Access

Chapter 22 – Financial Contributions

Chapter 23 – Subdivision and Servicing



12.8.25.1.2

Objective

12.8.25.1.2.1

Objective

12.8.25.1.2.2

Objective

12.8.25.1.2.3

Objective

12.8.25.1.2.4

Objective

12.8.25.1.2.5

Objective

12.8.25.1.2.6

Objective

12.8.25.1.2.7

Objectives

To ensure the creation of a high quality landmark Hibiscus Coast “gateway” that creates a strong sense of arrival for people approaching the Hibiscus Coast from the south.

To ensure the creation of a strong civic link between the Silverdale Interchange and Orewa celebrating the coastal sub-tropical flavour of the Hibiscus Coast.

To ensure the continuation of the existing specialist retail centre that has established on the site.

To limit the range of retail activities to those specialist activities established on site and to other similar specialty or leisure focused retail activities.

To ensure that development on the site takes place in a comprehensive manner.

To ensure that access to the zone occurs in a safe and efficient manner and does not adversely affect the state highway network.

To ensure that development occurs in accordance with relevant recommendations of the Silverdale South Integrated Catchment Management Plan.

Objectives from the following chapters are also relevant:

Chapter 5 – Natural Hazards

Chapter 6 – Highly Valued Natural Resources

Chapter 10 – Open Space and Recreation

Chapter 12- Special Zones

Chapter 13 – Future Development and Structure Plans

Chapter 14 – Scheduled Activities

Chapter 17 – Cultural Heritage

Chapter 18 – Urban Land Modification and Vegetation Removal

Chapter 19 – Utilities

Chapter 20 – Hazardous Substances and Contaminated Sites

Chapter 21 – Transportation and Access

Chapter 22 – Financial Contributions

Chapter 23 – Subdivision and Servicing



12.8.25.1.3

Policy

12.8.25.1.3.1

Policies

Activities within the Hibiscus Coast Gateway Specialist retail Zone should be limited to those activities existing on the site and other similar specialist food or leisure based retail activities.

Policy

12.8.25.1.3.2

Activities within the Hibiscus Coast Gateway Specialist Retail Zone should not include supermarkets or other non-specialist food retail activities or other non-leisure oriented retail activities

Policy

12.8.25.1.3.3

The zone should continue to be developed using a comprehensive and integrated approach to development and urban design in line with the Concept Plan in Appendix 11 – Figure 2.

Policy

12.8.25.1.3.4

The adverse visual effects of activities which involve large, utilitarian structures and expansive car parking should be significantly mitigated by landscaping.

Policy

12.8.25.1.3.5

An avenue of pohutukawa, washingtonia fan palms, nikau palms and clipped hibiscus hedges should be planted along the Hibiscus Coast Highway frontage.

Policy

12.8.25.1.3.6

Buildings, development and site layout should exhibit a high standard of architectural and urban design.

Policy

12.8.25.1.3.7

Earthworks should be limited to those necessary for the formation of roads and formation of building platforms.

Policy

12.8.25.1.3.8

Activities within the Hibiscus Coast Gateway Specialist Retail Zone should not cause adverse effects to be experienced on the surrounding road network.

Policy

12.8.25.1.3.9

Vehicular access to the area should occur from a limited number of defined points.

Policy

12.8.25.1.3.10

Activities within the Hibiscus Coast Gateway Specialist Retail Zone should not generate noise that will adversely affect the amenity values of the Hibiscus Coast Gateway Specialist Retail Zone and adjoining areas.

Policy

12.8.25.1.3.11

The predevelopment stormwater flows from sites should generally be retained.

Policy

12.8.25.1.3.12

Building and fill should not be located within floodplains identified in the Silverdale South Integrated Catchment Management Plan.

