



12.8.30

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Issue

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SPECIAL 30 (RIVERHEAD SOUTH) ZONE

Zone Issues, Objectives, Policies and Description

Issues

Refer to section 12.2 for general special zone issues.

Refer to Chapter 8 – *Residential*, Section 8.2.

Development in the Riverhead South area needs to retain the key elements that make up the character of the existing Riverhead settlement and so that new development integrates with this existing character.

Riverhead South covers a substantial area that has the potential to affect the character of Riverhead as a whole. While some opportunities exist for innovative development subject to comprehensive planning and design, the basic street pattern should reflect that in existing Riverhead, including through appropriate road connections. The pedestrian and reserves network should also be integrated. Site sizes and shapes, and future building development should be carried out in a way that integrates with existing and possible future development within existing development, particularly where there is an interface, such as across Kaipara Portage Road.

Development in the Riverhead South area needs to be serviced with an appropriate public water and wastewater systems.

Individual septic tank wastewater disposal systems have been shown to be generally inappropriate in rural village situations. Package plants are also a less satisfactory alternative to full public systems. The Council supports a full public system but to be viable it is necessary for large greenfields areas, such as Riverhead South, to connect to such a system. Accordingly, urban development should only be made possible subject to connections to a public wastewater system being available. Similarly, the Council supports connection to a public reticulated water system for large Greenfield areas.

Poor urban design, including inappropriate scale and siting of the built form and architectural design that does not respond appropriately to the natural environment and other built forms will adversely affect the future amenity values experienced in Riverhead.

Good urban design can achieve higher levels of urban amenity than that traditionally found in many residential areas. Part of this issue is a consideration of the measures taken within the Plan to achieve good urban design.

Readers should note that 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 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 and Works
- Chapter 23 – Subdivision and Servicing

12.8.30.1.2

Objective
12.8.22.1.2.1

Objectives

Refer to Chapter 8 – *Residential*, Rule 8.8.3.1 *Medium Intensity Residential Zone Objectives*.

Objective
12.8.30.1.2.2

To establish, maintain and enhance amenity values of neighbourhoods and sites in a manner that adopts sound principles of urban design, including an urban form that is of a compatible and integrated character with the existing Riverhead settlement, the establishment of internal and external roading, pedestrian and frontage connections, the provision of open space based on natural features, and overall a place with a rural village character that people want to live in and visit.

(This objective relates to Issues 12.8.30.1.1.2 and 12.8.1.1.3)

Objective
12.8.30.1.2.3

To protect the character, ecological, landscape and open space qualities of the environment and especially the natural character of areas near the coast area stream/pond and wetland margins, from being adversely affected by inappropriate subdivision and development.

(This objective relates to Issue 12.8.30.1.1.1 - 12.8.30.1.1.3)

Objective
12.8.30.1.2.4

To maintain amenity values within neighbourhoods, residential areas and residential sites.

(This objective relates to Issue 12.8.30.1.1.1 - 12.8.30.1.1.3)

Objective
12.8.30.1.2.5

To ensure that landform modification associated with the subdivision and development of land closely reflects the natural landform.

(This objective relates to Issue 12.8.30.1.1 - 12.8.30.1.3)

Objective
12.8.30.1.2.6

To ensure the adequate provision of infrastructure, including the ability to connect to a public wastewater disposal system and a public reticulated water system.

(This objective relates to Issue 12.8.30.1.1.4)

Objective
12.8.30.1.2.7

To protect and maintain the open, spacious rural village character of Riverhead.



(This objective relates to Issue 12.8.30.1.1.3)

Readers should note that the 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 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

12.8.30.1.3

Policy
12.8.30.1.3.1

Policies

Refer to Chapter 8 – *Residential*, Section 8.4 in particular those policies relating to the Medium Intensity Residential Zone.

Policy
12.8.30.1.3.2

Subdivision and development should contribute to the amenity and enhance the character of the Riverhead township by:

- (a) encouraging a connected street pattern;
- (b) the provision of a street and lot layout pattern and pedestrian/ cycle linkages that promote a safe and secure environment for residents and the public in general;
- (c) encompassing a range of site sizes including a predominance of minimum 800m² site sizes with larger sites focused in coastal locations, areas that interface with existing Riverhead, and along main roads;
- (d) optimising access to existing Riverhead, community facilities, the coastal environment and public open space; and
- (e) minimising any adverse effects on the wider neighbourhood and residential areas; in particular by retaining, as appropriate, existing trees that would contribute significantly to the establishment of a rural village character, trees along streets, and also ensuring space is available in the front yard of dwellings to plant new trees.

Explanation and Reasons

This policy seeks to achieve Objectives 12.8.30.1.2.1 - 12.8.30.1.2.4

The policy also seeks to ensure Riverhead South is integrated with existing Riverhead so that it becomes part of, rather than separate to, the township as a whole.

A well designed subdivision not only needs to address the natural and physical constraints of a site, it must also ensure that the requirements of residents and the wider community are provided for.



Policy
12.8.30.1.3.3

Public access to and along the coastal marine area is a matter of national importance (refer to Section 6(d) of the Resource Management Act 1991).

Subdivision and development should be designed to:

- (a) protect and enhance the significant coastal margins and landforms;
- (b) not worsen or generate any natural hazards;
- (c) protect the quantity and quality of water in streams, ponds and wetlands.

Explanation and Reasons

This policy seeks to achieve Objectives 12.8.30.1.2.1 - 12.8.30.1.2.1.4

Riverhead South contains several natural features and values which warrant protection and, where possible, enhancement. While mechanisms can be implemented to ensure that the various values are afforded protection (such as the use of protective covenants and the adoption of a coastal hazards protection strategy) it is essential that such measures are supplemented by a commitment to avoid, remedy or mitigate adverse effects which development may generate. The above policies seek to ensure that all development and subdivision occurring within Riverhead South recognises the areas where care must be taken and implements measures to address any environmental effects which may be generated.

While coastal hazards can significantly damage natural and physical resources, many possible remedies can adversely affect the environment to an unacceptable degree. Hence, avoidance of areas where the risk posed by natural hazards is advocated. This avoidance should also be augmented by measures aimed at retaining/enhancing the naturally occurring protection systems.

