



12.8.14

SPECIAL 14 (PUHOI HISTORIC VILLAGE) ZONE

12.8.14.1

Zone Issues, Objectives, Policies and Description

12.8.14.1.1

Issues

Refer to section 12.2.

12.8.14.1.2

Objectives

Objective

12.8.14.1.2.1

To protect the historic and rural residential character of the Puhoi Village.

Objectives from other chapters

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

Chapter 5 - Natural Hazards

Chapter 8 - Residential

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

12.8.14.1.3

Policies

Policy

12.8.14.1.3.1

Activities should not have an adverse effect on the historic and rural residential character of the village, in particular the character of the historic core.

(This policy seeks to achieve Objective 12.8.14.1.2.1)

Policy

12.8.14.1.3.2

Activities and buildings should be sited and designed to maintain and enhance the historic character of the village, particularly the historic core.

(This policy seeks to achieve Objective 12.8.14.1.2.1)

Policy

12.8.14.1.3.3

Policies from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 8 - Residential

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 12.8.14.3.1 and 12.8.14.1.3.2.

The Puhoi Village has a historic and rural residential character which is desirable to protect. These policies are intended to ensure that development does not have an adverse effect on this and development should maintain and enhance the historic character.

12.8.14.1.4

Description

This Zone is applied to the Puhoi Village area on Puhoi Road/Ahuroa Road. The Zone is intended to recognise the special character of the village, which has resulted from a combination of features such as topography and vegetation, the scattered nature of development, the style and nature of the buildings and their unique history.

The historic core of the village is defined as the Puhoi Historic Precinct. Special Rules apply to land in the precinct in order to achieve this.

Note: A Restricted Activity covering the hillside in the General Rural Zone to the south of the precinct is intended to maintain the rural backdrop to the precinct.

Rule 12.8.14.2

Activity Rules

Rule 12.8.14.2.1

Activities in the Special 14 (Puhoi Historic Village) Zone shall comply with the following:

- (a) All Permitted and Controlled Activities in the Activity Table in Rule 12.8.14.2.2 shall comply with Rule 12.8.14.3 Development Controls and Performance Standards, and any other relevant Rules in the Plan.
- (b) All Controlled Activities in the Activity Table in Rule 12.8.14.2.2 will be assessed against the criteria set out in 12.8.14.4.
- (c) All Discretionary Activities will be assessed against the criteria set out in 12.8.14.6 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 12.8.14.2.2
Activity Table

Activity Table

In the following table:

- P = Permitted Activity**
- C = Controlled Activity**
- D = Discretionary Activity**
- NC = Non-complying**
- NA = Not Applicable**

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



ACTIVITY	ACTIVITY STATUS	
	Zone	Precinct Within Zone
Any Permitted or Controlled Activity in this Table which does not comply with the Development Controls and Performance Standards in Rule 12.8.14.3	D	D
Any activity not listed in this Activity Table	NC	NC
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Permitted Activities, excluding childcare facilities	P	C
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Controlled Activities	C	C
The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for Discretionary Activities	D	D
CHILDCARE FACILITIES for not more than 10 children at any one time, based on an existing dwelling or existing ACCESSORY BUILDING	P	D
CHILDCARE FACILITIES not allowed as a Permitted Activity	D	D
FARMING	P	P
FARMSTAY/HOMESTAY accommodation and BOARDING HOUSES and related activities for not more than 10 people inclusive of family and staff	P	P
HOME OCCUPATIONS accommodated within existing BUILDINGS	P	P
HOSPITALS accommodating not more than 15 persons inclusive of owner, family and staff	P	D
Additions to Puhoi Hotel	NA	D