Note: Policies from the following chapters are also relevant:



- Chapter 5 – Natural Hazards*
- Chapter 6 – Highly Valued Natural Resources*
- Chapter 10 – Open Space and Recreation*
- Chapter 12- Special Zones*
- Chapter 13 – Future Development and Structure Plans*
- Chapter 14 – Scheduled Activities*
- Chapter 17 – Cultural Heritage*
- Chapter 18 – Urban Land Modification and Vegetation Removal*
- Chapter 19 – Utilities*
- Chapter 20 – Hazardous Substances and Contaminated Sites*
- Chapter 21 – Transportation and Access*
- Chapter 22 – Financial Contributions*
- Chapter 23 – Subdivision and Servicing*

12.8.25.1.4

Description

The Hibiscus Coast Gateway Specialist Retail Zone is applied to that area of land located on the south/west corner of East Coast Road and the Hibiscus Coast Highway. The zone applies to an area of approximately 5 hectares. The zone is highly visible from the Hibiscus Coast Highway and the East Coast Road.

The site has been developed as a retail centre by way of a number of non-complying activity resource consents while the land was zoned Rural. It is now not appropriate that the land retains a rural zoning. The resource consents that have been granted have resulted in a comprehensively planned centre and the zone retains and builds on this comprehensive development approach.

The activities in the zone are focused on leisure based retail together with some specialist food retailers. Other retail activities are excluded. The zone retains the established retail pattern, as it is not appropriate that the area becomes an integral part of the Silverdale retail area due largely to the location of the Hibiscus Coast Highway.

Many of the buildings used for leisure retail activities involve large utilitarian structures. The provisions of the zone aim to ensure that such buildings are designed to avoid adverse visual effects and where such effects cannot be avoided, they are mitigated through appropriate landscaping.

Rule 12.8.25.5

Activity Rules

Rule
12.8.25.5.1

Activities in the Hibiscus Coast Gateway Specialist Retail Zone

All activities in the Hibiscus Coast Gateway Specialist Retail Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table 12.8.25.5.2 shall comply with the Development Controls and Performance Standards in Rule 12.8.25.6 and any other relevant Rule in the District Plan.
- (b) Development and subdivision within the Hibiscus Coast Gateway Specialist Retail Zone shall comply with the layout shown on the Outline Plan in Appendix 11 – Figure 2.
- (c) All Controlled Activities in the Activity Table 12.8.25.5.2 shall be assessed



against the relevant criteria for Controlled Activities, Matters for Control and Assessment Criteria and shall comply with the Development Controls and Performance Standards in Rule 12.8.25.6 and any other relevant Rule in the District Plan.

- (d) All Restricted Discretionary Activities in the Activity Table 12.8.25.5.2 shall be assessed against the relevant criteria for Restricted Discretionary Activities, Matters for Discretion and Assessment Criteria and shall comply with the Development Controls and Performance Standards in Rule 12.8.25.6 (except where the application is required for non-compliance with the Development Controls and Performance Standards) and any other relevant Rule in the District Plan.
- (e) All Non-complying Activities in the Activity Table 12.8.25.5.2 shall be assessed in terms of the relevant matters in Section 104 and 104D of the Act.
- (f) Except as provided for by 95A(4) of the Act, all controlled and restricted discretionary activities marked with # will be considered without public notification or limited notification.

Rule
12.8.25.5.2

Activity Table

In the following table:

P	=	Permitted Activity
C	=	Controlled Activity
RD	=	Restricted Discretionary Activity
NC	=	Non-complying Activity

