



12.8.26

SPECIAL 26 (HIBISCUS COAST GATEWAY RECREATION AND ENTERTAINMENT) ZONE

The following provisions relate to the Hibiscus Coast Gateway Recreation and Entertainment Zone. This zone is located at Silverdale in the area bounded by the Motorway, and East Coast Rd.

12.8.26.1

Issues

Issue

12.8.26.1.1

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

12.8.26.1.2

The Hibiscus Coast Gateway has been partially developed for recreation and entertainment activities that make use of the steep topography of the land. The opportunity exists to facilitate the development of an entertainment cluster on the land.

Issue

12.8.26.1.3

Due to the topography of the land the area is highly visible from State Highway 1.

Issue

12.8.26.1.4

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

Issue

12.8.26.1.5

Roading corridors that are not appropriate to their immediate environment are not attractive or are unsafe and can adversely affect the amenity values of the area and the use of streets by pedestrians and cyclists.

Issue

12.8.26.1.6

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

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 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



12.8.26.2

Objective

12.8.26.2.1

Objective

12.8.26.2.2

Objective

12.8.26.2.3

Objective

12.8.26.2.4

Objective

12.8.26.2.5

Objective

12.8.26.2.6

Objective

12.8.26.2.7

Objective

12.8.26.2.8

Objective

12.8.26.2.9

Objective

12.8.26.2.10

Objective

12.8.26.2.11

Objective

12.8.26.2.12

Objectives

To enable the establishment of entertainment and recreation activities and ancillary activities

To create a high quality landmark Hibiscus Coast “gateway” that creates a strong sense of arrival to the Hibiscus Coast.

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

To enable the creation of a distinctive recreation and entertainment precinct with a high quality built form and landscape.

To ensure that the recreation and entertainment precinct provides a pleasant and attractive environment for people visiting and working in the area.

To limit the range of activities to those of a recreation and entertainment nature and those ancillary to those activities.

To ensure that the modification and development of the existing natural environment achieves a high quality built form and landscape.

To create a clear and well defined edge between the urban Hibiscus Coast area and the surrounding rural land.

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

To support the development and operation of passenger transport.

To ensure that development occurs within an overall vegetation framework that provides a cohesive landscape and substantially increases the tree canopy.

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 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*



12.8.26.3

Policy

12.8.26.3.1

Policies

Activities within the Entertainment and Recreation Zone should be limited to entertainment and recreation activities and other activities that are ancillary to entertainment and recreation activities, including supporting appropriately themed retail and travellers' accommodation, should be enabled.

This policy seeks to achieve Objectives 12.8.26.2.4 and 12.8.26.2.6.

Policy

12.8.26.3.2

Activities should not include commercial or industrial activities that are not ancillary or secondary to entertainment and recreation activities. Retail activities located in the zone should be integrated with recreation and entertainment activities or be clearly related to the types of activities provided for in the zone. Resource consent applications should relate to specific retail activities rather than being generic proposals.

This policy seeks to achieve Objective 12.8.26.2.6.

Policy

12.8.26.3.3

Activities which involve air discharges or extensive storage yards should not be located within the entertainment and recreation zone.

This policy seeks to achieve Objectives 12.8.26.2.5 and 12.8.26.2.6.

Policy

12.8.26.3.4

The area should be developed using a comprehensive and integrated approach to subdivision, development and urban design based on the Outline Plan in Appendix 11 – Figure 1.

This policy seeks to achieve Objectives 12.8.26.2.2 and 12.8.26.2.7

Policy

12.8.26.3.5

The area should be developed having particular regard to the needs of people visiting and working in the area and the creation of an attractive and pleasant environment.

This policy seeks to achieve Objectives 12.8.26.2.4 and 12.8.26.2.5.

Policy

12.8.26.3.6

Development should be integrated within an overall vegetation framework that provides a cohesive landscape. This should include a mixture of fast growing exotic trees and a longer term framework of species characterizing New Zealand's northern sub-tropical vegetation.

This policy seeks to achieve Objectives 12.8.26.2.2, 12.8.26.2.3, 12.8.26.2.6 and 12.8.26.2.10.

Policy

12.8.26.3.7

Development should emphasize the underlying natural landform by protecting the integrity of ridgelines, reinforcing the natural watercourses, views and access to sunlight.



Policy
12.8.26.3.8

This policy seeks to achieve Objectives 12.8.26.2.2, 12.8.26.2.3, 12.8.26.2.4 and 12.8.26.2.8.

Car parks and buildings should be softened by landscaping within development sites and tied in with the broader landscape concept within the zone.

This policy seeks to achieve Objectives 12.8.26.2.4, 12.8.26.2.5 and 12.8.26.2.10.

Policy
12.8.26.3.9

Development should have a landscape design that accommodates and implements a strong vegetated framework.

This policy seeks to achieve Objective 12.8.26.2.10.

Policy
12.8.26.3.10

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

This policy seeks to achieve Objectives 12.8.26.2.4, 12.8.26.2.5 and 12.8.26.2.10.

