



## 12.8

### 12.8.1

#### 12.8.1.1

##### 12.8.1.1.1

##### 12.8.1.1.2

###### *Objective*

##### 12.8.1.1.2.1

###### *Objective*

##### 12.8.1.1.2.2

###### *Objectives from other chapters*

##### 12.8.1.1.3

###### *Policy*

##### 12.8.1.1.3.1

###### *Policy*

##### 12.8.1.1.3.2

###### *Policy*

##### 12.8.1.1.3.3

## ZONE PROVISIONS

### SPECIAL 1 (OREWA CRAFT VILLAGE) ZONE

#### Zone Issues, Objectives, Policies and Description

##### Issues

Refer to section 12.2.

##### Objectives

To enable the operation of a small, low density commercial enclave appropriate to the setting of Orewa House and the Watch House, whilst maintaining the quality of the natural environment and amenity values in adjoining areas.

To encourage the preservation of historic Orewa House and Watch House.

Readers should note that Objectives from the following chapters are also relevant:

*Chapter 5 - Natural Hazards*

*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*

##### Policies

Activities within the Zone should be of a scale, nature and intensity that does not overwhelm or significantly detract from the historic character of Orewa House and the Watch House.

*(This policy seeks to achieve Objective 12.8.1.1.2.2)*

Activities within the Zone should be limited to those based on craft and craft industry, the sale of craft goods, restaurants and accommodation.

*(This policy seeks to achieve Objectives 12.8.1.1.2.1 and 12.8.1.1.2.2)*

Activities should be sited, designed and operated to avoid adverse effects on the amenity values and on the natural environment values in adjoining areas.

*(This policy seeks to achieve Objectives 12.8.1.1.2.1 and 12.8.1.1.2.2)*



Policy  
12.8.1.1.3.4

Policies from the following chapters are also relevant:

*Chapter 5 - Natural Hazards*  
*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*

**Explanation and Reasons**

*This explanation and reasons relate to Policies 12.8.1.1.3.1 to 12.8.1.1.3.3.*

*Limiting the range of activities within the zone is necessary to maintain the character of the setting of Orewa House and the natural environment.*

12.8.1.1.4

**Description**

This Zone applies to Orewa House and its grounds, and allows the creation of a small, low-density commercial enclave of particular interest to tourists and appropriate to its setting and the types of businesses operating within it. The rules allow Orewa House and the Watch House to be put to a range of commercial and craft industrial purposes, and by so doing will encourage the preservation of those historic buildings and allow them to be enjoyed by many people.

The scope for new building has deliberately been limited, with the maximum floorspace figure designed to allow for minor additions and service buildings that may be necessary, rather than additional commercial floorspace.

Rule 12.8.1.2

**Activity Rules**

Rule 12.8.1.2.1.

Activities in the Special 1 (Orewa Craft Village) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.1.2.2 shall comply with Rule 12.8.1.3 Development Controls and Performance Standards and any other relevant Rule in the plan.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.1.2.2 will be assessed against the criteria set out in Rule 12.8.1.4 Controlled Activities: Matters for Control and Assessment Criteria.
- (c) All Discretionary Activities in the Activity Table in Rule 12.8.1.2.2 will be assessed against the criteria set out in 12.8.1.6 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 of the Act.



Rule 12.8.1.2.2  
Activity Table

**Activity Table**

In the following table:

- P = Permitted Activity**
- C = Controlled Activity**
- D = Discretionary Activity**
- NC = Non-complying Activity**

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

ACTIVITY	ACTIVITY STATUS
Any Permitted, Controlled or Restricted Discretionary Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.1.3	<b>D</b>
Any activity not listed in this Activity Table	<b>NC</b>
The ERECTION, addition to or alteration of BUILDINGS additional to those on the site on 1 July 1981	<b>C</b>
Activities, including residential accommodation, ancillary to Permitted Activities, except Craft Demonstrations and Craft Industry	<b>P</b>
Business Activities, not otherwise Permitted, which are Permitted Activities in the Retail Service Zone	<b>D</b>
Craft Demonstrations and Craft Industry, provided that craft industrial uses on the site shall be limited to those producing domestic or personal items or works of art, at least some of which are for sale on the SITE, and shall not include the assembly or manufacture of component parts or the repair of mechanical or electrical appliances. No craft industrial establishment shall employ more than three persons, not including trainees or apprentices	<b>P</b>
Parking areas and vehicle accessways	<b>C</b>
Reception rooms	<b>P</b>