Policy
12.8.30.1.3.4

Subdivision should be designed to provide for:

- (a) vehicular and pedestrian access from a formed legal road to all lots created for residential purposes;
- (b) environmentally appropriate infrastructure to all new lots created for residential purposes including public reticulated infrastructure for wastewater disposal, water supply, stormwater collection treatment and disposal facilities, electricity supply, and telecommunications facilities; and
- (c) all lots created for residential purposes to be of a size and shape which enables them to fulfill their intended function without generating adverse effects on the environment.

Explanation and Reasons

This policy seeks to achieve Objectives 12.8.30.1.2.1 - 12.8.30.1.2.5

To ensure that all new lots can accommodate the land uses/developments provided for within the zone in an environmentally appropriate manner it is



Policy
12.8.30.1.3.5

necessary to set "bottom lines" for subdivision. This policy requires that vehicular access and appropriate standards of infrastructure, including connections to a public reticulated wastewater system and public reticulated wastewater network, are provided to all new lots, and that the needs of the resulting land/resources users are adequately met.

Land uses should contribute to the amenity and open, spacious rural village character of the Riverhead township by:

- (a) being designed, sited and arranged to minimise any adverse effects on the wider neighbourhood and residential areas; in particular by retaining, as appropriate, existing trees that would contribute significantly to the establishment of a rural village character, trees along streets and also ensuring space is available in the front yard of dwellings to plant new trees;
- (b) ensuring garages do not dominate the street;
- (c) ensuring fences, walls and other structures in the front yard to not dominate the street or significantly reduce passive surveillance of the street; and
- (d) ensuring that private outdoor living areas are provided on each site.

Explanation and Reasons

This policy seeks to achieve Objectives 12.8.30.1.2.1 - 12.8.30.1.2.1.4

The built environment and landscaping contribute to the character and amenity of the area. The streetscape plays an important part in forming the character of the area and buildings and structures which encroach or dominate this space can adversely affect amenity values and residential character.

Policy
12.8.30.1.3.6

Subdivision and land use activities should be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.

Explanation and Reasons

This policy seeks to achieve Objective 12.8.30.1.2.3

This policy seeks to ensure that the adverse effects of stormwater on the environment during earthworks, from new activities or from the use of certain building materials is avoided.

Policy
12.8.30.1.3.7

Provide for an overall residential density that equates to no greater than 30% of residential areas being site sizes of 600m² - 799m² and the remaining 70% of residential areas being sites sizes of 800m² or greater.

Explanation and Reasons

This policy seeks to achieve Objective 12.8.30.1.2.7

This policy seeks to ensure that the open spacious character of Riverhead as a rural village is retained and amenity values are enhanced. The larger site sizes



Policy
12.8.30.1.3.8

provide an opportunity for mature trees and gardens as well as larger open space areas for recreation.

Integrated residential development may be allowed where the development:

- (a) is on a site identified on Appendix 10 as a Special Development Area and does not exceed 40% of that Area in each precinct identified in Appendix 10;
- (b) is on a site which is in an area capable of providing significant on-site amenity value such as long street frontage, landscaping and open areas;
- (c) will not have adverse effects on direct neighbours and on the rural village character of the surrounding neighbourhood; and
- (d) is in accordance with additional specified design rules and guidelines for more intensive development.

Explanation and Reasons

This policy seeks to achieve Objectives 12.8.30.1.2.1 - 12.8.30.1.2.1.7

This policy provides for limited areas of integrated residential development in locations where a rural village character can be maintained and the amenity values of the street and/ or open space may be used to mitigate the adverse effects of more intensive development.

Policy
12.8.30.1.3.9

A development concept plan will be required prior to subdivision for each precinct. This plan should indicate where areas of residential density i.e. sites greater or less than 800m² will be located within the precinct.

Explanation and Reasons

This policy seeks to achieve Objective 12.8.30.1.2.1 - 12.8.30.1.2.6

The development concept plan will ensure that neighbourhoods are well integrated and that a cohesive design is arrived at prior to individual sites being subdivided and developed.

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 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 24 – Financial Contributions
- Chapter 23 – Subdivision and Servicing



12.8.30.1.4

12.8.30.1.4.1

Description Of Zone

Riverhead South

This Zone applies to land south of existing Riverhead which is to be developed primarily for residential purposes.

The Riverhead South Zone covers that area of land to the south of the existing Riverhead village, that is, south of Kaipara Portage Road and east of the Coatesville Riverhead Highway. The southern edge of the outline plan area is defined by an unnamed inlet and gully/stream feature (rated "Category 1" in the Proposed Auckland Regional Plan), the Huapai Golf Course and the Hare Krishna temple site.

The Riverhead South area is intended to be an extension of the existing Riverhead settlement rather than appear as a new standalone area. This is achieved through reflecting some of the design concepts within the older parts of the Riverhead Settlement through setbacks, grid roading pattern, the use of swales, a predominance of larger site sizes and a significant proportion of mature trees.

In addition to retaining some of the character of the Riverhead township north of Kaipara Portage Road, the zone seeks to encourage a number of rules to increase consideration of urban design and an integrated approach to development.

The main reserve within the Riverhead South Zone is an area of stream which is also a utility reserve. This area and its associated native bush, form the 'backbone' of the settlement and a focus for the higher 600m² density.

Traffic safety and efficiency is a key issue within the area and as such restrictions on direct access to the Coatesville Riverhead Highway have been imposed.

The coastal aspect of the area is important to its character, and access to the coast should be demonstrated in any subdivision near the coastal margin.

12.8.30.1.4.2

Process

The Special 30 (Riverhead South) Zone refers to Chapter 8 – *Residential* for both land use and subdivision activities, and additional issues, objectives, policies, development controls and assessment criteria have been included in the Special Zone along with the incorporation of the Development Concept Plan approach for subdivision only.

The purpose of the Development Concept Plan approach is to ensure a collaborative and integrated development which requires the wider concepts of subdivision to be submitted for approval at the time of any subdivision application.