Policy
12.8.26.3.11

A landscape buffer should be provided along State Highway 1 to assist in screening the development from the motorway.

This policy seeks to achieve Objectives 12.8.26.2.2, 12.8.26.2.3, 12.8.26.2.8 and 12.8.26.2.10.

Policy
12.8.26.3.12

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

This policy seeks to achieve Objectives 12.8.26.2.4, 12.8.26.2.5 and 12.8.26.2.7.

Policy
12.8.26.3.13

While views will be changed by the implementation of the zone, the location, scale, materials and colours of buildings, structures and signs should not be obtrusive or generate adverse visual effects on views from the motorway and surrounding area.

This policy seeks to achieve Objectives 12.8.26.2.2, 12.8.26.2.3 and 12.8.26.2.9.

Policy
12.8.26.3.14

The visual amenity and natural landscape qualities of the area should be treated sensitively in the design and appearance of buildings, site layout and landscaping.

This policy seeks to achieve Objectives 12.8.26.2.2, 12.8.26.2.4 and 12.8.26.2.7.

Policy
12.8.26.3.15

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

This policy seeks to achieve Objectives 12.8.26.2.7 and 12.8.26.2.11.



<p>Policy 12.8.26.3.16</p>	<p>Activities within the Recreation and Entertainment zone should not cause adverse effects to be experienced on the surrounding road network.</p>
	<p><i>This policy seeks to achieve Objective 12.8.26.2.9.</i></p>
<p>Policy 12.8.26.3.17</p>	<p>Vehicular access to the area should occur from a limited number of defined points on East Coast Road and the Hibiscus Coast Highway.</p>
	<p><i>This policy seeks to achieve Objective 12.8.26.2.9.</i></p>
<p>Policy 12.8.26.3.18</p>	<p>Access to the Hibiscus Coast Highway should occur from a new road located to the east of the existing Small Road intersection. The existing Small Road intersection should be closed and Small Road realigned to connect to the new access road.</p>
<p>Policy 12.8.26.3.19</p>	<p>A low speed – high amenity transport network supportive of safe and efficient pedestrian and cycle access should be provided to and within the zone area with sufficient room for street trees and for pedestrian and cycle movement.</p>
	<p><i>This policy seeks to achieve Objectives 12.8.26.2.4 and 12.8.26.2.5 and 12.8.26.2.7.</i></p>
<p>Policy 12.8.26.3.20</p>	<p>Activities within the Recreation and Entertainment zone should not generate noise that will adversely affect the amenity values of the Recreation and Entertainment zone and adjoining areas.</p>
	<p><i>This policy seeks to achieve Objectives 12.8.26.2.4 and 12.8.26.2.5.</i></p>
<p>Policy 12.8.26.3.21</p>	<p>That area of steeper land within an East Coast Road overlay approximately 200m deep along East Coast Road should be managed separately to avoid development that would create or exacerbate adverse stability or sediment effects. Development within this area should consist of only limited areas of buildings or hardstand areas.</p>
	<p><i>This policy seeks to achieve Objective 12.8.26.2.12.</i></p>
<p>Policy 12.8.26.3.22</p>	<p>The predevelopment stormwater flows from sites should generally be retained.</p>
	<p><i>This policy seeks to achieve Objective 12.8.26.2.12.</i></p>
<p>Policy 12.8.26.3.23</p>	<p>Existing streams identified on the Silverdale South Integrated Catchment Management Plan and their riparian margins should be retained.</p>
	<p><i>This policy seeks to achieve Objective 12.8.26.2.12.</i></p>



Policy
12.8.26.3.24

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

This policy seeks to achieve Objective 12.8.26.2.12.

Policy
12.8.26.3.25

Provision should be made within the Entertainment and Recreation Zone for a Park and Ride and Bus Station.

This policy seeks to achieve Objective 12.8.26.2.10.

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 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*

12.8.26.4

Zone Description

The Entertainment and Recreation Zone is applied to approximately 47ha of land located between East Coast Road and the Motorway (SH 1). The land is bounded by the Motorway to the west, East Coast Road to the east and the Snowplanet site to the south. The zone is highly visible from the motorway as the land slopes up significantly from the motorway to East Coast Road.

The site is located on the urban edge of the Hibiscus Coast and the development of this area will have a significant impact on the experience of people traveling on State Highway 1 and the Hibiscus Coast Highway. The Entertainment and Recreation Zone will therefore provide for a new “front door” to the Hibiscus Coast. Objectives, policies and rules will assist in creating a landscape design with a strong vegetated landscape, helping to frame the entrance to the Hibiscus Coast Highway.

The area has already begun to develop the types of activities contemplated by the zone. The opportunity now exists to build upon this development to create an attractive destination that is easily accessible for people within the former Rodney District and the wider Auckland region. The activities provided for within the zone are limited to entertainment and recreation activities and will require careful management to assist in creating a high quality gateway to the Hibiscus Coast.

