



12.8.8

12.8.8.1

SPECIAL 8 (WEITI FOREST PARK) ZONE

Area Description

This Zone applies to the land area located between the Weiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860 hectares.

The Special 8 Zone is an important landscape element in achieving the maintenance of a greenbelt between North Shore City and the urban extent of the Hibiscus Coast.

Two generations of District Plan have made provision for a combination of residential and rural land uses within the Zone, within the context of the landscape values attributed to the land.

A key principle is to protect the greenbelt and open space character of the area and foster ecologically responsive urban design, including identifying key natural features and ensuring their protection to create variety and uniqueness. Activities that are provided for within the greenbelt and are consistent with the open space character include conservation activities and outdoor recreation activities,

The Zone incorporates three broad Policy Areas each with planning controls, to ensure that it is developed in the manner that achieves the objectives and policies of the Zone. They also ensure that once development is established, the landscape and open space qualities of the Zone are not progressively eroded or compromised by cumulative and ad-hoc subdivision, use and development. The Special 8 Zone Outline Development Plan in Appendix 14 to the Planning Maps identifies the main Policy Areas.

The Policy Areas are intended to achieve a uniquely “Weiti” environment, and to maintain in perpetuity, the elements which constitute the greenbelt between the Okura River and urban Hibiscus Coast. The Policy Area controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula. The Zone contains areas of significant native vegetation (SNAs) that are to be enhanced by additional planting.

The rules governing subdivision enable development in only two limited areas with the permanent protection of the balance of the land through a restrictive covenant. The protection in the rules make most subdivision outside the identified Weiti Village Policy Areas 1 and 2 and the Karepiro Policy Area, a Prohibited Activity, thereby avoiding the potential for cumulative and incremental development outside these specific Policy Areas over time. There are limited exemptions included where subdivision is required to contain infrastructure and limited conservation, heritage or education facilities within a separate site.

The majority of the roads and other infrastructure, including water, waste water and storm water services are not yet constructed in the area. The provision of this infrastructure is expected to require staging of the development and will determine the sequence of development.





12.8.8.1.1

Approach to Development

The Special 8 Zone includes the following Policy Areas -

- Greenbelt and Conservation Policy Area
- Weiti Village Policy Area (Area 1 and Area 2)
- Karepiro Policy Area.

The Zone includes rules to control development and where appropriate, cross references to other chapters of the Plan.

In the Zone all development is required to be consistent with the Outline Development Plan in Appendix 14 to the Planning Maps, and the specific controls within the relevant Policy Area. Development within the Weiti Village Policy Areas 1 and 2 is further governed by a Master Plan set out in Appendix 12C1.

Development of buildings within the Weiti Village Policy Areas 1 and 2 is further managed through the preparation of an Architectural Code which is to address principles set out in Appendix 12C2, and against which applications for resource consent will be assessed.

As part of the process of resolving appeals relating to this Special Zone, a separate settlement agreement was entered into by the parties to the appeal. The agreement sits outside of the District Plan.

12.8.8.2

Issues

12.8.8.2.1

Whole Zone Issues

The following issues apply to all Policy Areas within the Special 8 Zone.

Issue
12.8.8.2.1.1

The close proximity of urban Auckland generates growth pressures on rural land.

This issue, one of the key issues for rural land, relates primarily to the proximity of the District to metropolitan Auckland. The southern and south western rural parts of Rodney District abut North Shore City and Waitakere City. The growth pressures from these urban based Councils spill into surrounding rural land of Rodney District.

Retention of the greenbelt between the Okura River and the Urban Hibiscus Coast is a key component in the Rodney District Council’s District Development Strategy for preventing urban sprawl from North Shore City to the Hibiscus Coast. Providing for a level of appropriate development without eroding the predominantly rural character of the area is a significant issue for the District.

Issue
12.8.8.2.1.2

The existing greenbelt between North Shore City and the urban area of the Hibiscus Coast can be adversely affected by inappropriate subdivision and land use activities.

Many factors come together to create a greenbelt and distinguish rural areas from urban areas. Particular levels and locations of subdivision and



Issue
12.8.8.2.1.3

inappropriate land uses can cause the loss of the essential elements creating a greenbelt. The retention of large areas of open space, and the clustering and careful siting of landuse activities, including residential activities, is one means of maintaining the elements of which form a greenbelt

The Special 8 Zone represents a unique and challenging environment for development. If not guided appropriately, development may undermine the contribution that the unique natural features and distinctive natural character makes to enhancing open space amenity, beauty and enjoyment of the Zone.

The Special 8 Zone comprises a strategically important area of land within the Hibiscus Coast area.

The area has identified areas of ecological significance as well as performing the role of the separation between the North Shore and Hibiscus Coast urban areas. It is bounded to the east by the coast making its connection to the water very important, given the ecological value of the estuary.

There are some areas within the Special 8 Zone with soils that have limitations for development and a number of archaeological and heritage sites have also been identified.