12.8.30.2

Rule

12.8.30.2.1

Activities in Special 30 (Riverhead South) Zone

Rule

12.8.30.2.1.1

Activities Table

Rule

12.8.30.2.1.2

Activities in the Special 30 (Riverhead South) Zone

Activity Rules

Activities in Special 30 (Riverhead South) Zone

Chapter 8 - Rule 8.9.2 (Medium Intensity Residential column) shall apply to Activities within the Special 30 (Riverhead South) Zone, across all of the Precincts 1 - 7 as shown on the Riverhead South Outline Plan (Appendix 10 to the planning maps).

Activities in the Special 30 (Riverhead South) Zone shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Chapter 8 - Rule 8.9.2 shall comply with Rule 8.10 Development Controls and Performance Standards, and any other relevant Rule in the District Plan, provided that the additional development controls in Rule 12.8.30.3 shall apply in addition to those under Rule 8.10.
- (b) All Controlled Activities in the Activity Table in Chapter 8 - Rule 8.9.2 shall comply with Rule 8.10 Development Controls and Performance Standards, and any other relevant Rule in the District Plan, provided that the additional development controls in Rule 12.8.30.3 shall apply in addition to those under Rule 8.10. All Controlled Activities shall be assessed against the criteria in Rule 8.11.
- (c) All Restricted Discretionary Activities in the Activity Table in Chapter 8 - Rule 8.9.2 shall be assessed against those matters over which discretion is retained and set out in Rule 8.12, and the additional matters in Rule 12.8.30.4, provided that any Integrated Residential Development shall also comply with the additional development control in Rule 12.8.30.3.7. Any Integrated Residential Development not complying with Rule 12.8.30.3.7 shall be a non-complying activity.
- (d) Any activity not complying with Rule 12.8.30.3.6 *Water Servicing* shall be assessed as a Discretionary Activity.
- (e) All Discretionary Activities in the Activity Table in Chapter 8 - Rule 8.9.2 shall be assessed against the criteria set out in 8.13 Discretionary Activities: Assessment Criteria for Residential Activities, the additional matters set out in Rule 12.8.30.5 any other relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, the urban design guidelines in Appendix 12X and the relevant matters in section 104 of the Act.
- (f) Any activity not complying with Rule 12.8.30.3.2 *Maximum Impervious Surfaces* or the circumstances in Rule 12.8.30.4.1 *Activities not complying with Impervious Surfaces* shall be assessed as a Non-complying Activity.
- (g) All Non-complying Activities in the Activity Table in Rule 8.9.2 shall be assessed against the relevant matters in Section 104 of the Act.



- (h) All activities shall comply with Rule 12.8.30.3.5 – *Wastewater Servicing*. Any activity not complying with the standards in Rule 12.8.30.3.5 – *Wastewater Servicing* shall be a prohibited activity.

Note: For the avoidance of doubt, should any of the development controls conflict with those within Chapter 8, Rule 8.10, then the rules below in Rule 12.8.30.3 take precedence. Non compliance with these development controls shall be assessed under Chapter 8 *Residential* unless specific assessment criteria are outlined below in Rule 12.8.30.4.

12.8.30.3

Rule
12.8.30.3.1
**Rules in addition to Rule
8.10.5 Minimum Yards**

Rule
12.8.30.3.1.1
Front yard

Rule
12.8.30.3.1.2
Structure in the Front Yard

Rule
12.8.30.3.1.3
Garage Setback

Development Controls and Performance Standards

Rules in addition to Rule 8.10.5 Minimum Yards

Front yard

The front yard set back shall be a minimum of 5.0 metres.

Structures in the Front Yard

No fence, wall or screen located within the front yard shall exceed a height of 1.2m.

Garage Setback

Where garage doors face the front boundary or shared access, the front façade of a garage, shall be:

- (i) set back a minimum of 5.5m from the front boundary;
- (ii) set back 2m from the front wall of a household unit; and
- (iii) shall occupy a maximum of 35% of the active frontage.

The active building frontage is defined as:

The front façade of a dwelling including any attached or detached garage that faces the street but excludes;

- Any vertical faces that are located more than 3m to the rear of the garage door.
- Any roof.



Explanation and Reasons

Garages should be designed and positioned so that they do not dominate the street.

Rule
12.8.30.3.1.4
Side Yard

Side Yard

Minimum side yards: One yard of 1 metre and one yard of 3 metres, except where the building is being constructed adjacent to a site with an existing dwelling constructed prior to 1 January 2009, in which case the 1 metre side yard shall increase to 1.2 metres.

Explanation and Reasons

Buildings should be set back in order to provide practical access to the building wall and to the rear of the site.

Rule
12.8.30.3.2
Maximum Impervious Surface

Maximum Impervious Surface

Not more than 50% of the net site area of any site (this is post subdivision and does not include roads or reserve) may be covered in an impervious surface.

Explanation and Reasons

This rule assists in limiting the amount of stormwater runoff by limiting impermeable surfaces. In addition, by limiting paved surfaces more open space is available for planting and landscaping. This contributes to the character of the Riverhead settlement.



Rule
12.8.30.3.3
Roof Types

Roof Types

Roofs shall not be made of uncoated galvanized material.

Explanation and Reasons

The run-off from uncoated galvanized roof has the potential to cause harm to eco-systems within streams and other receiving waters.

12.8.30.3.4
Outdoor Living Space

Outdoor Living Space

An outdoor living space shall be provided, sufficient to accommodate a rectangle 6m wide by 10m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated residential unit.

Explanation and Reasons

Private outdoor living courts are important for amenity reasons as well as the health and wellbeing of the occupants. These areas also have the ability to add to residential character if larger trees are planted.

Rule
12.8.30.3.5
Wastewater Servicing

Wastewater Servicing

All activities requiring wastewater servicing shall be connected to a public reticulated sewerage system.

Explanation and Reasons

A public wastewater system is proposed by Council to serve the whole of Riverhead. It is important to ensure efficient use of that system and the avoidance of adverse effects, including effects on water quality, that could arise from inferior systems.

Rule
12.8.30.3.6
Water Servicing

Water Servicing

All activities requiring water supply shall be connected to a public reticulated water system.

