



12.8.10

## SPECIAL 10 (GOLDSWORTHY BAY MARINE RECREATION) ZONE

12.8.10.1

### Zone Issues, Objectives, Policies and Description

12.8.10.1.1

#### Issues

Refer to section 12.2.

12.8.10.1.2

#### Objectives

*Objective*

12.8.10.1.2.1

To enable the establishment of an integrated holiday, recreation and residential area consisting of 45 household units and 45 accommodation units and associated activities.

*Objective*

12.8.10.1.2.2

To protect the landscape, rural and coastal character of Goldsworthy Bay.

*Objective*

12.8.10.1.2.3

To avoid, remedy or mitigate the adverse effects of development on the environment.

*Objectives from other chapters*

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*

12.8.10.1.3

#### Policies

*Policy*

12.8.10.1.3.1

No tourist facilities or residential units should be allowed until resource consents have been obtained for the marina.

*(This policy seeks to achieve Objective 12.8.10.1.2.3)*

*Policy*

12.8.10.1.3.2

Development should be of a scale and intensity which does not have an adverse effect on the rural and coastal character of Goldsworthy Bay.

*(This policy seeks to achieve Objectives 12.8.10.1.2.2 and 12.8.10.1.2.3)*

*Policy*

12.8.10.1.3.3

Buildings and structures should be sited and designed in a way which complements the rural and coastal character of Goldsworthy Bay.

*(This policy seeks to achieve Objective 12.8.10.1.2.2)*



Policy  
12.8.10.1.3.4

Buildings and structures should be sited and designed so as to avoid, remedy or mitigate adverse effects on the landscape, particularly on natural features such as prominent ridges, knolls and headlands.

*(This policy seeks to achieve Objectives 12.8.10.1.2.2 and 12.8.10.1.2.3)*

Policy  
12.8.10.1.3.5

The landform and vegetation cover of the headland at the eastern end of Goldsworthy Bay should be retained in its natural state.

*(This policy seeks to achieve Objective 12.8.10.1.2.2)*

Policy  
12.8.10.1.3.6

Public access to the marina and beach should be provided.

*(This policy seeks to achieve Objectives 12.8.10.1.2.1 and 12.8.10.1.2.2)*

Policy  
12.8.10.1.3.7

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 12.8.10.1.3.1 to 12.8.10.1.3.6.*

*These policies are to ensure that development does not adversely affect the rural and coastal character of Goldsworthy Bay. In particular it is necessary to ensure that development does not have an adverse effect on the landscape, especially prominent points such as ridges and headlands.*

*It is also a matter of national importance to ensure that the public have access to the coast.*

12.8.10.1.4

**Description**

This Zone makes specific provision for an integrated holiday/ recreation/ residential area at Goldsworthy Bay. The Zone covers an area of approximately 45 hectares situated to the north of Scandrett Road and extending to the waters edge. It is to complement a proposed marina located at the eastern end of Goldsworthy Bay. This marina is presently outside the Council's jurisdiction, but will be incorporated into the District as soon as the necessary reclamations have been authorised. At that time it will be given a zoning appropriate to this activity. The marina and land based development are seen as an integrated concept, and no development of tourist accommodation or residential units will be allowed until such time as all consents have been obtained for the marina, and its construction commenced.



Activities associated with the integrated holiday/recreation/residential development are Controlled Activities, to ensure that the effects can be adequately assessed. To assist in this an outline development plan is required before work commences. The emphasis of the Development Controls and the Assessment Criteria, is to ensure that there are no adverse effects on the high landscape values of the area, and that the development fits into, and is in harmony with the landscape.

**Rule 12.8.10.2**

**Activity Rules**

**Rule 12.8.10.2.1**

Activities in the Special 10 (Goldsworthy Bay Marine Recreation) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.10.2.2, shall comply with Rule 12.8.10.3 Development Controls and Performance Standards, and any other relevant Rules in the Plan.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.10.2.2 will be assessed against the criteria set out in 12.8.10.4.
- (c) No Controlled Activities in the Activity Table in Rule 12.8.10.2.2 shall occur until resource consent has been granted for the associated marine and construction of the marine has commenced.
- (d) All Discretionary Activities in the Activity Table in Rule 12.8.10.2.2 will be assessed against the criteria set out in 12.8.10.6 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 12.8.10.2.2**

**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 or Controlled Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.10.3.	<b>D</b>
Any activity not listed in this Activity Table	<b>NC</b>



The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for any Permitted Activity	C
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Controlled Activities, except those accessory to farming, once resource consent has been granted for the MARINA and construction of the MARINA has commenced	C
The DEMOLITION or removal of BUILDINGS, except those protected by a Rule in this Plan	P
Car, coach and trailer parking	C
CHILDCARE FACILITIES	C
Facilities ancillary to WATER based tourist and recreational activities, including educational and diving facilities	C
FARMING	P
HELICOPTER LANDING PAD	C
HOUSEHOLD UNITS	C
HOME OCCUPATIONS	P
OFFICES ancillary to controlled tourist, recreational and residential activities in the zone	C
OUTDOOR RECREATION based on, but not detrimental to, the natural resources of the area	P
RESERVES	P
Residential accommodation for employees whose duties require them to live in the zone	C
RESTAURANTS	C