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



Rule 12.8.26.5

Rule
12.8.26.5.1

Activity Rules

Activities in the Recreation and Entertainment Zone

All activities in the Recreation and Entertainment Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.26.5.2 shall comply with the Development Controls and Performance Standards in Rule 12.8.26.6 and any other relevant Rule in the District Plan.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.26.5.2 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 12.8.26.6 and any other relevant Rule in the District Plan.
- (c) All Restricted Discretionary Activities in the Activity Table in Rule 12.8.26.5.2 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 12.8.26.6 (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.
- (d) All Discretionary Activities in the Activity Table in Rule 12.8.26.5.2 shall be assessed against the criteria set out in Rule 12.8.26.10 Discretionary Activities: Assessment Criteria, any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters in section 104 and 104B of the Act.
- (e) All Non-complying Activities in the Activity Table in Rule 12.8.26.5.2 shall be assessed against the relevant matters in Section 104 and 104D of the Act.
- (f) Except as provided for by section 95A(4) of the Act, all Controlled and Restricted Discretionary Activities marked # will be considered without public notification or limited notification.

Rule
12.8.26.5.2

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 12.8.26.6	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#
The demolition or removal of BUILDINGS except those protected by any Rule in this Plan	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#
CHILD CARE FACILITY	RD
COMMERCIAL RECREATION	RD
Conference Centres (including ancillary restaurants)	D
DAIRIES	RD
EARTHWORKS	RD#
FARMING	P
FARMSTAY OR HOMESTAY ACCOMMODATION for not more than 10 guests accommodated within an existing household unit.	P
Grazing of animals	P
HOME OCCUPATIONS	P
HOUSEHOLD UNITS, one per site	NC
MAJOR EVENT ENTERTAINMENT	D



OUTDOOR RECREATION or RESERVES	P
PLACES OF ASSEMBLY	RD
RESTAURANTS	RD
SERVICE STATIONS	D
SHOPS for the sale of goods ancillary to the main activity on the SITE provided that the retail sales area does not exceed 25% of the GROSS FLOOR AREA set aside for the activity, or 200m ² , whichever is the lesser *	RD#
SHOPS FOR THE SALE OF SPECIALIST SPORTING GOODS on sites where COMMERCIAL RECREATION operates as the primary activity provided that each retail sales area has a maximum GROSS FLOOR AREA of 200m ² and there are no more than ten such shops within the Hibiscus Coast Gateway Recreation and Entertainment Zone.	RD#
SHOPS for the sale of goods ancillary to the main activity on the SITE where the retail sales area exceeds 25% of the GROSS FLOOR AREA set aside for the activity, or 200m ² .	D
SHOPS FOR THE SALE OF SPECIALIST SPORTING GOODS with a GROSS FLOOR AREA of 600m ² or less.	D
SHOPS FOR THE SALE OF SPECIALIST SPORTING GOODS with a GROSS FLOOR AREA exceeding 600m ² .	NC
TAKEAWAY FOOD BAR	RD
VISITOR ACCOMMODATION	RD
District Wide Activities including SIGNS	Refer to <i>Chapter 16 - General Rules</i> , Rule 16.16.1.1(k) and Rule 16.16.2.6
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 12.8.26.6

Development Controls and Performance Standards

Rule
12.8.26.6.1

Maximum Height

The maximum height of any building shall be 10 metres provided that not more than 5% of any site shall be covered in buildings up to a maximum height of 15 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

This rule reflects the potential for a wide range of building forms possible within the zone, and allows for small parts of buildings to be higher than the main building to accommodate particular building features that may be required for buildings used for recreation purposes.

Rule
12.8.26.6.2

Height in Relation to Boundary

No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any boundary.

Explanation and Reasons

The height in relation to boundary rules complement the height rules and will help maintain admission of direct sunlight to adjoining sites and prevent buildings dominating other sites.

Rule
12.8.26.6.3

Yards

- (a) The minimum front yard for all sites shall be 7.5 metres.
- (b) The minimum side and rear yards shall be 5 metres.
- (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.
- (d) Front yards shall not be used for the storage of materials.



Rule
12.8.26.6.4

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) The Landscape Buffer Area as set out in the Outline Plan in Appendix 11 – Figure 1 shall have a minimum width of 5m.
- (b) A minimum of 10% of the net site area, which can include the Landscape Buffer Area, shall be landscape-designed and planted in grass, trees and shrubs subject to maintaining sight lines as required by *Chapter 21 Transportation and Access*.
- (c) All of the part of the area shown as Landscape Buffer Area shown in the Outline Plan in Appendix 11 - Figure 1 shall be landscape-designed and planted in grass, trees and shrubs.
- (d) Where the ground level parking spaces are not enclosed in a building the parking spaces shall be predominantly screened from the street frontage by a landscape planting area.
- (e) No security or other fence shall be constructed along the outside boundary of or within the landscape planting required in a front yard.
- (f) Each of the above required landscape area (together with other landscaped parts of a site) shall be 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
12.8.26.6.5

Maximum Impervious Surfaces

- (a) Not more than 50% of any site may be covered in an impervious surface except as set out in (b).
- (b) No more than 40% of the area of a site, or that part of a site within the East Coast Road Overlay area, 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. This is reduced to 40% on the steeper land closer to East Coast Road. For the avoidance of doubt, the 40% only applies to land within the East Coast Road Overlay.