Issue
12.8.8.2.1.4

Coherence and cohesion of neighbourhood communities can be encouraged by physically defining neighbourhoods and providing ready access to open space and community facilities.

It is important that within the overall greenbelt and open space structure of the Special 8 Zone there are easily identifiable neighbourhoods each with their own natural boundaries and distinct character, and which are well connected to an accessible open space network.

12.8.8.2.2

Greenbelt and Conservation Policy Area Issues

The following issues apply specifically to the Greenbelt and Conservation Policy Area.

Issue
12.8.8.2.2.1

The greenbelt, open space and conservation values and functions within the Greenbelt and Conservation Policy Area must be retained in perpetuity.

The greenbelt values and function that the lands within the Special 8 Zone have are identified as being important. They function both as a natural buffer to further expansion of the existing urban area of the North Shore, as well as exhibiting from a catchment perspective, a special landscape character.

Issue
12.8.8.2.2.2

Providing public and private recreational opportunities within the Zone and to the Coastal Marine Area is necessary, but must be balanced against the protection of ecological and conservation areas and the provision of private space and recreational facilities for residents.

The provision of parks, and other recreational walkways and trails, is an integral component of the Special 8 Zone, and will enhance the ability of the public to access the coast and other areas of the Zone for a mix of active and passive



Issue
12.8.8.2.2.3

recreation. There are some park areas which will remain in private ownership or use, including some areas of the Karepiro Policy Area.

The progressive and cumulative fragmentation of the Greenbelt and Conservation Policy Area through subdivision, use and development could undermine its greenbelt and conservation values.

The area forms a key landscape feature between urban areas in the North Shore and Rodney Districts. Over time, pressure for subdivision within it could undermine this function if steps are not taken to prevent this occurring. Many factors come together to create a greenbelt and distinguish rural areas from urban areas. Particular levels and locations of subdivision and inappropriate land uses can cause the loss of the essential elements creating a greenbelt. The retention of large areas of open space, and the clustering and careful siting of land use activities, including residential activities, is one means of ensuring that the area is not progressively fragmented and the greenbelt function undermined.

12.8.8.2.3

Weiti Village Policy Areas 1 and 2 Issues

The following issues apply specifically to the Weiti Village Policy Areas 1 and 2.

Issue
12.8.8.2.3.1

To retain the greenbelt and open space character of the Zone it is necessary to ensure that development occurs in a compact way.

Within the Special 8 Zone, a compact settlement pattern is essential. The development standards within the Village Policy Areas 1 and 2 will ensure that integrated development of residential housing, relative to lot size, minimises the effects observed in some other residential environments; and that the planting of vegetation and a strongly vegetated streetscape is integrated within a high amenity residential and village environment.

Issue
12.8.8.2.3.2

Development that addresses the street and creates a safe, pleasant environment for pedestrians and cyclists can encourage alternative mobility choices such as walking and cycling.

The use of streets by pedestrians and cyclists is often affected by the perceived safety of the street. Through development addressing the street (i.e. buildings facing onto the street) the safety of the street can be improved by providing surveillance of the street by people in houses and businesses.

Improved street safety will offer additional opportunities for more people to use the street and support walking and cycling by residents and visitors to Weiti.

Issue
12.8.8.2.3.3

Roading corridors (including the road carriageway, reserve area and footpaths), that are not appropriate to their immediate environment, are not attractive or are unsafe and can adversely effect the amenity values of neighbourhoods and use of streets by pedestrians and cyclists.

The amenity of neighbourhoods is contributed to, not only by development on sites within the neighbourhood, but by the character of the street. The character of the street is determined by various aspects such as its width, the material used on the carriageway and footpaths and landscaping.



Issue
12.8.8.2.3.4

It is therefore desirable for the District Plan provisions to pay attention to the physical environment of the street as well as the environment of sites to ensure high levels of amenity within neighbourhoods. The inclusion of roading standards as a matter for assessment via a Comprehensive Development Plan application will assist in integrating roading, transportation and residential development in a cohesive manner.

Access to and the convenience of public transport can be affected by the layout of neighbourhood and streets.

The layout of streets and other parts of the pedestrian movement network can make it difficult or easy for pedestrians to reach a passenger transport route. The time taken for pedestrians to get to passenger transport routes is a key component in improving the efficiency and effectiveness of passenger transport.

In a similar way, having direct passenger transport routes within an urban area contributes to the effectiveness of passenger transport operations.

Issue
12.8.8.2.3.5

Residential areas that are not adequately served by shops and other facilities, and do not contain a range of small scale business activities often lack vitality and convenience.

In newly developed residential areas there is often a lack of shops and other facilities as these sometimes take time to become viable and be established by the private sector. Where such facilities are established in close proximity to or part of residential neighbourhoods, they act as neighbourhood centres and can contribute to the quality of living in new neighbourhoods.