Explanation and Reasons

A public water system is proposed by Council to serve the whole of Riverhead. It is important to ensure efficient use of that system.

Rule
12.8.30.3.7
Rules in addition to Rule 8.9.3 Sites for Integrated Residential Development

Rules in addition to Rule 8.9.3 Sites for Integrated Residential Development

Sites for Integrated Residential Development shall:

- (i) be located entirely within the area identified as "Special Development



Area” on Appendix 10;

- (ii) occupy not more than 40% of the Special Development Area within each precinct identified on Appendix 10; and
- (iii) be identified on an approved Development Concept Plan.

Explanation and Reasons

A public wastewater system is proposed by Council to serve the whole of Riverhead. It is important to ensure efficient use of that system and the avoidance of adverse effects, including effects on water quality, that could arise from inferior systems.

12.8.30.4

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

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

In addition to the relevant restricted discretionary activities outlined in Chapter 8 – Residential, the following shall apply.

**12.8.30.4.1
Activities not complying with Impervious Surfaces**

Activities not complying with Impervious Surfaces

These applications will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

**12.8.30.4.1.1
Circumstances**

Circumstances

- (a) Where the total area of impervious surfaces on a site is no more than 60% and this area is able to be mitigated to a 50% equivalent.

**12.8.30.4.1.2
Matters for Discretion**

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) The nature and extent of stormwater generated from a site.
- (b) The nature of any mitigating measures.

**12.8.30.4.1.3
Assessment Criteria**

Assessment Criteria

When assessing an application for this activity the Council will have regard to the following 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; and
- (b) whether the adverse effects of stormwater generation are avoided, remedied or mitigated.



12.8.30.4.2

Activities not complying with Roof Types

12.8.30.4.2.1

Matters for Discretion

12.8.30.4.2.2

Assessment Criteria

Rule

12.8.30.4.3

Non-compliance with Development Controls in Rule 12.8.30.3.1

Rule

12.8.30.4.3.1

12.8.30.4.3.2

Additional Assessment Criteria

Rule

12.8.30.4.4

Non-compliance with the Development Control in Rule 12.8.30.3.4 Outdoor Living Space

Rule

12.8.30.4.4.1

12.8.30.4.4.2

Additional Assessment Criteria

Activities not complying with Roof Types

These applications will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) The nature of the roofing material.

Assessment Criteria

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

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

Non-compliance With Development Controls in Rule 12.8.30.3.1

Activities not complying with Rule 12.8.30.3.1 – *Rules in addition to Rule 8.10.5 Minimum Yards* shall be assessed under Rule 8.12.1.7 – *Activities not Complying with Rule 8.10.5 Yard Requirements* and the following additional assessment criteria.

Additional Assessment Criteria

- (a) Whether the proposed development is consistent with the urban design guidelines in Appendix 12X.

Non-compliance with the Development Control in Rule 12.8.30.3.4 Outdoor Living Space

Activities not complying with Rule 12.8.30.3.4 – *Outdoor Living Space* shall be assessed under Rule 8.12.1.6 – *Activities Not Complying With Private Open Space Rules* and the following additional assessment criteria.

Additional Assessment Criteria

- (a) Whether the proposed development is consistent with the urban design guidelines in Appendix 12X.



12.8.30.5

Rule

12.8.30.5.1

Non-compliance with Development Control Rule 12.8.30.3.6 Water Servicing

12.8.30.5.1.1

12.8.30.5.1.2

Additional Assessment Criteria

12.8.30.6

Rule

12.8.30.6.1

Subdivision in the Special 30 (Riverhead South) Zone

Rule

12.8.30.6.1.1

Rule

12.8.30.6.1.2

Rule

12.8.30.6.1.3

Rule

12.8.30.6.1.4

Rule

12.8.30.6.1.5

Rule

12.8.30.6.1.6

Discretionary Activities: Matters for Discretion and Assessment Criteria

Non-compliance With Development Control Rule 12.8.30.3.6 Water Servicing

Activities not complying with Rule 12.8.30.3.6 shall be assessed under Rule 8.13 *Discretionary Activities* and the following additional assessment criteria.

Additional Assessment Criteria

- (a) Whether the alternative method of water supply will undermine the viability of public water reticulation for the Huapai/Kumeu/Riverhead areas and surrounds.
- (b) Whether the alternative provision of water supply is adequate to provide a reliable supply of potable water for the proposed activity.

Subdivision

Subdivision in the Special 30 (Riverhead South) Zone

Rules 8.14 – 8.17, Chapter 8 *Residential* shall apply, subject to the additional development controls that apply under Rules 12.8.30.6 and 12.8.30.7.

Subdivision applications for sites that do not comply with Rule 12.8.30.7.1.1 – *Rules in addition to Rule 8.15.2 Site Size* shall be a non-complying activity.

Subdivision applications for sites that do not comply with Rule 12.8.30.7.1.2 – *Access/Frontage*, Rule 12.8.30.7.1.7 – *Water Servicing* and/or 12.8.30.7.1.9 – *Gateway Feature* shall be a discretionary activity.

Subdivision applications for sites that do not comply with Rules 12.8.30.7.1.3 – *Cul-de-sacs and Shared Access*, 12.8.30.7.1.4 – *Street Trees*, and 12.8.30.7.1.5 – *Public Street Network* shall be a restricted discretionary activity.

Subdivision applications for sites that do not comply with Rule 12.8.30.7.1.10 *Development Edge Treatment*, Rule 12.8.30.7.1.7 – *Reserves* and 12.8.30.7.1.11 *Development Concept Plans* shall be a non-complying activity.

All subdivision applications for sites shall comply with Rule 12.8.30.7.1.6 – *Wastewater Servicing*. Subdivision applications for sites that do not comply with the standards in Rule 12.8.30.7.1.6 – *Wastewater Servicing* shall be a prohibited activity.