Note: Words in Capitals are defined in Chapter 3 - Definitions



ACTIVITY	ACTIVITY STATUS
Any Permitted or Restricted Discretionary Activity in this Table that does not comply with the Development Controls in Rule 12.8.25.6	RD
Any activity not listed in the Activity Table	NC
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for any Permitted, Controlled or Restricted Discretionary Activity in the Zone.	RD#
Art galleries	P
The demolition or removal of BUILDINGS except those protected by any Rule in this Plan	P
Car parking areas ancillary to a Permitted or Restricted Discretionary Activity	C#
DAIRIES	P
Flower retailing	P
GARDEN CENTRES	P
Grazing of animals	P
HARDWARE AND BUILDING SUPPLIES RETAILING with a GROSS FLOOR AREA of 600m ²	P
MARINE EQUIPMENT RETAILING	P
OUTDOOR RECREATION or RESERVES	P
Pet and pet accessory retailing	P
RESTAURANTS	P
SPECIALIST FOOD RETAILING with a GROSS FLOOR AREA of 600m ² or less.	P
SHOPS FOR THE SALE OF SPECIALIST SPORTING GOODS with a GROSS FLOOR AREA of 600m ² or less.	P
SWIMMING POOL RETAILING	P



TAKEAWAY FOOD BAR	P
Earthworks	Refer to <i>Chapter 18 – Urban Land Modification and Vegetation Removal</i>
District Wide Activities	Refer to <i>Chapter 16 - General Rules</i>
Transportation Activities	Refer to <i>Chapter 21 - Transportation and Access</i>
Use and storage of HAZARDOUS SUBSTANCES	Refer to <i>Chapter 20 - Hazardous Substances and Contaminated Sites</i>
UTILITIES	Refer to <i>Chapter 19 – Utilities</i>

Rule 12.8.25.6

Development Controls and Performance Standards

All buildings and site development shall comply with the following standards:

Rule
12.8.25.6.1

Maximum Height

The maximum height of any building shall be 10.5 metres.

The maximum height shall be determined using the rolling height method as identified in the definition of HEIGHT in *Chapter 3 – Definitions*.

Explanation and Reasons

The height of buildings can adversely affect the amenity values of adjoining areas by overshadowing and overlooking and assists in maintaining an appropriate scale on the site.

Rule
12.8.25.6.2

Yards

- (a) The minimum front yard for all sites shall be 7.5 metres.
- (b) The minimum side and rear yards shall be 6metres.
- (c) All yards shall be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces, steps, storage of refuse, except that:
 - (i) eaves may overhang any yard by not more than 0.3 metres;
 - (ii) parking, access and manoeuvring areas may occur in those parts of yards not required for landscape planting in Rule 12.8.26.6.4.



Rule
12.8.25.6.3

- (d) Front yards shall not be used for the storage of materials.

Explanation and Reasons

The yard requirement will result in buildings set back from the street and provide the opportunity for landscaping which is consistent with the desire to create a landscaped environment.

Landscaping

- (a) Landscaping shall be provided and maintained in accordance with the Concept Plan in Appendix 11 – Figure 2 and the Hibiscus Coast Gateway Buffer Area as set out in the Concept Plan shall have a minimum width of 5m.
- (b) All of the part of the site shown as Hibiscus Coast Gateway Buffer Area shall be landscape designed and planted in grass, trees and shrubs.
- (c) Where the ground level parking spaces are not enclosed in a building the parking spaces shall be screened from the street frontage by a landscape planting area.
- (d) No security or other fence shall be constructed along the outside boundary of or within the landscape planting required in a front yard.
- (e) Each of the above required landscape areas (together with other landscaped parts of a site) shall be the subject to a landscape plan required as part of any resource consent required for an activity or a building on the site.

Explanation and Reasons

Landscaping is required to provide and maintain the amenity values of the area and in particular to promote the development of buildings within a highly landscaped environment.

Front yard planting and screening is required to minimize adverse visual effects of the car park. Inappropriately positioned security or other fencing would detract from that provision.

A landscape buffer area is also required alongside Hibiscus Coast Highway to assist in the creation of a high quality gateway environment.

Rule
12.8.25.6.4

Maximum Impervious Surfaces

Not more than 50% of any site may be covered in an impervious surface.

Explanation and Reasons

The Integrated Catchment Management Plan for most of the area within this zone provides for a maximum of 50% impervious surfaces per site.

Rule
12.8.26.6.5

Roof Types

All roofs shall be made of materials other than uncoated galvanized material.