ACTIVITY	ACTIVITY STATUS	
	Zone	Precinct Within Zone
MULTIPLE HOUSEHOLD UNITS not exceeding the number which would be allowed as SINGLE HOUSEHOLD UNITS if the land had been subdivided in accordance with the subdivision standards of the zone, on Lots 1 and 2 DP 99033 and Lots 1 and 2 DP 97745 in Puhoi Road. (Refer Plan at Appendix 12H.)	C	NA
OUTDOOR RECREATION	P	P
PLACES OF ASSEMBLY	D	D
RESTAURANTS	D	D
SHOPS	D	D
SINGLE HOUSEHOLD UNITS, except in relation to Lots 1 and 2 DP 99033 and Lots 1 and 2 DP 97745 in Puhoi Road (refer to the Plan at Appendix 12H).	P	C
SINGLE HOUSEHOLD UNITS on Lots 1 and 2 DP 99033 and Lots 1 and 2 DP 97745 in Puhoi Road (refer to the Plan at Appendix 12H).	C	NA
TAVERNS	D	D
VISITORS' ACCOMMODATION	D	D
District Wide Activities	<i>See Chapter 16 - General Rules</i>	
Transportation Activities	<i>See Chapter 21 - Transportation and Access</i>	



ACTIVITY	ACTIVITY STATUS	
	Zone	Precinct Within Zone
EARTHWORKS and Vegetation and WETLAND MODIFICATION Activities	Refer to <i>Chapter 18 - Urban Land Modification and Vegetation Protection</i>	
UTILITIES	See <i>Chapter 19 - Utilities</i>	

Rule 12.8.14.3

Development Controls and Performance Standards

**Rule 12.8.14.3.1
Maximum Height**

Maximum Height

No part of any building shall exceed a height of 9 metres.

**Rule 12.8.14.3.2
Height in Relation to Boundary**

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 site boundary.

**Rule 12.8.14.3.3
Yards**

Yards

The following minimum yards shall apply:

(a) Standards

- | | | |
|-------|----------------|-----|
| (i) | Shoreline Yard | 30m |
| (ii) | Front Yard | 20m |
| (iii) | Rear Yard | 10m |
| (iv) | Side Yard | 3m |

(b) Shoreline Yard

The shoreline yard requirement shall replace any other yard requirement on that part of the site over which the shoreline yard extends.

(c) Buildings (in excess of 25m² floor area) Housing Animals other than Horses

All Yards	100m
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Rule 12.8.14.3.4
Yards to be Left Unobstructed

Yards to be Left Unobstructed

- (a) Subject to (b) below, yards are to be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces or steps.
- (b) The following can be built in any yard other than a Shoreline 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 of a metre.

Rule 12.8.14.3.5
Maximum Site Coverage

Maximum Site Coverage

- (a) Sites wholly outside Puhoi Historic Precinct
 - (i) For sites of 4,000m² or less - 30% of the net site area.
 - (ii) For sites of more than 4,000m² - 10% of the net site area.
- (b) Sites wholly within Puhoi Historic Precinct
 - (i) For sites of 4,000m² or less - the smaller of 30% of the net site area, or 400m² gross floor area.
 - (ii) For sites of more than 4,000m² - 10% of the net site area.
- (c) Sites partly within and partly outside Puhoi Historic Precinct

The maximum coverage permitted shall be calculated as if the whole site were outside the precinct, but the maximum coverage permitted on the part of the site within the precinct shall be calculated as if that part were a site within the precinct.

Rule 12.8.14.3.6
Maximum Size of Accessory Buildings

Maximum Size of Accessory Buildings

Maximum area of accessory buildings shall be 100m² per household unit, **provided** that on a site for which no building consent for a Permitted or Controlled Activity (excluding accessory buildings) has been issued, or on which no Permitted Activity is established the maximum gross floor area per site shall be 25m².

Rule 12.8.14.3.7
Private Open Space for Multiple Household Units Only

Private Open Space for Multiple Household Units Only

- (a) A single area of open space shall be provided for each household unit with that space meeting the following standards:



Rule 12.8.14.3.8
**Privacy for Multiple
Household Units only**

- (i) the minimum area of the open space shall be 80m²;
- (ii) the open space shall be located directly accessible from the main living room of each dwelling;
- (iii) the entire open space shall be located to the north, east or west of the dwelling;
- (iv) the minimum dimension of the open space shall be 4 metres and be capable of containing a rectangle of 4 metres by 6 metres;
- (v) the open space shall not be obstructed by buildings, parking spaces or shared vehicle access and manoeuvring areas.