Provision is made as a restricted discretionary activity for the maximum impervious surfaces to be increased to up to 60% on any site.

Rule
12.8.26.6.6

Roof Types

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

Explanation and Reasons

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

Rule
12.8.26.5.7

Access to Activities and Sites

No site or activity in the Recreation and Entertainment Zone shall have direct access to the Hibiscus Coast Highway and the only access to the Hibiscus Highway shall be via the new road shown in the Planning Maps and the Outline Plan in Appendix 11 – Figure 1. The existing Small Road intersection shall be closed and Small Road realigned to connect to the new access road.

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
12.8.26.5.8

Indicative Roads

- (a) The indicative roads shall comply with Rule 23.8.13.1. For the avoidance of doubt, Rules 23.8.13.1.2(a) and 23.8.13.1.2(b) shall apply. As set out in Rule 12.8.26.5.2, noncompliance with this rule is a Restricted Discretionary Activity and the Matters for Discretion and Assessment Criteria are set out in Chapter 23 – Subdivision and Servicing, Rule 23.8.13.1.5.
- (b) Any new roads intersecting with East Coast Road shall be formed and vested so as to connect or be capable of connecting to the indicative road depicted within the Outline Plan in Appendix 11 – Figure 1.

Explanation and Reasons

Due to uncertainty over the land needs of future entertainment and recreation activities it is appropriate to provide greater flexibility in the location of the future spine road.

Rule
12.8.26.6.9

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*



12.8.26.7

Earthworks

In addition to Rule 12.8.26.9.1 Earthworks are controlled by the provisions of Chapter 18 – Urban Land Modification and Vegetation Protection subject to additional assessment criteria.

- (a) Existing landforms should be retained as far as is practicable.
- (b) If landform modification is required then the resulting landform should closely reflect the natural landform. (This means that ridges may be partially lowered and valleys of intermittent streams partially filled but the original pattern of folds and creases in the landform should remain).
- (c) All works should comply with the provisions of the Silverdale South Catchment Management Plan.

Note: The Issues, Objectives, Policies, Assessment Criteria and Rules of *Chapter 18 – Urban Land Modification and Vegetation Protection* apply fully.

Explanation and Reasons

This rule sets out additional assessment criteria that recognise the particular landscape and topography of land in the zone.

Rule 12.8.26.8

CONTROLLED ACTIVITIES: Matters for Control and Assessment Criteria

12.8.26.8.1

Car parking areas ancillary to a Permitted or Restricted Discretionary Activity

12.8.26.8.1.1

Matters for Control

The Council reserves control over the following matters:

- (a) Compliance with the Outline Plan in Appendix 11 – Figure 1.
- (b) Design and external appearance;
- (c) Site Layout and development
- (d) Landscape elements
- (e) Servicing
- (f) The allocation and management of parking and associated signage and marking

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).

- (g) a detailed landscape plan (including earthworks, planting and fencing) and a site layout plan. The landscape plan shall detail the vegetated framework which shall be designed in a manner that contributes to the ecological, functional and aesthetic values of the site).



Rule
12.8.26.8.1.2

The vegetated framework shall integrate development through:

- modulating and visually breaking building mass;
- screening utility areas and carpark areas;
- enhancing the microclimate;
- establishing spatial boundaries;
- establishing a visual relationship to the wider landscape;
- contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
- creating a visual buffer between incompatible activities;
- screening insensitive earthworks or retaining walls;
- creating a coherency within the site and to the wider landscape context.

(h) a perspective of the site development from the site frontage.

Assessment Criteria

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

- (a) Whether the proposal is consistent with the Outline Plan in Appendix 11 – Figure 1.
- (b) Design and external appearance
 - (i) Whether the design and appearance of the car parking area and its visual impact will contribute to high levels of amenity within the Zone.
 - (ii) The use of high quality permanent materials and street furniture will contribute towards high levels of amenity within the Zone.
- (c) Site layout
 - (i) Whether the site is laid out in such a way as to accommodate a strong vegetated framework, as set out in Rule 12.8.26.8.1.1(g) in the Recreation and Entertainment Zone and mitigates any potential adverse visual effects of car parking areas when viewed from any public road or open space.
 - (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.
 - (iii) Whether the site layout is in accordance with the Outline Plan in Appendix 11 – Figure 1.
 - (iv) Whether buildings and hardstand are minimized within the East Coast Road Overlay area.
- (d) Landscape elements
 - (i) Whether the landscape design will create a strong vegetated



framework, as set out in Rule 12.8.26.8.1.1(g).

- (ii) Whether the site is landscaped in such a way that it assists with the visual screening of car parking and whether the landscape elements maintain or enhances the overall cohesiveness of the urban and landscape form for the zone.
- (iii) Whether the site landscape design is in accordance with the Outline Plan Appendix 11 – Figure 1.