12.8.30.7

Rule
12.8.30.7.1
Development Controls

Rule
12.8.30.7.1.1
**Rules in addition to Rule
8.15.2 Site Size**

Rule
12.8.30.7.1.1.1
Site Size

12.8.30.7.1.2
**Rules in addition to Rule
8.15.3.2 (b) Access/Frontage**

Rule
12.8.30.7.1.2.1

Subdivision Standards

Development Controls

In respect of Development Controls and Performance Standards that apply to the Special 30 (Riverhead South) Zone, the rules relating to the Medium Intensity Residential Zone (see Rule 8.15 and, as relevant, Rules 8.16 and 8.17) shall apply, provided that the following additional development controls shall apply in addition to those under Rule 8.15 – SUBDIVISION STANDARDS.

Note: For the avoidance of doubt, should any of the development controls conflict with those within Chapter 8 - *Residential*, Rule 8.15, then the rules below take precedence. Non compliance with these development controls is assessed under Chapter 8 - *Residential* unless a specific activity status is outlined in Rule 12.8.30.6.1 above and/or specific assessment criteria are outlined below.

Rules in addition to Rule 8.15.2 Site Size

Site Size in the Special 30 (Riverhead South) Zone

- (a) For site sizes for Integrated Residential Development, refer to Rule 8.15.2.4 (c).
- (b) Any site with greater than 50% of its site area located within the area identified as “Special Development Area” on Appendix 10, shall have a minimum site size of 600m².
- (c) Any other site shall have a minimum site size of 800m².

Explanation and Reasons

In general, site sizes are required to be 800m², to complement the character of Riverhead as a whole. At least 70% of sites over the whole of the Riverhead South area will be 800m² or more. In prescribed Precincts a limited number of 600m² sites are provided for, generally within the area marked “Special Development Area” on the Riverhead South Outline Plan (Appendix 10 to the Planning Maps) Sites smaller than 800m² shall not be permitted adjoining existing roads and the coast. Limited provision is also made within the “Special Development Area” for Integrated Residential Developments.

Rules in addition to Rule 8.15.3.2 (b) Access/Frontage

Access/Frontage



Access/Frontage

Rule
12.8.30.7.1.3

Cul-de-sacs and Shared Access

The minimum frontage of any site shall be 17 metres.

Cul-de-sacs and Shared Access

- (a) No lots may be served by a cul-de-sac, jointly owned access lot or similar shared access.
- (b) There shall be no direct vehicle access to residential sites off the Coatesville-Riverhead Highway.

Explanation and Reasons for rules 12.8.30.7.1.2 and 12.8.30.7.1.3

A connected street pattern is encouraged to provide for permeability, legibility and a residential rural village character. Rear lots are also discouraged.

For traffic safety reasons, vehicle access to sites is not permitted directly from the Coatesville-Riverhead Highway. It is expected that a slip road or similar arrangement will be provided, that will promote the development of sites in such a way as the front door of dwellings will face the Coatesville-Riverhead Highway, and that visitors will be able to park adjacent to, but off the road.

Rule
12.8.30.7.1.4
Street Trees

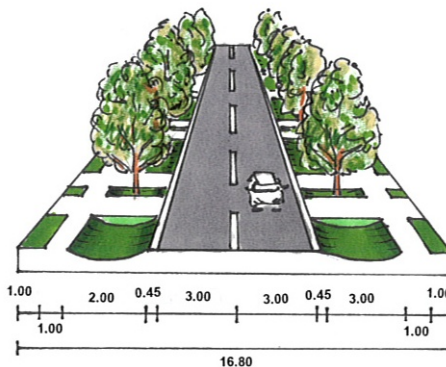
Street Trees

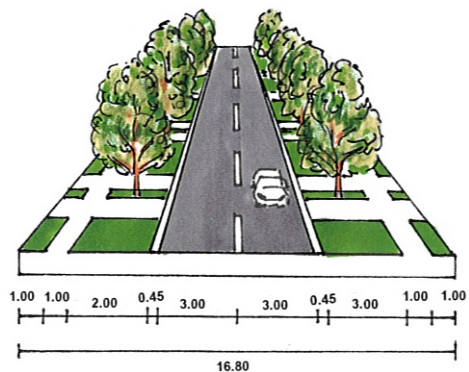
Street trees shall be planted in the road berm at 17m intervals. They shall be of good health and planted and maintained in accordance with good horticultural practice. They shall be at a grade of Pb150 or greater and have a minimum in-ground height of 2.0 metres at the time of planting. The tree species shall be selected that are appropriate for the soils, microclimate and the street environment and be typically capable of reaching a minimum height of 4 metres after 5 years.

Rule
12.8.30.7.1.5
Public Street Network

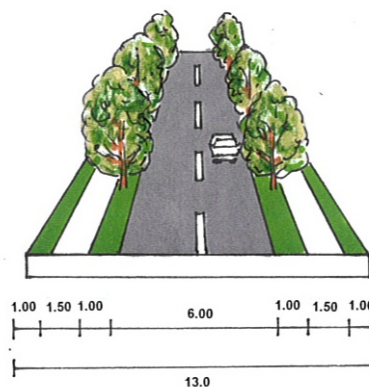
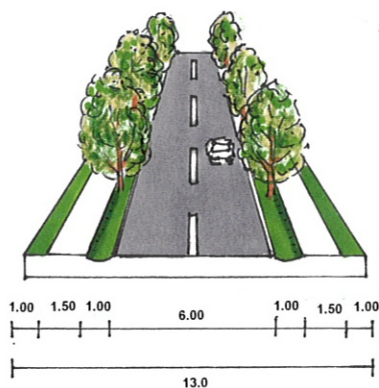
Public Street Network

- (a) Roads shall have cross sections similar to those below. The Lanes relate to areas with a lower traffic volume than those local roads.





Local Road



Lane

(b) Where public parks and reserves are provided they shall be bounded by public streets for 75% of their entire perimeter excluding any coastal frontage.

Explanation and Reasons for rules 12.8.30.7.1.4 and 12.8.30.7.1.5

A passive, low impact design is encouraged for streets, with the intention of providing for a rural village, rather than residential suburban character.

A minimum street frontage is required for public parks and reserves to enhance an open space character and to encourage safe use of public areas of open space.



Rule
12.8.30.7.1.6
Wastewater Servicing

Wastewater Servicing

All sites shall be connected to a public reticulated sewerage system.