SHOPS ancillary to controlled tourist, recreational and residential activities in the zone	C
Tennis courts	C
TRAVELLERS' ACCOMMODATION	C
WATER storage structures	C
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 12.8.10.3**

**Rule 12.8.10.3.1  
Maximum Height**

**Development Controls and Performance Standards**

**Maximum Height**

The maximum height of any building or structure shall be:

- (a) Household Units - 9m
- (b) Visitor Accommodation - 11m
- (c) Other Structures - 9m





Rule 12.8.10.3.2  
**Yards**

**Yards**

The following minimum yards shall apply:

- (a) Shoreline Yard  
(applicable to coastal zone  
boundary to west of marina only) - 50m
- Front and Side Yards - 10m

Rule 12.8.10.3.3  
**Use of Yards**

**Use of Yards**

- (a) Subject to (b) below, yards shall be unoccupied and unobstructed by any buildings, parts of buildings, 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 12.8.10.3.4  
**Intensity of Development**

**Intensity of Development**

- (a) The number of accommodation units allowed, including employee accommodation units, shall not exceed the following:
  - (i) Travellers' Accommodation - 45 units
  - (ii) Household Units - 45 units

Rule 12.8.10.3.5  
**Earthworks and Vegetation  
and Wetland Modification  
Activities**

**Earthworks and Vegetation and Wetland Modification Activities**

Rules in *Chapter 18 - Urban Land Modification and Vegetation Protection* shall apply.

***Explanation and Reasons***

*This explanation and reasons relate to Rules 12.8.10.3.1 to 12.8.10.3.5.*

*The Rules are to ensure that the development of the site does not have an adverse effect on the high landscape values of the area, and that the development fits into and is in harmony with the landscape.*





Rule 12.8.10.3.6  
**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** Rule 16.11.1 shall apply as if this Zone was a Residential Zone.

*Chapter 17 - Cultural Heritage*

*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 12.8.10.4

**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 12.8.10.4.1  
**All Controlled Activities**

**All Controlled Activities**

In order to exercise its control the Council will require applicants to provide a comprehensive development plan addressing the matters set out in Rule 12.8.10.4.1.1 Matters for Control, and in 12.8.10.4.1.2 Assessment Criteria set out below. The comprehensive development plan shall be accompanied by technical reports on ground stability, engineering matters and provisions for connections to services. Such reports need to be able to demonstrate the viability of the development. A visual assessment analysis of the proposed development shall also accompany the comprehensive development plan.

Rule 12.8.10.4.1.1  
**Matters for Control**

**Matters for Control**

The Council will limit its control to the following matters:

- (a) Siting of buildings, structures and activities.
- (b) Design and scale of buildings.
- (c) Location and alignment of roads, driveways, parking areas and pedestrian paths.
- (d) Location of areas of reserve.
- (e) Landscaping.
- (f) Access to the marina and beach.
- (g) Earthworks.

12.8.10.4.1.2  
**Assessment Criteria**

**Assessment Criteria**

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



*Siting of buildings ridgelines*

criteria:

(a) Whether buildings and structures are grouped within visually and physically discrete parts of the overall site, so as not to be visually intrusive in the natural landscape, or whether the buildings are located on prominent ridges, knolls, headlands or skylines, where they would be visually intrusive.

*Grouping of buildings*

(b) Whether the buildings are spatially distributed generally as indicated on the plan at Appendix 12D, and whether the tourist lodge, or any equivalent accommodation complex, is integrated with the landscape by a backdrop of rising ground and background planting; whether the household units are dispersed and both the tourist lodge and household units are set back from the beach, generally to the extent shown on the plan or to a greater extent, to minimise their visual impact on the environment.

*Scale and appearance*

(c) Whether the scale and form of buildings and structures, including their colour and materials, make them visually unobtrusive and complement the rural and coastal character and particular elements that make up the character of the Zone.

*Parking and roading*

(d) Whether parking and internal roading is designed to minimise disturbance to the landscape and to be visually unobtrusive.

*Reserve*

(e) Whether areas of reserve are identified, to provide areas of open space.

*Archaeological sites*

(f) Whether sites of archaeological significance have been identified, and what steps are to be taken to protect them.

*Trees*

(g) Whether existing stands of trees are to be retained and enhanced with additional planting, to minimise the visual impact of the development.

*Landscaping*

(h) Whether landscape planting is used to screen buildings from vantage points, and to soften their visual impact when viewed from the sea and beach.

*Headland*

(i) Whether the landform and vegetative cover of the headland at the eastern end of Goldsworthy Bay is retained in its natural state, and not modified by buildings, access roads and other forms of development.

*Linkages with beach*

(j) Whether linkages are provided between the recreation areas on the marina and beach and the land based development, to facilitate public access.

*Helicopter landing pad*

(k) Whether the helicopter land pad is located, and will be operated, to avoid adverse noise effects on adjoining zones and activities within the Zone.

**Explanation and Reasons**

*The matters for control and assessment criteria are to ensure that the development of the site does not have an adverse effect on the high landscape values of the area, and that the development fits into and is in harmony with the landscape.*





Rule 12.8.10.5

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

There are no Restricted Discretionary Activities in this Zone.

12.8.10.6

**Discretionary Activities: Assessment Criteria**

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 10 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:

- (a) Refer to the relevant Assessment Criteria in section 12.9.

Rule 12.8.10.7

**Subdivision**

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