Rule
12.8.25.5.6

Explanation and Reasons

The run-off from uncoated galvanised roofs has the potential to cause harm to ecosystems within streams and other receiving waters.

Access to Activities and Sites

Vehicular access to the zone from East Coast Road and the Hibiscus Coast Highway shall be located as shown on the Concept Plan in Appendix 11 – Figure 2.

No other vehicular access shall be provided to and from the zone to land with a different zone.

Explanation and Reasons

Direct access to the Hibiscus Coast Highway will have adverse effects on the operation of the highway and on the Silverdale Interchange and State Highway 1.

Rule
12.8.25.6.7

Relevant Rules in Other Chapters of the Plan

Relevant rules in other Chapters of the District Plan shall also be complied with:

Chapter 5 - Natural Hazards

Chapter 16 - General Rules

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 19 – Utilities

Chapter 20 - Hazardous Substances and Contaminated sites

Chapter 21- Transportation and Access

Chapter 22 – Financial Contributions and Works

Chapter 23 – Subdivision and Servicing



Rule 12.8.25.7

CONTROLLED ACTIVITIES: Matters for Control and Assessment Criteria

12.8.25.7.1

Car parking areas ancillary to a Permitted or Restricted Discretionary Activity

12.8.25.7.1.1

Matters for Control

The Council reserves control over the following matters:

- (a) Design and external appearance;
- (b) Site Layout and development
- (c) Landscape elements
- (d) Servicing

In order to exercise its control the Council will require applicants to provide documentation addressing the matters set out in the Assessment Criteria including (but not limited to).

- (a) a detailed landscape plan (including fencing) and a site layout plan
- (b) a perspective of the site development from the site frontage

Rule

12.8.25.7.1.2

Assessment Criteria

When assessing an application for this activity the Council will have regard to the following assessment criteria:

- (a) Design and external appearance
 - (i) Whether the design and appearance of the car parking area and its visual impact will contribute to a distinctive high quality built environment within the Zone.
 - (ii) The use of high quality permanent materials and street furniture will contribute towards a high quality environment.
- (b) Site layout
 - (i) Whether the car parking area, driveways and access points are located in accordance with the Concept Plan in Appendix 11 – Figure 2.
 - (ii) Whether the parking is screened and punctuated by landscaped areas and provides for safe pedestrian movement or whether it is screened by being located within the building envelope.
- (c) Landscape elements
 - (i) Whether the site is landscaped in such a way to soften and assist with the visual screening of car parking and whether the landscaping maintains or enhances the overall cohesiveness of the urban and landscape form for the zone.



(d) Stormwater

- (i) Whether piping of streams (other than road crossings) is avoided.
- (ii) Whether structures are avoided below RL 15.
- (iii) Whether swales are used for the conveyance of road runoff.

(e) Earthworks

- (i) Whether earthworks are limited generally to those necessary for the formation of roads and building platforms.
- (ii) Whether the adverse effects of earthworks are avoided, remedied or mitigated.

(f) Adverse Effects

- (i) Whether the site is screened in such a way that the amenity values of adjoining Zones are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting.

Explanation and Reasons

Achieving the objectives of the Special 25 Zone requires giving careful consideration to the design and external appearance of parking areas and how they fit into the environment.

12.8.25.8

RESTRICTED DISCRETIONARY ACTIVITIES: Matters for Discretion and Assessment Criteria

In accordance with sections 77B(4) and 104C of the Act the Council will restrict its discretion to the matters listed against each specified activity when considering resource consent applications for Restricted Discretionary Activities.

Rule
12.8.25.8.1

The erection, addition to or alteration of buildings and accessory buildings for any Permitted, Controlled or Restricted Discretionary Activity.

Rule
12.8.25.8.1

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Design and external appearance
- (b) Site layout
- (c) Landscape elements
- (d) Servicing

In order to exercise its discretion the Council will require applicants to provide documentation addressing the matters set out in the Assessment Criteria including (but not limited to):

- (e) accurate elevations and plans of buildings, a detailed landscape plan and



Rule
12.8.25.8.1.2

a site layout plan

- (f) a perspective sketch or photomontage showing the proposed building when viewed from Hibiscus Coast Highway. The viewpoints for the photomontage or sketch shall be agreed with the Manager, Resource Consents, Rodney District Council.