Privacy for Multiple Household Units Only

All windows shall be located so as to comply with the following Rules:

- (a) All windows shall be located not less than a horizontal distance of 1.2 metres from any boundary of an adjoining site or wall of a building
- (b) All windows of ground floor habitable rooms with a sill height of less than 1.5 metres above floor level, shall be located at least 3 metres (horizontal distance) from land not set aside for the exclusive use of that dwelling. This includes common land and common driveways on the same site or land on other sites and the street.

Explanation and Reasons

This explanation and reasons relates to Rules 12.8.14.3.1 to 12.8.14.3.8.

These Rules are intended to ensure that activities in the Zone do not have an adverse effect on adjoining sites and that amenity values on sites within the Zone itself are maintained.

The height limit is to ensure that buildings are not obtrusive, and remain at a scale where they do not dominate the surrounding landscape. This limit is also intended to minimise the effects of buildings on neighbouring sites.

Yards help to maintain the amenity value of adjoining sites (within and outside the Zone), by providing a degree of separation between buildings and neighbouring sites. The shoreline yard ensures that buildings are not built within areas that may be taken for esplanade reserve when subdivision occurs. It also ensures a "buffer" along the margins of streams, to protect and retain natural values.

The Rule relating to privacy is intended to limit the adverse effects on privacy caused by new development and dwellings in close proximity to one another.

The maximum site coverage and maximum size of accessory buildings Rules are intended to ensure that spaciousness and open space remain intact in the Zone and that development occurs at an overall low intensity.



Rule 12.8.14.3.9
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 6 - Highly Valued Natural Resources

Chapter 16 - General Rules, except that in Rule 16.9 Noise, Rule 16.9.2 shall apply as if the Special 14 Zone was a Residential Zone.

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

Rule 12.8.14.4

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 below when considering resource consent applications for Controlled Activities.

Rule 12.8.14.4.1
All Controlled Activities

All Controlled Activities

Rule 12.8.14.4.1.1
Matters for Control

Matters for Control

The Council will limit its control to the following matters:

- (a) Building siting, design and external appearance.
- (b) Landscape and landform modification.

12.8.14.4.1.2
Assessment Criteria

Assessment Criteria

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

Landscape

- (a) Whether buildings and structures are sited so that they do not require extensive landform modification, but use the existing landform as far as is practicable, to minimise adverse effects on landscape and discharges of silt.

Access and servicing

- (b) Whether access and servicing can occur with minimal earthworks and landform modification, so that adverse effects on the visual environment do not occur, or are minimal.

Trees and bush

- (c) Whether buildings and structures will adversely impact upon trees or bush which make a significant contribution to the visual and environmental qualities in the vicinity of the site.

Visual impact

- (d) Whether buildings and structures visually intrude on any significant ridgeline or skyline, and adversely affect landscape values when viewed from any public road or other public land.



Scale of building

- (e) Whether the scale and form of buildings and structures, including their colour and materials, complements Puhoi's low key and low intensity urban character and the particular elements making up that character in the Zone.

Effect on shrine

- (f) Whether the scale, design and external appearance of new buildings on the four lots near the shrine on Puhoi Road dominate the shrine.

Explanation and Reasons

The matters for control and assessment criteria are intended to ensure that the special character of the Puhoi Village is retained. In particular they ensure that development, particularly in terms of building siting and design, does not adversely affect the historical and rural-residential character that exists.

Rule 12.8.14.5

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

There are no Restricted Discretionary Activities in this Zone, other than the subdivision of land (see Rule 12.8.14.7).

12.8.14.6

Discretionary Activities: Assessment Criteria

12.8.14.6.1

Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Special 14 Zone, the Council will have regard to the following Assessment Criteria, 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 12.8.14.4.1.2 and any relevant Discretionary Activity Assessment Criteria in this Plan in section 12.9, and the following specific Assessment Criteria.

- (a) Whether the scale, design and external appearance (including the quality of finish), is compatible with the residential and historic character expected in the Zone.
- (b) Whether the activity and its associated car parking are screened from adjacent sites by appropriate landscaping or fencing.
- (c) Whether activities generate significant volumes of traffic that are likely to have adverse effects on local roads.
- (d) Whether the activity involves the erection of any illuminated sign or any sign of a size and scale not in keeping with a residential environment and the historic character of the Zone.
- (e) Whether the impact of operational hours outside normal business hours on residential activities in the vicinity of the site, including the effect of patrons leaving the site, is in character with a residential environment.
- (f) Whether the activity has adverse effects on the residential amenities of the local area or the historic character of the Zone, caused by fixtures for security and advertising purposes, such as fences, or light standards and signs or banners.