(e) Stormwater

- (i) Whether a riparian margin is provided on each side of the perennial streams identified in the Outline Plan in Appendix 11 – Figure 1.
- (ii) Whether piping of streams (other than road crossings) is avoided.
- (iii) Whether structures are outside of the flood plain areas.
- (iv) Whether swales are used for the conveyance of road runoff.

(f) Adverse Effects

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

(g) Parking management

- (i) Whether the parking area is marked, signposted and managed in such a way that is consistent with any consent, and submitted traffic assessment and management plan, or where appropriate, an Integrated Transport Assessment for the activities that will utilise it.

Explanation and Reasons

Achieving the objectives of the Special 26 Zone requires giving careful consideration to the design and external appearance of parking areas and how they fit into the environment.

12.8.26.9

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.

Restricted Discretionary Activities requiring the preparation of a landscape plan, refer to the requirements in Rule 12.8.26.8.1.1(g).



Rule
12.8.26.9.1

Earthworks, the erection, addition to or alteration of buildings and accessory buildings for any Permitted, Controlled or Restricted Discretionary Activity on a site in the Recreation and Entertainment Zone.

Rule
12.8.26.9.1.1

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Compliance with the Outline Plan in Appendix 11 – Figure 1.
- (b) Design and external appearance
- (c) Site layout
- (d) Landscape elements
- (e) Servicing
- (f) Lighting

In order to exercise its discretion the Council will require applicants to provide the following:

- (g) accurate elevations and plans of buildings, a detailed landscape plan and a site layout plan
- (h) a perspective sketch or photomontage showing the proposed building when viewed from State Highway 1. The viewpoints for the photomontage or sketch shall be agreed with the Manager, Resource Consents, Auckland Council.
- (i) Details of lighting

Rule
12.8.26.9.1.2

Assessment Criteria

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

- (a) The extent to which the proposal is consistent with the Outline Plan in Appendix 11 – Figure 1.
- (b) Design and external appearance of buildings
 - (i) Whether any adverse visual effects resulting from the orientation, design and appearance of the proposed building 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 State Highway 1 or the Hibiscus Coast Highway
 - (ii) Whether the lighting proposed on site and on buildings will have adverse effects on traffic safety and on the general night time amenity



values in the area. Generally the area should not be dominated by artificial lighting and there should be minimal glare and light overspill to adjoining properties.

(c) Site layout

- (i) Whether the site is laid out in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provides for legible and safe access for pedestrians.
- (ii) Whether buildings and hardstand are minimized within the East Coast Road Overlay area.

(d) Landscape elements

- (i) Whether the landscape design will create a strong vegetated framework, as set out in Rule 12.8.26.8.1.1(g).
- (ii) Whether the site is landscaped in such a way so as to assist with the visual screening of car parking and storage areas, and whether the landscape design maintains or enhances the overall cohesiveness of the site as viewed from State Highway 1 or the Hibiscus Coast Highway.
- (iii) Whether the site landscape design is in accordance with the Outline Plan in Appendix 11 – Figure 1.

(e) Stormwater

- (i) Whether a riparian margin is provided on each side of the ephemeral streams identified in the Outline Plan in Appendix 11 – Figure 1.
- (ii) Whether piping of streams (other than road crossings) is avoided.
- (iii) Whether structures are outside of the flood plain areas.
- (iv) Whether swales are used for the conveyance of road runoff.

(f) Earthworks

- (i) Whether the amount of earthworks is minimised taking into account the existing landform.

Explanation and Reasons

Achieving the objectives of the Special 26 Zone requires giving careful consideration to the design and external appearance of buildings and how they fit into the environment.



Rule
12.8.26.9.2

Commercial recreation, child care facilities, dairies, places of assembly, restaurants, takeaway food bars, shops, and visitor accommodation. (in addition to the matters set out for buildings in 12.8.26.9.1)

Rule
12.8.26.9.2.1

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Compliance with the Outline Plan in Appendix 11 – Figure 1
- (b) Traffic and Transport effects including consideration of alternative modes of transport and the monitoring and management of parking supply and demand.
- (c) Noise effects

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

- (d) accurate elevations and plans of buildings, a detailed landscape plan and a site layout plan.
- (e) perspective sketch or photomontage showing the proposed building when viewed from State Highway 1 and the Hibiscus Coast Highway. The viewpoints for the photomontage or sketch shall be agreed with the Manager, Resource Consents, Auckland Council.
- (f) A traffic assessment and management plan, or where appropriate an Integrated Transport Assessment outlining the traffic likely to be generated by the activity, the effects of this on the transport network and traffic and traffic demand management measures proposed to be put in place to mitigate or manage any adverse traffic effects.
- (g) A noise assessment and management plan outlining the noise levels likely to be generated by the activity, the effects of this on other properties and measures to be put in place to mitigate any adverse noise effects if necessary.

12.8.26.9.2.2

Assessment Criteria

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

- (a) The extent to which the proposal is consistent with the Outline Plan in Appendix 11 – Figure 1.
- (b) Traffic and Transport Effects.
 - (i) Whether the traffic generated will adversely affect the safe and efficient operation of the adjoining road network including having regard to the cumulative effects of traffic from the area and whether



any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity.