12.8.8.2.3.6

Issues from the following chapters are also relevant:

- Chapter 5 – Natural Hazards*
- 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*
- Chapter 23 – Subdivision and Servicing*





12.8.8.3

Special 8 (Weiti Forest Park) Zone Objectives

The following Objectives apply to all areas within the Special 8 Zone.

Objective
12.8.8.3.1

To maintain the greenbelt character and exotic or native forest in the area between the Okura River and the urban Hibiscus Coast.

(This Objective relates to Issues 12.8.8.2.1.1, 12.8.8.2.1.2, 12.8.8.2.2.1, 12.8.8.2.3.3.)

Objective
12.8.8.3.2

To enable comprehensive residential development within a limited area only of the Zone namely the Weiti Village Policy Area 1 and 2 and Karepiro Policy Area.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.1.3, 12.8.8.2.2.3, 12.8.8.2.3.1.)

Objective
12.8.8.3.3

To protect the landscape, skyline and coast from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.

(This Objective relates to Issues 12.8.8.2.1.2 and 12.8.8.2.1.3, 12.8.8.2.2.3.)

Objective
12.8.8.3.4

To enable the establishment of a limited range of outdoor recreation activities.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.2.2, 12.8.8.2.2.3.)

Objective
12.8.8.3.5

To protect the key natural and heritage features and distinctive character of the area from inappropriate subdivision and development. The key natural features and distinctive character of the area include:

- Undeveloped coastline
- Rolling topography
- Streams and gullies
- Estuarine environment around the coastal margins
- Coastal bird habitats
- Identified SNAs
- Identified archaeological sites and sites of significance to Tangata Whenua.

(This Objective relates to Issues 12.8.8.2.1.3, 12.8.8.2.2.1, 12.8.8.2.2.3.)

Objective
12.8.8.3.6

To require the phased and progressive enhancement and expansion of existing SNAs and to ensure their long term preservation and management.

(This Objective relates to Issues 12.8.8.2.1.3, and 12.8.8.2.2.1.)

Objective
12.8.8.3.7

To prohibit the subdivision and creation of additional sites within the Greenbelt and Conservation Policy Area unless directly required for the purposes of establishing separate sites for essential infrastructure and a limited range of activities.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.2.1, 12.8.8.2.2.3.)



Objective
12.8.8.3.8

To enable a pattern of ownership and a management regime which preserves the integrity and character of the Greenbelt and Conservation Policy Area in perpetuity.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.2.1, 12.8.8.2.2.3.)

Objective
12.8.8.3.9

To create definable, identifiable communities and neighbourhoods in identified locations through unique developments based on the key natural features of each area of the Weiti Special 8 Zone and that accord with accepted urban design principles including:

- Clearly defined public and private space
- Creating attractive and safe streets which encourage walking and cycling
- Buildings fronting public open space
- Innovative and effective stormwater management techniques
- Mixed use (mixing living and business where appropriate)
- Active street frontages
- Private Open Space
- Neighbourhood definition
- High quality landscape planting.

(This Objective relates to Issues 12.8.8.2.1.3, 12.8.8.2.1.4, 12.8.8.2.2.3, 12.8.8.2.3.1, 12.8.8.2.3.2 12.8.8.2.3.3, 12.8.8.2.3.4, 12.8.8.2.3.5.)

Objective
12.8.8.3.10

To enable and manage the provision of public access within the Zone and to and along the Coastal Marine Area, rivers and adjoining public reserves.

(This Objective relates to Issues 12.8.8.2.1.4, 12.8.8.2.2.2.)

Objective
12.8.8.3.11

To provide adequate and appropriate land for public open space and ensure that these areas are treated as integrated features in any Weiti Village Policy Area development.

(This Objective relates to Issues 12.8.8.2.1.4, 12.8.8.2.2.2.)

Objective
12.8.8.3.12

To enable a limited scale of retail and business activities appropriate to support the needs of residents of the Weiti Special 8 Zone in the locations identified and that are complementary to the range of activities available in the Hibiscus Coast area generally.

(This Objective relates to Issue 12.8.8.2.1.4.)

Objective
12.8.8.3.13

To avoid, remedy or mitigate the adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.1.3.)

Objective
12.8.8.3.14

To avoid the adverse effects of stormwater runoff during and after development.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.1.3.)



Objective
12.8.8.3.15

To ensure appropriate wastewater and water infrastructure is provided to development.

(This Objective relates to Issues 12.8.8.2.1.2, 12.8.8.2.1.3.)

Objective
12.8.8.3.16

To ensure that adverse effects are not created on the surrounding roading network.

(This Objective relates to Issue 12.8.8.2.1.2.)

12.8.8.3.17

Objectives from the following chapters are also relevant:

Chapter 5 - Natural Hazards

Chapter 17 - Cultural Heritage

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Containment Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing



12.8.8.4

Special 8 (Weiti Forest Park) Zone Policies

12.8.8.4.1

Whole Zone Policies

These policies apply to all areas within the Special 8 Zone.