Explanation and Reasons

A public wastewater system is proposed by Council to serve the whole of Riverhead. It is important to ensure efficient use of that system and the avoidance of adverse effects, including effects on water quality, that could arise from inferior systems.

Rule
12.8.30.7.1.7
Water Servicing

Water Servicing

All sites shall be connected to a public reticulated water supply network.

Explanation and Reasons

A public water system is proposed by Council to serve the whole of Riverhead. It is important to ensure efficient use of that system.

Rule
12.8.30.7.1.8
Reserves

Reserves

- (a) In respect of Precinct 6 a Neighbourhood Reserve shall be provided as part of the reserves contribution at the headland location generally as shown on the Riverhead South Outline Plan in Appendix 10 to the Planning Maps.
- (b) In respect of Precinct 1, a Neighbourhood Reserve shall be provided with an area of no less than 2,000m².

Explanation and Reasons

A minimum standard of reserves needs to be provided for the local and wider Riverhead Community.

Rule
12.8.30.7.1.9
Gateway Feature

Gateway Feature

A Gateway Feature is to be provided in Precinct 2 in the general position shown on the Riverhead South Outline Plan in Appendix 10 to the Planning Maps.

Explanation and Reasons

The Coatesville-Riverhead Highway/Kaipara Portage Road intersection will be the major entry to the Riverhead South Area. It is appropriate that this location be marked by a suitable "gateway feature". Details of the design and location of this feature will be assessed as part of the subdivision approval process.

Rule
12.8.30.7.1.10
Development Edge Treatment

Development Edge Treatment

Development Edge Treatment in the form of trees and other vegetation,



Rule
12.8.30.7.1.11
Development Concept Plan

Rule
12.8.30.7.1.11.1

Rule
12.8.30.7.1.11.2

is to be provided in or immediately adjoining Precinct 1 in the general position shown on the Riverhead South Outline Plan in Appendix 10 to the Planning Maps.

Explanation and Reasons

The southern edge of the Riverhead South Area adjoins rural land. It is important that this edge be defined – preferably as a “soft” edge, such as a row of trees, than a “hard” edge such as fencing. Details of the design and location of this feature will be assessed as part of the subdivision approval process.

Development Concept Plan

Subdivision shall only take place in accordance with an approved Development Concept Plan (DCP).

Note: For the purposes of clarity any reference that requires compliance with a Development Concept Plan shall refer to the latest approved Development Concept Plan applying to the land that has approval.

Any subdivision shall either:

- (i) include a Development Concept Plan for the entire area of the Precinct in which the application is located (see the Riverhead South Outline Plan in Appendix 10 to the Planning Maps) where no DCP has been approved at the time of lodgement; or
- (ii) include a request to change an existing approved Development Concept Plan; or
- (iii) demonstrate that the activity applied for is in accordance with the most recently approved Development Concept Plan applying to that Precinct.

The written approval of, or evidence of consultation with, all landowners within the Precinct shall be provided when a DCP is being assessed initially or any changes to a DCP are being assessed.

Any application that does not comply with (i) to (iii) will be assessed as a non-complying activity.

The Development Concept Plan shall cover the whole of the Precinct in which the site is located and show in detail the information outlined below in respect of the entire Precinct whether or not that land is owned by the applicant.

For the purposes of this zone, the Development Concept Plan means in relation to a site, or group of sites, the preparation of a plan or plans with appropriate explanatory notes and reports, to demonstrate the total expected development for that site or group of sites (even if the development is to proceed in stages) so as to identify the potential integration of all parts of the proposal within itself and with adjacent properties. Such plan(s), explanatory notes and reports shall include the



following information:

- (a) Existing site boundaries.
- (b) The exact boundaries of the Precincts to which the application relates.
- (c) The location, gradient and widths of all proposed roads and any right of ways/access lots.
- (d) The location and dimensions of public reserves.
- (e) The distribution of site sizes in accordance with Rule 12.8.30.6.1.1.1.
- (f) The proposed landscape concept for the Precinct.
- (g) The existing and proposed finished contours of the Precinct at 2 metre intervals and approximate long sections of roads.
- (h) The general nature of any earthworks proposed.
- (i) Any protected trees and the location of existing significant vegetation.
- (j) The location of all known archaeological sites, and any other areas of significance to tangata whenua, within and immediately adjoining the Precinct to be subdivided.
- (k) The location and extent of proposed public infrastructure.
- (l) Sites for non-residential activities where these are known.
- (m) Catchment Management Plan details for the Precinct, including the location and general design concepts of all significant stormwater capture, treatment and devices.
- (n) Slip Road or similar arrangements (Precinct 2).
- (o) Means of access to sites fronting Coatesville-Riverhead Highway (Precinct 1).
- (p) Details and location of any proposed Gateway Feature (Precinct 2) in accordance with Rule 12.8.30.7.1.7.
- (q) Details of any proposed Development Edge Treatment (Precinct 1) in accordance with Rule 12.8.30.7.1.8.
- (r) The location and dimension of any site proposed for Integrated Residential Development within the "Special Development Area".

Rule
12.8.30.7.1.11.3

For the avoidance of doubt, approval of a Development Concept Plan will not fetter Council's ability to grant or refuse consent for future application for the use or development of land.

12.8.30.8

Subdivision: Restricted Discretionary Activities, Matters for Discretion and Assessment Criteria

In accordance with sections 77B 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 12.8.30.8.1
Subdivision Assessment

Subdivision Assessment Criteria Additional to those in Rule 8.16



Criteria Additional to those in Rule 8.16

Rule
12.8.30.8.1.1
Additional Matters for Discretion

All subdivision applications shall be assessed in accordance with Chapter 8 – Rule 8.16 and the following additional matters for discretion and assessment criteria.

Additional Matters for Discretion

The Council will restrict its discretion to the following matters in addition to those outlined in Rule 8.16.