- (ii) Whether there is sufficient space on site for queuing, parking and manoeuvring of vehicles to meet the expected need of vehicles using the site.
- (iii) Whether entry and exit points to the site and parking areas will have an adverse effect on the amenity values of adjoining sites.
- (iv) Whether the proposal includes travel demand measures, as appropriate, which optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips.
- (v) Whether the proposal provides for the safe movements of pedestrians using the facilities as well as those passing by and moving between sites.
- (vi) Whether adequate cycle facilities are provided on site and in a location to encourage cycle use having regard to anticipated levels of demand.
- (vii) Whether the parking areas provided are managed, marked and signposted so as to give effect to the above and the recommendation contained within any submitted traffic assessment and management plan or ITA.
- (viii) Whether the proposal includes provisions for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail review conditions to ensure measures are in place over the lifetime of the consented activities

(c) Noise Effects

- (i) Whether the activity is likely to generate noise, including amplified music and whether measures such as building design incorporate noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of adjoining sites, streets and open spaces.
- (ii) Whether the activity has the potential to create a nuisance for Residential or Rural Zones from noise and the movement of people entering and leaving the site. Whether such effects are likely to be generated at night and on weekends.

Explanation and Reasons

Achieving the objectives of the Special 26 Zone requires giving careful consideration to how activities fit within the overall Outline Plan and the potential adverse noise, traffic and transport effects.



Rule
12.8.26.9.3

Certain Activities – Restricted Discretionary Activities.

Where the Development Controls in Rule 12.8.26.6 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.

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

Rule
12.8.26.9.4

Any Permitted or Restricted Discretionary Activity in Activity Table that does not comply with Rule 12.8.26.6.1 Maximum Height or Rule 12.8.26.6.2 Height in Relation to Boundary.

Rule
12.8.26.9.4.1

Circumstances

Any

Rule
12.8.26.9.4.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

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

Rule
12.8.26.9.4.3

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) The relevant assessment criteria in Rule 12.8.26.9.1
- (c) Whether the proposed height and the scale and design of the buildings will adversely affect the amenity values and visual character of adjacent sites.
- (d) 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
12.8.26.9.5

Any Permitted or Restricted Discretionary Activity in Activity Table 8.26.12.5.2 that does not comply with Rule 20.8.26.6.3 Yards.

Rule
12.8.26.9.5.1

Circumstances

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

Rule
12.8.26.9.5.2

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
12.8.26.9.5.3

Assessment Criteria

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

- (a) The assessment criteria in Rule 12.8.26.9.1.
- (b) 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.
- (c) 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 Recreation and Entertainment Zone.
- (d) Whether landscaping requirements are able to be met with the yard reduction.
- (e) Whether the yard reduction will have an adverse effect on the access of direct sunlight and daylight to adjoining sites.
- (f) Whether the yard reduction will have an adverse effect on site access or providing services to the site.
- (g) 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
12.8.26.9.6

Any Permitted or Restricted Discretionary Activity in Activity Table 12.8.26.5.2 that does not comply with Rule 12.8.26.6.4 Landscaping.

Rule
12.8.26.9.6.1

Circumstances

- (a) A reduction in total landscaping to not less than 75% of the standard other than the landscaping required in the Landscape Buffer Area.
- (b) A reduction in the width of any required landscaping in a front yard to not less than 2 metres in width.

Rule
12.8.26.9.6.2

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
12.8.26.9.6.3

Assessment Criteria

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

- (a) The assessment criteria in Rule 12.8.26.9.1.2.
- (b) Whether the proposed landscaping reduction will adversely affect the amenity values and visual character of adjacent sites.
- (c) Whether the proposed landscape reduction will adversely affect the overall amenity values and visual character of the Recreation and Entertainment Zone.
- (d) 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.
- (e) Whether the proposed reduction in landscaping is offset by other proposals to ensure there is no diminution of amenity values.

Explanation and Reasons

Care needs to be taken in allowing a reduction in landscaping required to ensure that the overall purpose of landscaping in the Zone is not undermined. For this reason the maximum reduction is 75% of the landscaping required for a site.

No provision is made to reduce the width of the Landscape Buffer Area as that is considered essential to the maintenance of a high visual amenity frontage to the motorway.

A minimum of 2m landscaping in front yards is required to ensure the visual amenity values of streetscapes are not adversely affected.



Rule
12.8.26.9.7

Any Permitted, Controlled or Restricted Discretionary Activity in Activity Table 12.8.26.5.2 that does not comply with Rule 12.8.26.6.5 Maximum Impervious Surfaces.

Rule
12.8.26.9.7.1

Circumstances

Impervious surfaces not exceeding 60% of net site area.