Assessment Criteria

When assessing an application for this activity the Council will have regard to the following assessment criteria:

- (a) Design and external appearance
 - (i) Whether any adverse visual effects resulting from the orientation, design and appearance of the proposed building (including signs) are avoided, or where these cannot be avoided due to the nature of the building, are suitably mitigated. In particular, the Council will consider whether the building presents an attractive facade, avoiding the use of blank walls, to Hibiscus Coast Highway.
- (b) Site Layout
 - (i) Whether the site is laid out in such a way as to mitigate any potential adverse effects of access, car parking, storage areas and outdoor activities.
 - (ii) Whether the site is laid out in such a way as to provide convenient access for pedestrians between activities in the zone.
 - (iii) Whether the site layout complies with the Concept Plan in Appendix 11 – Figure 2.
- (c) Landscape elements
 - (i) Whether the site is landscaped in such a way to soften and assist with the visual screening of car parking and whether the landscaping maintains or enhances the overall cohesiveness of the urban and landscape form for the zone.
 - (ii) Whether an avenue of pohutukawa, washingtonia fan palms, nikau palms and clipped hibiscus hedges is planted along the Hibiscus Coast highway.
- (d) Stormwater
 - (i) Whether piping of streams (other than road crossings) is avoided.
 - (ii) Whether structures are avoided below RL 15.
 - (iii) Whether swales are used for the conveyance of road runoff.
- (e) Earthworks
 - (i) Whether earthworks are limited generally to those necessary for the formation of roads and building platforms.
 - (ii) Whether the adverse effects of earthworks are avoided, remedied or mitigated.



Rule
12.8.25.8.2

Explanation and Reasons

Achieving the objectives of the Special 25 Zone requires giving careful consideration to the design and external appearance of buildings and how they fit into the environment.

Certain Activities – Restricted Discretionary Activities.

Where the Development Controls in Rule 12.8.25.6 are not met, the following are deemed to be Restricted Discretionary Activities. Restricted Discretionary Activity status applies only where the circumstances specified in each Rule are met.

In all other cases, non-compliance with the Development Controls is deemed to be a Non-complying Activity.

Rule
12.8.25.8.3

Any Permitted, Controlled or Restricted Discretionary Activity in Activity Table 12.8.25.5.2 that does not comply with Rule 12.8.25.6.2 Maximum Height.

Rule
12.8.25.8.3.1

Circumstances
Any

Rule
12.8.25.8.3.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Scale, siting and design of buildings.

12.8.25.8.3.3

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

- (a) Whether the increase in height will have an adverse effect on the access of direct sunlight and daylight to adjoining sites.
- (b) Whether the proposed height and the scale and design of the buildings will adversely affect the amenity values and visual character of adjacent sites.
- (c) Whether the proposed height and scale of the building will influence the wind environment to an extent that it will adversely affect the comfort of pedestrians at ground level.

Explanation and Reasons

Increasing the height of buildings beyond the permitted level could have an adverse effect on the admission of direct sunlight and daylight to adjoining sites, on the amenity values of the area and on the visual character of adjacent sites. It could also affect wind movement and create an unpleasant environment at street level. Conditions placed on the design of buildings could avoid, remedy or mitigate such adverse effects.



Rule
12.8.25.8.4

Any Permitted, Controlled or Restricted Discretionary Activity in Activity Table 12.8.25.5.2 that does not comply with Rule 20.8.25.6.3 Yards.

Rule
12.8.25.8.4.1

Circumstances

- (a) Infringement of yards by up to 50%.