- (a) Any Development Concept Plan provided with the application.
- (b) Site, size, shape and orientation.
- (c) Site contour.
- (d) Site access and frontage.
- (e) Reserve provision.
- (f) The layout of streets and sites.
- (g) The orientation of sites.
- (h) The relationship of buildings to sites where relevant.
- (i) Servicing and infrastructure including overland flow paths.
- (j) Design and location of Gateway Feature (Precinct 2).
- (k) Design and location of Development Edge Treatment (Precinct 1).

12.8.30.8.1.2
Additional Assessment Criteria

Additional Assessment Criteria

When assessing an application for this activity the Council will have regard to the criteria in Chapter 8 – Rule 8.16, where a Development Concept Plan is included with the application the additional assessment criteria listed in Rule 12.8.30.8.2 below, and the following assessment criteria:

- (a) Whether the subdivision is consistent with a Development Concept Plan that has been granted consent.
- (b) Whether the proposal is consistent with the Zone Description.
- (c) Whether the primary street pattern is generally as shown on the Riverhead South Outline Plan in Appendix 10 to the Planning Maps and includes linkages of proposed streets to existing streets and future streets.
- (d) Whether the street pattern has been designed to closely reflect the natural landform/topography where practicable.
- (e) Whether the street layout pattern reflects the existing grid pattern of Riverhead and is well connected with existing streets, is legible, easy to understand and continuous.
- (f) Whether the number of cul-de-sacs and the length of any cul-de-sacs is minimised.
- (g) Whether footpaths and cycle ways are located within the public



- street space, and have been designed to ensure the personal safety and security of users and residents i.e. through passive surveillance and the avoidance of narrow pathways.
- (h) Whether the number of rear sites is minimised.
 - (i) Whether the number of sites with a northern orientation to the public street is minimised.
 - (j) Whether where a cycle / pedestrian – only link is unavoidable, or the benefits are significant are:
 - The link is visible from public streets for its entire length.
 - The link does not exceed 20m in length unless bounded by significant public open space.
 - The link is well lit.
 - (k) Whether any existing safe and healthy trees are retained and incorporated into the pattern and alignment of the street network creating a functional safe and attractive street network.
 - (l) Whether street trees are to be planted in the berm between the footpath and the kerb and whether the trees are of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street.
 - (m) Whether tree species are appropriate to urban context and the proposed landscape theme.
 - (n) Whether all bus stops, pedestrian crossings (if known), sign posts and road intersections will remain clearly visible and are not obscured by street trees or planting.
 - (o) Whether the subdivision includes the provision of all services, infrastructure and utilities necessary to manage the environmental effects of the subdivision.
 - (p) Whether consideration has been given to the use of low impact stormwater techniques such as swales.
 - (q) Whether provision has been made in the design of subdivision to provide screening, such as by way of trees rather than fencing, for any part of the southern boundary to the Outline Plan area that may be visible from the Coatesville-Riverhead Highway in order to provide an appropriate visual edge to the Riverhead township.
 - (r) Whether the natural environment particularly the coastline and Category 1 stream margins, are protected from the potential adverse effects of urban development.
 - (s) Whether pedestrian walkways to provide public access to rivers and the coastal margin have been provided.
 - (t) In respect of Precinct 1, whether a Neighbourhood Reserve of minimum size 2,000m² is proposed to be provided as part of the reserves contribution requirement for that Precinct.
 - (u) In respect of Precinct 2, whether a Slip Road or similar arrangements avoids direct access to sites from the Coatesville-Riverhead Highway while ensuring sites fronting that highway will be designed and developed in such a way that the front door of future dwellings will face and be visible from the Highway.



12.8.30.8.2
**Additional Assessment
Criteria for Development
Concept Plans**

12.8.30.8.2.1

In respect of Precinct 1, the extent to which safe access is provided to sites, where possible avoiding direct access from the Coatesville-Riverhead Highway while ensuring sites fronting that highway will be designed and developed in such a way that the front door of future dwellings will face and be visible from the Highway.

- (v) In respect of Precinct 2 whether a Gateway Feature is to be established at a location and to a design that will provide a suitably unique and high amenity entry to this part of Riverhead.
- (w) In respect of Precinct 1 whether Development Edge Treatment in the area indicated on the Riverhead South Outline Plan in Appendix 10 to the Planning Maps is designed and will be established to provide a defined "soft" edge to the urban area, such as through provision of rows of trees that will, within a 5 year period after planting, effectively screen built development from the Coatesville-Riverhead Highway.
- (x) Whether the proposed development is consistent with the urban design guidelines in Appendix 12X.

Additional Assessment Criteria for Development Concept Plans

The Development Concept Plan shall cover the whole of the Precinct in which the site is located and show in detail the following information in respect of the entire Precinct whether or not that land is owned by the applicant.

Development Concept Plan - Assessment Criteria

When considering any application that requires the provision of a Development Concept Plan the Council will have regard to the following criteria:

- (a) Whether the indicated subdivision concept (so far as is can be known at this stage) complies with the subdivision standards in Rule 8.15 and Rule 12.8.30.7.1.
- (b) Whether any sites less than 800m² in area are generally located within the "Special Development Area" as shown on the Riverhead South Outline Plan in Appendix 10 to the Planning Maps.
- (c) Whether the Development Concept Plan is consistent with the Objectives and Policies of the Special 30 (Riverhead South) Zone.
- (d) Whether sites with a minimum site size of 800m² have been positioned in such a way as to avoid sharp contrasts in development form across Kaipara Portage Road and adjoining the coastal margin.
- (e) Whether the subdivision and/or likely development following subdivision will adversely affect the natural quality or functioning of the coast.
- (f) Whether the street network is permeable, legible and well connected to nearby existing or proposed roads and avoids the construction of cul-de-sacs and private shared accessways.
- (g) Whether the street pattern has been designed to closely reflect the



natural landform/topography where practicable.

- (h) Whether the landscape concept is appropriate to the context of Riverhead settlement, and creates a cohesive street theme.
- (i) Whether significant natural and heritage features are retained and incorporated into new development.
- (j) Whether the amount of earthworks required to implement the Development Concept Plan is minimised.
- (k) Whether the management of stormwater flows is consistent with the Riverhead Catchment Management Plan and ARC Technical Publication 10 and whether, more specifically, an integrated approach has been taken towards the provision of stormwater management giving consideration to the entire Precinct and whether any stormwater pond is able to have capacity to serve residential areas outside of the Precinct.
- (l) Whether services are provided in accordance with the Standards for Engineering Design and Construction.
- (m) Whether any site identified for Integrated Residential Development within the “*Special Development Area*” is shown to be suitable for that purpose having regard to the location, shape, size and context of that site.