Rule
12.8.26.9.7.2

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
12.8.26.9.7.3

Assessment Criteria

- (a) Whether the amount of stormwater produced from the site is similar to a complying situation with respect to volume, timing and peak flow through the use of onsite 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
12.8.26.9.8

Activities that do not comply with Rule 12.8.26.6.6 Roof types

Rule
12.8.26.9.8.1

Circumstances

Any

Rule
12.8.26.9.8.2

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.



Rule
12.8.26.9.8.3

(b) The nature of any roofing material

Assessment Criteria

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

Rule
12.8.26.9.9

Any Permitted or Restricted Discretionary Activity in Activity Table 12.8.26.5.2 that does not comply with Rule 12.8.26.6.7 Access to Activities and Sites

Rule
12.8.26.9.9.1

Circumstances

Any

Rule
12.8.26.9.9.2

Matters for Discretion

The Council will restrict its discretion to the following matters:

(a) Traffic effects.

Rule
12.8.26.9.9.3

Assessment Criteria

(a) Whether the access will adversely affect the safe and efficient operation of the Hibiscus Coast Highway and the Silverdale Interchange and State Highway 1 or the new road shown in the Planning Maps and the Outline Plan in Appendix 11 – Figure 1.

12.8.26.10

Assessment Criteria – Discretionary Activities

Rule
12.8.26.10.1

Assessment Criteria - Shops for the sale of specialist sporting goods with a gross floor area of 600m²

Without limiting the exercise of its discretion, for Discretionary Activity resource consent applications for shops for the sale of specialist sporting goods with a gross floor area of 600m² or less, the Council will have regard to the following assessment criteria in 12.8.26.8, 12.8.26.9 and 12.8.26.10.2 and any relevant Discretionary Activity Criteria in other chapters of this Plan, and the relevant matters set out in section 104 of the Act.

(a) The extent to which the retail activity is integrated with and related to a recreation and entertainment activity on the site.

(b) Whether the activity will attract large numbers of people who would not already be visiting the area.

(c) Whether the application is for a specific proposal and a specific form of retailing.

(d) Whether any clothing or footwear component is ancillary to the sporting



Rule
12.8.26.10.2

goods sold in the shop.

- (e) Whether the activity would generate adverse effects which would compromise the function and amenity values of town centre business areas which act as community focal points.

General Assessment Criteria – Discretionary Activities

Without limiting the exercise of its discretion, for Discretionary Activity resource consent applications for shops for the sale of specialist sporting goods with a gross floor area of 600m² or less, the Council will have regard to the following assessment criteria in 12.8.26.8, 12.8.26.9 and 12.8.26.10.2 and any relevant Discretionary Activity Criteria in other chapters of this Plan, and the relevant matters set out in section 104 of the Act.

- (a) Whether the activity complies with the Development Controls and Performance Standards in Rule 12.8.26.6.
- (b) As a general guide the activity should comply with those controls and standards unless it is not appropriate to do so because of inherent site characteristics, particular site development considerations or unusual environmental factors.
- (c) Whether the activity will have an adverse effect on the amenity values of adjoining Residential, Rural or Open Space Zones.
- (d) Whether the site is screened in such a way that the amenity values of adjoining Residential, Rural or Open Space Zones are not diminished by effects such as the glare from vehicle lights or noise from vehicles stopping and starting.
- (e) Whether the activity will have an adverse effect on the amenity values within the Entertainment and Recreation Zone in which it is proposed to be located.
- (f) Whether noise or vibration will be generated at levels which will be a health hazard to people within the area or will detract from the amenity values of the zone and adjacent Residential, Rural or Open Space Zones.
- (g) Whether amplified music is to be provided and whether measures such as building design incorporates noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of Residential or Rural Zones.
- (h) Whether the proposed hours of operation have the potential to create a nuisance for Residential or Rural Zones from noise and the movement of people entering and leaving the site.
- (i) Whether the activity will expose people to high levels of risk to health or safety.
- (j) Whether the personal safety of the employees and customers of activities in the area may be at risk because of the hazardous or noxious nature of activities occurring on the site, and whether measures are proposed to minimise any potential adverse effects.



- (k) Whether the activity would have adverse effects on the safety and convenience of pedestrians.
- (l) Whether sufficient on-site parking is provided to meet the needs of the proposed activity.
- (m) Whether the entry and exit points to the site are safe.
- (n) Whether the traffic generated will adversely affect the safe and efficient operation of the adjacent road network.
- (o) Whether the activity will have an adverse effect on water quality.
- (p) Whether the activity will have an adverse effect on significant areas of vegetation or ecosystems.
- (q) Whether the activity will generate dust, smoke, fumes or other discharges to the air which potentially would detract from the amenity values of the area.
- (r) Whether the activity will create odours which are potentially either objectionable or offensive and likely to be detected at any boundary, and which may detract from the amenity values of the area, particularly Residential, Rural or Open Space Zones.
- (s) Whether the proposed activity may be adversely affected by the activities occurring in the surrounding area, particularly the effects of noise, odours and air discharges.
- (t) Whether adequate measures, such as buffers, separation distances, screening or building design, are proposed to isolate the activity from adjoining activities.
- (u) Whether the proposed activity will compromise the ability of Permitted or Restricted Discretionary Activities to operate, by creating an expectation of higher environmental standards than required by the Zone.
- (v) Whether the activity will have an adverse effect on the cultural heritage resources on or near the site.
- (w) Whether the activity provides for and promotes pedestrian and cycle use.