Policy
12.8.8.4.1.1

By maintaining a greenbelt between the Okura River and the urban Hibiscus Coast by preserving most of the site as a Greenbelt and Conservation Policy Area and creating a well vegetated framework for development.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.3, 12.8.8.3.4, 12.8.8.3.5, 12.8.8.3.6, 12.8.8.3.7.)

Policy
12.8.8.4.1.2

The total number of household units in the zone shall be limited to 550.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.2, 12.8.8.3.5, 12.8.8.3.7, 12.8.8.3.8.)

Policy
12.8.8.4.1.3

Managing residential development in the Zone by creating three Policy Areas as follows:

- Greenbelt and Conservation Policy Area
- Weiti Village Policy Area (Area 1 and Area 2)
- Karepiro Policy Area

(This Policy seeks to achieve Objectives 12.8.8.3.2, 12.8.8.3.5, 12.8.8.3.8, 12.8.8.3.9.)

Policy
12.8.8.4.1.4

Activities should be of a nature, scale, intensity and location which enable the greenbelt to be retained.

(This Policy seeks to achieve Objectives 12.8.8.3.2, 12.8.8.3.4, 12.8.8.3.7, 12.8.8.3.9.)

Policy
12.8.8.4.1.5

Subdivision and land use activities should be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments. In addition to those areas of discharge controlled by the Auckland Regional Council, this can be achieved through practices such as:

- (a) The incorporation of a high level of permeable surfaces on sites;
- (b) The use of roof materials other than uncoated galvanised uncoated zinc based products;
- (c) The use of natural contours for stormwater discharge;
- (d) The use of other external devices to slow the runoff and beautify the area;
- (e) The use of swales, filter strips, wetlands for stormwater treatment and attenuation.

(This Policy seeks to achieve Objectives 12.8.8.3.5, 12.8.8.3.13, 12.8.8.3.14.)

Policy
12.8.8.4.1.6

Subdivision and activities shall be connected to a public reticulated wastewater system.

(This Policy seeks to achieve Objectives 12.8.8.3.5, 12.8.8.3.15.)



Policy
12.8.8.4.1.7

Subdivision and activities should be connected to a public reticulated water system.

(This Policy seeks to achieve Objective 12.8.8.1.3.15.)

Policy
12.8.8.4.1.8

Subdivision and activities should not have adverse effects on the surrounding roading network.

(This Policy seeks to achieve Objective 12.8.8.1.3.16.)

Policy
12.8.8.4.1.9

Activities should be carried out in a manner that avoids adverse effects on the native flora and fauna of the Zone and the adjoining coastal environment, including the effects of pests and domestic animals.

(This Policy seeks to achieve Objectives 12.8.8.1.3.1 and 12.8.8.3.5.)

Explanation and Reasons

These policies ensure that the greenbelt function of the area is maintained. Subdivision and residential development are limited to only two areas, with the permanent protection of the balance of the land through a restrictive covenant and District Plan rules. The policies also ensure that any development can be serviced to avoid adverse effects on the environment.

12.8.8.4.2

Greenbelt and Conservation Policy Area Policies

Policy
12.8.8.4.2.1

The greenbelt shall be permanently protected from subdivision and development by a restrictive covenant except for a limited range of activities provided in the rules.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.7, 12.8.8.3.8.)

Policy
12.8.8.4.2.2

Maintain the function of the Policy Area as a greenbelt, with provision only for activities associated with recreation, forestry, farming, conservation, heritage or education.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.7, 12.8.8.3.14.)

Policy
12.8.8.4.2.3

Additional reserve land shall be added to the existing reserve network at the time of the first subdivision for the Weti Village Policy Area including:

- Stillwater Reserve Land;
- Karepiro Bay Walkway Buffer Land.
- D'Acre Cottage Reserve Extension Land;
- Karepiro Bay Walkway Extension Land;
- Haigh's Access Road Public Park.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.10, 12.8.8.3.11.)

Policy
12.8.8.4.2.4

A network of walkways shall be provided that are accessible to the public and connect with the existing coastal walkway network.

This Policy seeks to achieve Objective 12.8.8.3.10.

Policy
12.8.8.4.2.5

Buildings within the Policy Area should be sited and designed to avoid adverse effects on the landscape, particularly having regard to:



Policy
12.8.8.4.2.6

- (a) significant ridgelines;
- (b) views from the Coastal Marine Area; and
- (c) view from a public road or other public place outside the Zone.

(This Policy seeks to achieve Objectives 12.8.8.3.3 and 12.8.8.3.5.)