Rule
12.8.25.8.4.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Scale, siting and design of buildings.
- (b) Location of access and services

Rule
12.8.25.8.4.3

Assessment Criteria

- (a) Whether the proposed yard reduction, and the scale and design of the buildings and structures, will adversely affect the amenity values and visual character of adjacent sites.
- (b) Whether the proposed yard reduction, and the scale and design of buildings and structures, will adversely affect the overall amenity values and visual character of the Hibiscus Coast Gateway Specialist Retail Zone.
- (c) Whether landscaping requirements can be met with the yard reduction.
- (d) Whether the yard reduction will have an adverse effect on the access of direct sunlight and daylight to adjoining sites.
- (e) Whether the yard reduction will have an adverse effect on site access or providing services to the site.
- (f) Whether the yard reduction will have any adverse effects on stormwater disposal.

Explanation and Reasons

While yards are generally appropriate within the Special 26 Zone, there will be instances where the yard requirements can be waived or reduced to enable better use of sites. However, in doing so, it is necessary to ensure that the overall amenity values of the area are maintained.

Rule
12.8.25.8.5

Any Permitted, Controlled or Restricted Discretionary Activity in Activity Table 12.8.25.5.2 that does not comply with Rule 12.8.25.6.4 Landscaping.

Rule
12.8.25.8.5.1

Circumstances

A reduction in total landscaping other than the landscaping required in the Hibiscus Coast Highway Buffer Area



Rule
12.8.25.8.5.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) The nature, type, area and dimensions of landscaping provided, including any earthworks proposed as a component of the landscaping.

Rule
12.8.25.8.5.3

Assessment Criteria

When considering an application the Council will have regard to the following criteria:

- (a) Whether the proposed landscaping reduction will adversely affect the amenity values and visual character of adjacent sites.
- (b) Whether the proposed landscape reduction will adversely affect the overall amenity values and visual character of the Zone.
- (c) Whether the provision of public open space or the provision of landscaping in common with one or more adjoining sites achieves a similar level of landscaping as a complying situation.
- (d) Whether the proposed reduction in landscaping is offset by other proposals to ensure there is no diminution of amenity values.

Explanation and Reasons

No provision is made to reduce the width of the Hibiscus Coast Highway Buffer Area as that is considered essential to the maintenance of a high visual amenity frontage to the highway.

Rule
12.8.25.8.6

Any Permitted, Controlled or Restricted Discretionary Activity in Activity Table 12.8.25.5.2 that does not comply with Rule 12.8.25.6.5 maximum Impervious Surfaces.

Rule
12.8.25.8.6.1

Circumstances

Impervious surfaces not exceeding 90% of net site area.

Rule
12.8.25.8.6.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) The nature and extent of stormwater generated from the site.

Rule
12.8.25.8.6.3

Assessment Criteria

- (a) Whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures.
- (b) Whether the adverse effects of stormwater generation are avoided, remedied or mitigated.
- (c) The degree to which proposed stormwater mitigation and reduction



measures are best practice in terms of long-term maintenance and operational risk and costs.

- (d) Whether the site can provide the landscaping required by the District Plan.

Explanation and Reasons

The flexibility provided for is consistent with the provision of the Integrated Catchment Management Plan applying to the land. However, while an increase in impervious surfaces is primarily an issue in respect of stormwater, it does also affect the ability of a site to meet its landscaping commitments.

Rule
12.8.25.8.7

Any Permitted, Controlled or Restricted Discretionary Activity in Activity table 12.8.25.5.2 that does not comply with Rule 12.8.25.6.6 Roof types

Rule
12.8.25.8.7.1

Circumstances

Any

Rule
12.8.25.8.7.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) The effects of water runoff on the stormwater disposal system and receiving waters.
- (b) The nature of any roofing material.

Rule
12.8.25.8.7.3

Assessment Criteria

- (a) Whether treatment of stormwater is provided on site to remove adverse effects on receiving waters.