12.8.26.11

Rule

12.8.26.11.1

Subdivision

Subdivision Activities

- (a) The subdivision of land is a Restricted Discretionary Activity.
- (b) Development and subdivision within the Hibiscus Coast Gateway Recreation and Entertainment Zone shall comply with the layout shown on the Outline Plan in Appendix 11 – Figure 1.



Rule
12.8.26.11.2

Rule
12.8.26.11.2.1

Rule
12.8.26.11.2.2

Rule
12.8.26.11.2.3

- (c) The subdivision of land shall comply with the Development Controls in Rule 12.8.26.11.2 and the relevant rules in Chapter 23 – Subdivision and Servicing.
- (d) Any subdivision not complying with the Development Controls in Rule 12.8.26.11.2 shall be a Discretionary Activity

Subdivision Development Controls

Site Size

The minimum site size is 10,000m² .except as set out in Rule 12.8.26.11.2.3.

Site Frontage

The minimum widths of site frontage are:

Front sites	Rear Sites
75 metres	9 metres

Explanation and Reasons

(Rules 12.8.26.11.2.1 and 12.8.26.11.2.2)

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.

Subdivisions where a Resource Consent has been Granted for an Activity under Rule 12.8.26.5.1

There is no minimum site size or site frontage for sites complying with the following:

- (a) A land use resource consent has been granted for one or more of the activities in Rule 12.8.26.5.2 on the site except:
 - (i) Any activity listed as a Permitted Activity
 - (ii) Earthworks; and
- (b) All activities listed as accessory or ancillary to other activities in Rule 12.8.26.5.2, remain on the same site as the main activity; and
- (c) The activity has been established and is in operation ; and
- (d) The site is of sufficient size and dimension, so that the activity remains compliant with the Development Controls and car parking rules for the zone or has a resource consent to depart from those rules; and
- (e) All outdoor areas, landscaping, car parking and manoeuvring areas and any other land required to be associated with the activity by a resource consent,



remain on the site of the activity; and

- (f) The subdivision does not result in the creation of any vacant site or sites that do not comply with Rules 12.8.26.11.2.1 and 12.8.26.11.2.2.

Rule
12.8.26.11.3

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
12.8.26.11.3.1

Matters for Discretion

The Council restricts its discretion to the following matters:

- (a) Site Layout and Development
- (b) Roding Construction and Layout
- (c) Earthworks
- (d) Landscape Elements
- (e) Servicing
- (f) Staging
- (g) The location and overall number of sites subject to Rule 12.8.26.11.2.3.

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

- (h) appropriate plans showing the proposed staging of the subdivision
- (i) 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
12.8.25.11.3.2

Assessment Criteria

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

- (a) Whether the subdivision is consistent with and gives effect to the Outline Plan in Appendix 11 – Figure 1.
- (b) Staging
 - (i) 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.
 - (i) Whether the proposed lot layout reinforces the Objectives and Policies of the Recreation and Entertainment Zone and has regard to site topography, existing vegetation, solar orientation, features of conservation or heritage interest and efficient access to utility services.
 - (ii) Whether the proposed subdivision (including proposed road and pedestrian networks) adequately integrates with other parts of the Recreation and Entertainment Zone and provides sites which add to the legibility and appearance of roads in the Zone.
 - (iii) 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.
 - (iv) Whether sites are wide enough to enable vehicles to safely access the site and services to be provided to the site.
- (d) Roading and Access
 - (i) Whether the roading layout is consistent with and gives effect to the Outline Plan in Appendix 11 – Figure 1.
 - (ii) Whether the road layout and pattern provides sufficient space for planting of trees consistent with the overall landscape concept while also providing for safe and efficient pedestrian and cycle movement.
- (e) Stormwater
 - (i) Whether a riparian margin is provided on each side of the perennial streams identified in the Outline Plan in Appendix 11 – Figure 1.
 - (ii) Whether piping of streams (other than road crossings) is avoided.
 - (iii) Whether structures are avoided below RL 15.
 - (iv) Whether swales are used for the conveyance of road runoff.
- (f) Cumulative Effects
 - (i) Whether the creation of a site under Rule 12.8.26.11.2.3 will result in a proliferation of small sites that may, individually or in combination, have adverse effects on the open landscaped environment required by the objectives and policies of the zone.

In considering these effects the Council will have regard to the following:

- (i) the effects of the proposed subdivision adding or acting together with existing sites and activities; and
- (ii) the effects of new sites and activities that may be created in the future which will add to act together with the proposed subdivision.



In considering the likelihood that subdivisions resulting in cumulative effects may establish in the future, the Council will consider (but not be limited to) the following:

- (i) the location of the site; and
- (ii) the attractiveness of the area for similar subdivisions and activities; and
- (iii) the pattern of land uses already established in the area.