Enable the establishment of the following recreational landuses as identified on the Outline Development Plan in Appendix 14 to the Planning Maps:

- (a) Conservation Institute and Gardens in the location denoted on the Outline Development Map in Appendix 14, with a total area of approximately 18 hectares.
- (b) Boat storage sheds, stables and a racquets and sports club in the locations identified on the Outline Development Plan in Appendix 14 to the Planning Maps.
- (c) Public toilets in the locations identified on the Outline Development Plan in Appendix 14 to the Planning Maps.
- (d) Mountain Bike Club Facility.

(This Policy seeks to achieve Objectives 12.8.8.3.4 and 12.8.8.3.10.)

Policy
12.8.8.4.2.7

Enable outdoor recreation, conservation activities and related educational and heritage activities, rural and forestry activities within the Greenbelt and Conservation Policy Area.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.4 and 12.8.8.3.10.)

Policy
12.8.8.4.2.8

Require the staged and progressive enhancement of SNAs identified on the Outline Development Plan in Appendix 14 to the Planning Maps at the time of the first subdivision for the Weiti Village Policy Area.

(This Policy seeks to achieve Objectives 12.8.8.3.5, and 12.8.8.3.6.)

Policy
12.8.8.4.2.9

Enable the establishment of a golf course and associated ancillary facilities, including a clubhouse in the Greenbelt and Conservation Policy Area.

(This Policy seeks to achieve Objective 12.8.8.3.4.)

Explanation and Reasons

These policies seek to ensure the permanent protection of the land through a restrictive covenant and District Plan rules. The rules make most subdivision a Prohibited Activity, as a means to avoid the potential for cumulative and incremental growth within the Zone over time. Specific exceptions are included in development controls in this Chapter, where subdivision is required to contain infrastructure within a separate site. The policies also seek to limit the range of activities that can occur in the Policy Area to those of a rural and outdoor recreational nature. The policies also ensure that the existing areas of SNA are protected and enhanced by additional planting to connect and enlarge them. The policies also seek to add to public opportunities to enjoy the area by providing for additional reserve land to be added to the existing reserve network. They also provide walkways and other facilities within the zone that will be accessible to the public.



12.8.8.4.3

Policy
12.8.8.4.3.1

Karepiro Policy Area Policies

To enable the development of the Karepiro Policy Area for clustered residential development with a maximum of 150 residential units, while having regard to:

- (a) The visual impact of dwellings when viewed from outside the site, particularly from outside the Zone including the coastline;
- (b) The phasing of the removal of existing pine trees and establishing alternative native vegetative planting as an integral component of the development of this residential policy area;
- (c) Managing the potential effects of development on the surrounding natural values of the Okura DOC Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Weiti River.

(This Policy seeks to achieve Objectives 12.8.8.3.2, 12.8.8.3.3, 12.8.8.3.8, 12.8.8.3.9.)

Policy
12.8.8.4.3.2

Encourage additional planting outside the SNAs having regard to the mixed uses provided for in the Policy Area.

(This Policy seeks to achieve Objective 12.8.8.3.5)

Policy
12.8.8.4.3.3

Buildings within the Policy Area should be sited and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:

- (a) significant ridgelines;
- (b) views from the Coastal Marine Area; and
- (c) views from a public road or other public place outside the Zone.

(This Policy seeks to achieve Objectives 12.8.8.3.3 and 12.8.8.3.5.)

Policy
12.8.8.4.3.4

To require the development of new dwellings within the Policy Area to be designed in accordance with an Architectural Code.

(This Policy seeks to achieve Objective 12.8.8.3.9.)

Policy
12.8.8.4.3.5

Public access should be provided and maintained to Karepiro Bay as well as public toilet facilities as denoted on the Outline Development Plan in Appendix 14 of the District Plan

This Policy seeks to achieve Objective 12.8.8.3.10.

Policy
12.8.8.4.3.6

To require the integration of sites and landscape values through the provision of a landscape management plan for this Policy Area.

(This Policy seeks to achieve Objectives 12.8.8.3.3, 12.8.8.3.5.)

Policy
12.8.8.4.3.7

Infrastructure should be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

(This Policy seeks to achieve Objectives 12.8.8.3.5 and 12.8.8.3.13.)



12.8.8.4.4

Weiti Village Policy Areas 1 and 2 Policies.

Policy
12.8.8.4.4.1

The total number of household units in the Weiti Village Policy Area shall be limited to 400.

(This Policy seeks to achieve Objectives 12.8.8.3.1, 12.8.8.3.2, 12.8.8.3.5, 12.8.8.3.7, 12.8.8.3.8.)

Policy
12.8.8.4.4.2

Within the Weiti Village Policy Areas 1 and 2, higher intensity development should be enabled to occur around activity centres (eg shops and parks), adjacent to potential passenger transport routes and places of high amenity value. It is also intended that high intensity development be designed and located in such a way that it helps define the street edge and provides opportunities for informal surveillance, particularly to areas of open space. Higher intensity development should be comprehensively designed.

(This Policy seeks to achieve Objectives 12.8.8.3.9, 12.8.8.3.12.)