12.8.25.9

Subdivision

Rule
12.8.25.9.1

Subdivision Activities

- (a) The subdivision of land is a Restricted Discretionary Activity.
- (b) Development and subdivision within the Hibiscus Coast Gateway Specialist Retail Zone shall comply with the layout shown on the Concept Plan in Appendix 11 – Figure 2.
- (c) The subdivision of land shall comply with the Development Controls in Rule 12.8.25.9.2 and the relevant rules in Chapter 23 – Subdivision and Servicing.
- (d) Any subdivision not complying with the Development Controls in Rule 12.8.25.9.2 shall be a discretionary activity.

Rule
12.8.25.9.2

Subdivision Development Controls

The Rules in Chapter 23 – Subdivision and Servicing shall apply



Rule
12.8.25.9.2.1

Site Size

The minimum site size is 2,000m².

Rule
12.8.25.9.2.2

Site Frontage

The minimum widths of site frontage in the area:

Front sites	Rear Sites
10 metres	9 metres

Explanation and Reasons

(Rules 12.8.25.9.2.1 and 12.8.25.9.2.2)

It is desirable to ensure that sites are created which are of sufficient dimensions and scale to accommodate most activities' needs, including parking, loading and manoeuvring areas, as well as buildings. The creation of, for example, long narrow sites, can result in parking on streets and reversing onto the road and not allow enough room for landscaping.

Rule
12.8.25.9.3

Subdivision

In accordance with sections 77B(4) and 104C of the Act the Council will restrict its discretion to the matters listed in addition to the matters set out in *Chapter 23 - Subdivision and Servicing* when considering resource consent applications for the subdivision of land.

Rule
12.8.25.9.3.1

Matters for Discretion

The Council restricts its discretion to the following matters:

- (a) Site Layout and Development
- (b) Roading Construction and Layout
- (c) Earthworks
- (d) Landscape Elements
- (e) Servicing
- (f) Staging

In order to exercise control over these matters the Council will require applicants to provide:

- (g) appropriate plans showing the proposed staging of the subdivision
- (h) sufficient engineering and other plans to allow the Council to check the consistency of the application against the development controls and the rules in Chapter 23 – Subdivision and Servicing.



Rule
12.8.25.9.3.2

Assessment Criteria

When assessing an application for this activity the Council will have regard to the relevant assessment criteria in Chapter 23 – Subdivision and the following assessment criteria:

- (a) Whether the subdivision complies with the Concept Plan in Appendix 11 – Figure 2.

- (b) Staging

Whether the proposed staging of the subdivision, servicing, or roads will result in integration of the subdivision with the surrounding infrastructure.

- (c) Lot layout, size, frontage, orientation, earthworks and infrastructure

Whether the proposed lot layout reinforces the Objectives and Policies of the Hibiscus Coast Gateway Specialist Retail Zone, is in accordance with the Concept Plan in Appendix 11 – Figure 2 and has regard to site topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services.

Whether the proposed subdivision (including proposed road and pedestrian networks) adequately integrates with other parts of the Hibiscus Coast Gateway Specialist Retail Zone and provides sites that add to the legibility and appearance of roads in the Zone.

Whether the proposed lot sizes will be able to accommodate the necessary on-site parking, manoeuvring and loading areas and buildings of an appropriate size for likely activities.

Whether sites are wide enough to enable vehicles to safely access the site and services to be provided to the site.

- (d) Roding and Access

Whether the road layout and pattern provides sufficient space for planting of trees consistent with the overall landscape concept.

Whether the roading pattern conforms to the Concept Plan in Appendix 11 - Figure 2

- (e) Stormwater

Whether piping of streams (other than road crossings) is avoided.

Whether structures are avoided below RL 15.

Whether swales are used for the conveyance of road runoff.

- (f) Earthworks

Whether earthworks are limited generally to those necessary for the



Rule
12.8.25.9.3.3

formation of roads and building platforms.

Whether the adverse effects of earthworks are avoided, remedied or mitigated.

Subdivision not Complying with Rule 12.8.25.9.2

When assessing an application for this activity the Council will have regard to the assessment criteria in 12.8.25.9.3.2.