Rule 12.8.14.7

Subdivision

- (a) The subdivision of land in this Zone is a Restricted Discretionary Activity where the following controls in Rule 12.8.14.7.1 are met.
- (b) Any subdivision not complying with Rule 12.8.14.7.1 shall be a Non-complying Activity.

Rule 12.8.14.7.1.

Development Controls

Rule 12.8.14.7.1.1

General Requirements

General Requirements

The rules in *Chapter 23 - Subdivision and Servicing* shall be complied with.

Rule 12.8.14.7.1.2

Minimum Site Area

Minimum Site Area

- (a) Sites outside Puhoi Historic Precinct - 4,000m² net.
- (b) Sites within Puhoi Historic Precinct - 4 hectares.
- (c) Sites partly within and partly outside the Puhoi Historic Precinct (Lot 5 DP 23398 and Lot 1 DP 146772);

4,000m² net, except that the area of the parent lot within the Precinct shall comprise a maximum of one new lot or a part of one new lot. However, for this purpose, access strips, access lots and rights of way are not considered to constitute sites or parts of sites.

Rule 12.8.14.7.1.3

Minimum Frontage

Minimum Frontage

- (a) Corner Sites 100m in total
- (b) All Other Sites 3.7m
- (c) Up to two sites may gain frontage over a jointly owned access lot or right of way for the benefit of the sites, or a combination of both of not less than 6 metres in width.

Explanation and Reasons

This explanation and reasons relate to Rules 12.8.14.7.1.1 to 12.8.14.7.1.3.

The subdivision Rules are intended to enable subdivision at a scale and nature which results in the purpose of the zone being achieved.

Rule 12.8.14.7.2

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria

In accordance with sections 76(3B) and 105(3A) 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 all applications for Restricted Discretionary Activities.



Rule 12.8.14.7.2.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Site size and shape.
- (b) Site contour.
- (c) Site access and frontage.
- (d) Earthworks and land modification.
- (e) Tree and bush removal/protection.
- (f) Natural hazard avoidance/mitigation.
- (g) Reserve provision.
- (h) Financial contributions and contributions of works or services.
- (i) Utility provision.
- (j) Road safety and efficiency.

12.8.14.7.2.2
Assessment Criteria

Assessment Criteria

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

Historic character

- (a) Whether the particular subdivision can occur without creating adverse effects on the rural-residential and historical character of Puhoi.

Site size and shape

- (b) Whether the site size, shape, contour and access is suitable for the intended uses provided for in the Zone.

Earthworks

- (c) Whether the site is located so that it does not require substantial earthworks or land modification to obtain access or any building area.

Frontage

- (d) Whether sites have adequate legal and physical frontage to a public road to enable permitted activities to establish and operate.

Infrastructure

- (e) Whether sites are provided with suitable, adequate and sufficient infrastructure, including roading and utility services, so that adverse environmental effects are avoided or mitigated.

Site shape

- (f) Whether the site will be of such a shape to permit the erection of a dwelling complying with the performance criteria of the building code and complying with other Development Controls in the Plan.

Vehicle access

- (g) Whether the site will be of such a shape to permit vehicular access to any building area on it to be achieved over the same site, except in the case of a site served by a right of way or jointly owned access lot.

Residential function

- (h) Whether the site is reasonably able to fulfil its residential function.

Convenience and safety

- (i) Whether the convenience and safety of the access for users and adjoining sites is adversely affected.

Access

- (j) Whether any reduction in access width causes adverse effects to be experienced on nearby sites.



Integrated development

- (k) Where subdivision relates to an integrated development whether the assessment criteria for the integrated development are met.

Explanation and Reasons

These assessment criteria will assist in ensuring that subdivision sites are suitable for activities expected, that they are adequately serviced, and that the natural environment is appropriately protected in the subdivision process.