Policy
12.8.8.4.4.3

Small scale business activities that assist in providing for the daily needs of residents within the Weiti Special 8 Zone should be encouraged to locate in identified locations in the Weiti Village Policy Areas 1 and 2.

(This Policy seeks to achieve Objective 12.8.8.3.12.)

Policy
12.8.8.4.4.4

A variety of section sizes and building types should be provided for in each identified Weiti Village Policy Area in order to create interest, diversity, and choice.

(This Policy seeks to achieve Objective 12.8.8.3.9.)

Policy
12.8.8.4.4.5

Roads, including footpaths and berms, within the Weiti Village Policy Areas 1 and 2 should be designed in an integrated manner taking account of:

- (a) a range of transport modes (such as vehicles, cycles, pedestrians and public transport);
- (b) the creation of a street environment that is pleasant and safe for pedestrians to walk along;
- (c) enhancing connectivity and permeability (urban design principles).

(This Policy seeks to achieve Objective 12.8.8.3.9.)

Policy
12.8.8.4.4.6

To require that all buildings are designed and assessed against an architectural code having regard to scale, bulk, form, proportions, structure, materials and colour.

(This Policy seeks to achieve Objectives 12.8.8.3.9 and 12.8.8.3.11.)

Policy
12.8.8.4.4.7

The design of the parks and civic areas within the Weiti Village Policy Areas 1 and 2 should enhance accessibility, including plaza areas, pedestrian areas and seating.

(This Policy seeks to achieve Objectives 12.8.8.3.11, 12.8.8.3.12.)

Policy
12.8.8.4.4.8

To prevent large floor plate retailers establishing within the Weiti Village Policy Areas 1 and 2 and that they be limited by means of the delineation of the extent of commercial land use and buildable area.

(This Policy seeks to achieve Objective 12.8.8.3.12.)



<p>Policy 12.8.8.4.4.9</p>	<p>Provide for earthworks necessary for the formation of roads and formation of building platforms within the Weiti Village Policy Areas 1 and 2 but ensuring that appropriate integration of buildings into the wider context will be achieved.</p> <p><i>(This Policy seeks to achieve Objectives 12.8.8.3.5 and 12.8.8.3.13.)</i></p>
<p>Policy 12.8.8.4.4.10</p>	<p>To enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.</p> <p><i>(This Policy seeks to achieve Objectives 12.8.8.3.13, 12.8.8.3.14.)</i></p>
<p>Policy 12.8.8.4.4.11</p>	<p>To provide for roading within the Policy Area to be constructed in accordance with the Weiti Village Master Plan set out in Appendix 12C1 and in recognition of its role in creating a legible and cohesive streetscape.</p> <p><i>(This Policy seeks to achieve Objective 12.8.8.3.9.)</i></p>
<p>Policy 12.8.8.4.4.12</p>	<p>To require buildings to be constructed within minimum and maximum heights and particularly to discourage single storey buildings within Areas T4 and T5.</p> <p><i>(This Policy seeks to achieve Objective 12.8.8.3.9.)</i></p>
<p>Policy 12.8.8.4.4.13</p>	<p>To prohibit the establishment of minor household units and to limit development within the Weiti Village Policy Area to a total of 400 household units.</p> <p><i>(This Policy seeks to achieve Objective 12.8.8.3.)</i></p>
<p>12.8.8.4.4.14</p>	<p><i>Policies from the following chapters are also relevant::</i></p> <ul style="list-style-type: none"><i>Chapter 5 – Natural Hazards</i><i>Chapter 10 – Open Space and Recreation</i><i>Chapter 17 – Cultural Heritage</i><i>Chapter 18 – Urban Land Modification and Vegetation Removal</i><i>Chapter 19 – Utilities</i><i>Chapter 20 – Hazardous Substances and Contaminated Sites</i><i>Chapter 21 – Transportation and Access</i><i>Chapter 22 – Financial Contributions</i><i>Chapter 23 – Subdivision and Servicing</i>



12.8.8.5

Policy Area Description

The Policy Areas provided for in the Special 8 (Weiti Forest Park) Zone are as follows:

1. Greenbelt and Conservation Policy Area.
2. Weiti Village Policy Areas (Area 1 and 2).
3. Karepiro Policy Area.

12.8.8.5.1

Greenbelt and Conservation Policy Area

The purpose of this Policy Area, covering approximately 732ha, is to maintain an open space greenbelt between Okura and the urban Hibiscus Coast, whilst allowing up to 400 household units to be established within the Weiti Village Policy Areas 1 and 2, and up to 150 household units within the identified Karepiro Policy Area. The Greenbelt and Conservation Policy Area wraps around the western, northern and eastern edges of the Zone surrounding the 2 Weiti Village Policy Areas, and the Karepiro Policy Area.

The Greenbelt and Conservation Policy Area shall be maintained in exotic and/or native forest, farmland, gardens and/or recreational open space. The provisions outlined in the Policy Area are to ensure that the integrity of the greenbelt function is maintained in perpetuity while appropriately providing for activities consistent with that greenbelt function, including conservation and outdoor recreation activities.