RESTAURANTS	P
SHOPS	P
Taverns	D
VISITOR ACCOMMODATION, hostels and residential accommodation	P
District Wide Activities	<i>See Chapter 16 - General Rules</i>
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	<i>See Chapter 18 - Urban Land Modification and Vegetation Protection</i>
Transport Activities	<i>See Chapter 21 - Transportation and Access</i>
Use and Storage of HAZARDOUS SUBSTANCES	<i>See Chapter 20 - Hazardous Substances and Contaminated Sites</i>
UTILITIES	<i>See Chapter 19 - Utilities</i>

**Rule 12.8.1.3**

**Rule 12.8.1.3.1  
General Rule**

**Rule 12.8.1.3.2  
Maximum Height and Height  
in Relation to Boundary**

**Development Controls and Performance Standards**

**General Rule Applicable to all Activities and Development in the Zone**

Any Activity shall be established only if the general external form and internal layout of the nineteenth century parts of Orewa House are retained and preserved or restored.

**Maximum Height and Height in Relation to Boundary**



Rule 12.8.1.3.3  
**Yards**

- (a) The maximum height of any building shall not exceed 9 metres, and no building shall be of more than two storeys.
- (b) 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 site boundary.

**Yards**

The following minimum yards shall apply:

- (a) Front, rear and northern side yards                      6m
- (b) Southern side yard    1.2m

Rule 12.8.1.3.4  
**Use of Yards**

**Use of Yards**

- (a) Subject to (b) below, yards shall be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces or steps.
- (b) The following can be built in any yard:
  - (i) Decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 metres, provided that they do not prevent vehicular access to a required parking space.
  - (ii) Fascia, gutters, downpipes, and eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds, provided that they do not encroach into the yard by more than 0.3 metres.

Rule 12.8.1.3.5  
**Maximum Floor Space**

**Maximum Floor Space**

Maximum gross floor-space within the zone shall be 1,100m<sup>2</sup>, exclusive of covered walkways and open verandahs.

Rule 12.8.1.3.6  
**Screening of Parking Areas**

**Screening of Parking Area**

Any part of any parking area for cars or coaches which is sited within 6 metres of a site boundary shall be screened from adjoining properties by a live hedge or close boarded fence or similar 1.8 metres high.

**Explanation and Reasons**

*This explanation and reasons relate to Rules 12.8.1.3.1 to 12.8.1.3.6.*

*They are intended to ensure that the amenity values of adjoining sites are not adversely affected, by limiting the scale and intensity of buildings and by requiring screening. Rule 12.8.1.3.1 is intended to protect the historic values of Orewa House.*



Rule 12.8.1.3.7  
**Rules in Other Chapters of the Plan**

**Rules in Other Chapters of the Plan**

Relevant rules in other chapters of the Plan shall also be complied with.

*Chapter 16 - General Rules, except that Rule 16.9 shall apply as if this Zone was a Retail Service Zone.*

*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 12.8.1.4

**Controlled Activities: Matters for Control and Assessment Criteria**

In accordance with section 76(3A) of the Act, the Council will limit its control to the matters listed, when considering resource consent applications for Controlled Activities.

Rule 12.8.1.4.1  
**Matters for Control**

**Matters for Control**

The Council will limit its control to the following matters:

- (a) Siting, design and external appearance of buildings and parking areas.
- (b) Pedestrian access along Nukumea Stream.

12.8.1.4.2  
**Assessment Criteria**

**Assessment Criteria**

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

*Setting*

- (a) Whether the open setting of the existing buildings is retained.

*Siting and design*

- (b) Whether the siting or design of new buildings will detract from the character or setting of the existing historic buildings.

*Parking and access*

- (c) Whether parking areas and accessways will dominate the open space areas at the expense of natural ground cover.

*Trees*

- (d) Whether the mature trees on the site are retained to maintain the character of the site.

*Pedestrian access*

- (e) Whether access is provided for pedestrians along the banks of Nukumea Stream.

**Explanation and Reasons**

*The matters for control and assessment criteria are to ensure that the activities on the site do not have an adverse effect on adjoining sites. They are also aimed at*



*ensuring that the setting of the existing historic buildings is not compromised by development, and that pedestrian access is provided along Nukumea Stream.*

Rule 12.8.1.5

**Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria**

There are no Restricted Discretionary Activities in this Zone.

12.8.1.6

**Discretionary Activities: Assessment Criteria**

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 1 Zone, the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act.

Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.1.7

**Subdivision**

The subdivision of land in this Zone is a Non-complying Activity.