Rule
12.8.30.8.3
**Subdivisions not complying
with Rule 12.8.30.7.1.3 *Cul-de-sacs
and Shared Access.***

Subdivisions not complying with Rule 12.8.30.7.1.3 *Cul-de-sacs and Shared Access.*

Rule
12.8.30.8.3.1
Matters for Discretion

Matters for Discretion

- (a) Any Development Concept Plan approved for the Precinct.
- (b) The layout of streets, private accesses and sites.

12.8.30.8.3.2
Assessment Criteria

Assessment Criteria

When assessing an application for this activity the Council will have regard to, the criteria set out in Rule 8.16, Rule 12.8.30.8.1 and the following assessment criteria:

- (a) Whether the street layout and access proposals are consistent with a Development Concept Plan that has been approved for the Precinct.
- (b) Whether there are physical constraints or other design constraints that prevent streets connecting and sites fronting local roads.
- (c) Whether any access to the Coatesville Riverhead Highway will have an adverse effect on the safe and efficient operation of the road network and its users.
- (d) Whether the proposed street pattern will provide a well connected, permeable and legible roading network.
- (e) Whether the character of Riverhead’s existing roading network is



Rule
12.8.30.8.4
**Subdivisions not complying
with Rule 12.8.30.6.1.4 *Street
Trees***

Rule
12.8.30.8.4.1
Matters for Discretion

12.8.30.8.4.2
Assessment Criteria

Rule
12.8.30.8.5
**Subdivision not complying
with Rule 12.8.30.7.1.5 *Public
Street Network***

Rule
12.8.30.8.5.1
Matters for Discretion

reflected in the proposed street layout.

- (f) Whether the proposed layout will have an adverse effect on the amenity values or rural village character of the area.
- (g) Whether the proposed subdivision is consistent with the urban design guidelines in Appendix 12X.

Subdivisions not complying with Rule 12.8.30.7.1.4 *Street Trees*

Matters for Discretion

- (a) Any approved Development Concept Plan for the Precinct.
- (b) The layout of streets and sites.
- (c) Servicing and infrastructure including overland flow paths.
- (d) Landscape.
- (e) Site Access.

Assessment Criteria

When assessing an application for this activity the Council will have regard to, the criteria set out in Rule 8.16, Rule 12.8.30.8.1 and the following assessment criteria:

- (a) Whether the tree planting is consistent with any approved Development Concept Plan for the Precinct.
- (b) Whether there are physical constraints or other design constraints such as site access points that prevent the planting of trees as required by rule 12.8.30.7.1.4.
- (c) Whether alternative planting is provided elsewhere.
- (d) Whether a well treed environment is retained in the street.
- (e) Whether the character of Riverhead will be enhanced or maintained.
- (f) Whether the proposed subdivision is consistent with the urban design guidelines in Appendix 12X.

Subdivision not complying with Rule 12.8.30.7.1.5 *Public Street Network*

Matters for Discretion

The Council will restrict its discretion to the following matters.

- (a) Any Development Concept Plan approved for the Precinct.



12.8.30.8.5.2
Assessment Criteria

- (b) Site access and frontage.
- (c) Reserve provision.
- (d) The layout of streets and sites.

Assessment Criteria

When assessing an application for this activity the Council will have regard to, the criteria set out in Rule 8.16, Rule 12.8.30.8.1 and the following assessment criteria:

- (a) Whether the topography of the land makes compliance with the Rule unreasonable or impracticable. Particular regard will be had to whether earthworks are minimised.
- (b) Whether the development/subdivision is consistent with any Development Concept Plan that has been granted consent for the Precinct.
- (c) Whether the street network provides high levels of through access for pedestrians, cyclists and motorists, where necessary due to the function of the street.
- (d) Whether reserves are highly visible from the street and appear to be significantly bounded by streets.
- (e) Whether there are any constraints resulting from servicing and infrastructure including overland flow paths.
- (f) Any other relevant criteria in Chapter 23 – Subdivision and Servicing.
- (g) Whether the proposed development is consistent with the urban design guidelines in Appendix 12X.

12.8.30.9

Rule
12.8.30.9.1
**Non-compliance With
Development Control Rule
12.8.30.7.1.2**

12.8.30.9.1.1

Rule
12.8.30.9.1.2
**Additional Assessment
Criteria**

Discretionary Activities: Assessment Criteria for Subdivision

**Non-compliance With Development Control Rule 12.8.30.7.1.2 – Rules
in addition to Rule 8.15.3.2 (b) Access/Frontage**

Activities not complying with Rule 12.8.30.7.1.2 shall be assessed under Rule 8.17 *Discretionary Activities* and the following additional assessment criteria.

Additional Assessment Criteria

- (a) Whether the topography of the land makes compliance with the Rule impracticable. Particular regard will be had to whether earthworks are minimised.
- (b) Whether the street pattern is such that compliance is impracticable (for example where a curve in a street reduces site width on the outside of the curve.)
- (c) Whether there are urban design considerations that warrant a



Rule
12.8.30.9.2
**Non-compliance With
Development Control Rule
12.8.30.7.1.7 - *Water
Servicing***

12.8.30.9.2.1

- reduction in the width on any site.
- (d) Whether the proposed development is consistent with the urban design guidelines in Appendix 12X.

**Non-compliance With Development Control Rule 12.8.30.7.1.7 -
*Water Servicing***

Activities not complying with Rule 12.8.30.7.1.7 shall be assessed under Rule 8.17 Discretionary Activities and the following assessment criteria.

- (a) Whether the alternative method of water supply will undermine the viability of public water reticulation for the Huapai/Kumeu/Riverhead areas and surrounds.
- (b) Whether the alternative provision of water supply is adequate to provide a reliable supply of potable water for the proposed activity.