The Greenbelt and Conservation Policy Area is effectively the balance area to be held as open space. The location of the sites for residential activity is therefore restricted to identified parts of the Special 8 Zone to ensure that the greenbelt role of the land is retained.

The rules require that planting of native vegetation shall be undertaken in the SNA Enhancement Planting Areas identified in the Outline Development Plan in Appendix 14 to the Planning Maps. This shows the Stage 1 Enhancement Planting connecting and expanding the existing SNA areas. The Stage 2 Enhancement Planting is at the Conservation Institute and the Stage 3 Enhancement Planting connects the existing SNAs to the Conservation Institute. The Stage 4 Planting fills in the area between the Conservation Institute, the Stage 3 Enhancement Planting and the existing SNAs. The Enhancement Planting is triggered by the first subdivision application for development in the Weiti Village Policy Area. The Enhancement Planting is to occur as follows:

- (a) Stage 1 areas (47ha) – planting shall be completed within 5 years of granting consent.
- (b) Stage 2 area (Conservation Institute and Gardens) (17.5ha) – planting shall be completed within 10 years of granting consent.
- (c) Stage 3 areas (62ha) – planting shall commence within 10 years of granting consent and be completed within 20 years of granting consent.
- (d) Stage 4 - planting shall commence within 10 years of granting consent and shall be completed within 20 years of granting consent. No less than 60% of the area shall be planted in native vegetation.



This is a total of approximately 126ha of enhancement planting. The planting is to comply with standards set out in the Zone rules which are based on the Enhancement Planting Standards used in the other rural zones of the District.

The areas within the Special 8 Zone which have been identified as public open space are to be vested in the Council or Department of Conservation as the case may be in accordance with rule 12.8.8.22.6. The areas amount to approximately 42.4ha and are:

- Stillwater Reserve Land (approx 6.7ha);
- Karepiro Bay Walkway Extension Land (approx 3.3ha);
- D'Acre Cottage Reserve Extension Land (approx 6ha);
- Karepiro Bay Walkway Buffer Land (approx 1.4ha); and
- Haigh's Access Road Public Park (approx 25ha).

The reserves will be zoned Open Space following their vesting.

The requirement for public access to the esplanade reserve at Karepiro Bay is necessary to ensure that public access to and along the coastal marine area is maintained and enhanced. A comprehensive network of walkways is also to be provided and maintained and these are shown on the Outline Development Plan in Appendix 14 of the Planning Maps. They are as follows:

- **Weiti Walkway from Haigh's Access Road to the Conservation Institute – approximately 5.8km;**
- **Weiti Walkway from Conservation Institute to the Public Carpark – approximately 2.3km;**
- **Weiti Walkway from the Public Carpark to Conservation Institute via road – approximately 2.1km;**
- **Weiti Walkways from the Public Carpark to D'Acre Cottage – approximately 1.0km; and**
- **a further track, the exact route to be agreed between the Council and the consent holder at a later date, with termini in the following locations:**
 - at Stillwater, or alternatively at some point along the DOC Walkway identified on the Outline Development Plan in Appendix 14 to the Planning Maps between Stillwater and Karepiro Bay; and
 - at the Public Carpark or at some point along the Weiti Walkway identified in the second bullet above.

The walkways and reserve land are to be provided for as part of the first subdivision application of the Weiti Village Policy Area.

Specific areas are identified on the Outline Development Plan in Appendix 14 to the Planning Maps for a Conservation Institute and Gardens, boat storage sheds, public toilet facilities, two stable complexes, racquets and sports club and other sports and recreational facilities.

A Conservation Institute and Gardens is also to be provided as:

- **a base for the carrying out of the enhancement planting, including the Weiti forest conversion programmes, the Weiti enhancement planting programmes and the Weiti predator and pest eradication programmes;**



- a building where public sector science research related to Weiti or the surrounding area can be furthered by making available office, meeting or seminar space from time to time; and
- a place for educational programmes.

Following the issue of the section 224(c) certificate the facilities will be available for those activities on reasonable conditions.

The gardens will also be available to the public subject to certain conditions which may include an entry fee.

The consent holder will also create an incorporated society to own and operate the Mountain Bike Club Facility on the land of approximately 20ha.

The subdivision of land within the Policy Area, other than that which may be required to accommodate the specified Weiti Conservation activities or in connection with the establishment of infrastructure to serve activities in the zone, is a Prohibited Activity.

12.8.8.5.2

Weiti Village Policy Areas 1 and 2

The location of the Weiti Village Policy Areas 1 and 2 are identified on the Outline Development Plan enclosed in Appendix 14 to the Planning Maps. The layout and form of these areas is also denoted on the Weiti Village Master Plan in Appendix 12C1.

The Weiti Village Policy Areas 1 and 2 combined will contain up to 400 household units, with a mix of local retail and recreational activities as per the Master Plan. The Weiti Village Master Plan in Appendix 12C1 shall be used to guide the density, scale and form of development. A range of activities are included in the District Plan rules reflecting the Master Plan and an activity status assigned to each of these.

Issue of a certificate pursuant to Section 224(c) of the Resource Management Act for the first subdivision application of the Weiti Village Policy Area is the trigger for a number of the public benefits outlined under the Greenbelt and Conservation Area description above.

The Weiti Village Master Plan is based upon areas of different density developed using the Transect approach which proposes a gradient of activities and building types from a higher density centre to less intense development at the edge of settlements. These areas and the relevant Development Controls are set out in Rule 12.8.8.8 below. The key transects applicable to the Weiti Village Policy Area are as follows:

T5-Urban Centre

The Urban Centre is the equivalent of a Main Street and includes building types that can accommodate retail, office, live-work and household units. It is characterised by a tight network of streets with wide pedestrian pavements, buildings set at, or very close to, street frontage, formal open spaces and a legible pattern of street tree planting.





T4 – General Urban

The General Urban area has a primarily residential fabric. Mixed use is confined to certain corner locations. A wider range of building typologies and building yards are provided for. Street tree planting patterns may be more varied.

T3 – Sub-Urban

The Sub-Urban area is the most purely residential area of the community. Development density is lower than the T4 and T5 Areas, and buildings are detached and feature the greatest amount of yard area of the Village. Development blocks are typically slightly larger, and roads feature a less regular pattern to accommodate natural landform conditions. Landscape treatments are more informal and organic in form. This area also serves to transition into the rural and greenbelt character of the surrounding Policy Area.

The design approach to the Weiti Village Policy Area is based upon creating a “Village” character that will ensure development is integrated into the landscape setting. In order to achieve such an outcome an assessment of urban design, land development, engineering and landscape integration will be required for each resource consent application. An Architectural Code is required to be prepared addressing the principles set out in Appendix 12C2. There is the opportunity for Comprehensive Residential Development of larger sites and it is likely that the whole of the villages will be designed in a comprehensive way.

The Weiti Village Policy Area, whilst emphasising residential activities, does make provision for shops, limited business activity and live-work opportunities which will support the local population. The range of such activities is set out in the Activity Table (Rule 12.8.8.7.2).

12.8.8.5.3

Karepiro Policy Area

Within this specific Policy Area 150 household units are identified. The provisions governing the use and development of this area are controlled by the rules in the section. However, existing Resource Consent Ref RMA52447 also guides development while that consent is live.

The Development Controls and associated Assessment Criteria for the Greenbelt and Conservation Policy Area; include controls of subdivision, land use and future development scenarios to ensure that development of the Karepiro Policy Area is not considered in isolation from its landscape context.

12.8.8.6

Development within Weiti Village Policy Areas 1 and 2

To achieve development of the Weiti Village Policy Areas 1 and 2, activities and development should be in accordance with the Weiti Village Master Plan in Appendix 12C1 and demonstrate compliance with the relevant development controls and performance standards. Any activities which do not meet one or more standards within this area will be assessed in terms of the effects that such non compliances will generate on the Weiti Village Master Plan in Appendix 12C1.



12.8.8.7

Rule 12.8.8.7.1
Activities In All Policy Areas

Rule 12.8.8.7.2
Activity Table

Any application for an activity within the Weiti Village Policy Areas 1 and 2 that is not specifically encompassed by the activities listed in Rule 12.8.8.7.2, will be considered as a Non-complying Activity, except where otherwise identified as a Prohibited Activity.

Activity Rules

Activities In All Policy Areas

Activities in the Policy Areas shall comply with the following:

- (a) All Permitted Activities in the Activity Table in Rule 12.8.8.7.2 shall comply with Rule 12.8.8.8 - 12.8.8.10 Development Controls, and any other relevant Rule in the District Plan;
- (b) All Controlled Activities in the Activity Table in Rule 12.8.8.7.2 and comprehensively designed developments shall comply with Rule 12.8.8.8 – 12.8.8.10 Development Controls (unless specifically excluded), and any other relevant Rule in the District Plan. All Controlled Activities shall be assessed against the criteria in Rule 12.8.8.11;
- (c) All Restricted Discretionary Activities in the Activity Table in Rule 12.8.8.7.2 shall be assessed against those matters over which discretion is retained as set out in Rules 12.8.8.12 to 12.8.8.19;
- (d) All Non-complying Activities in the Activity Table in Rule 12.8.7.2 shall be assessed in terms of Section 104 of the Act;
- (e) Except as provided for by sections 95A(2)(b), 95A(2)(c) and 95A(4) of the Act, all Controlled Activities, and Restricted Discretionary Activities marked # will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

Activity Table

In the following table:

- P = Permitted Activity**
- C = Controlled Activity**
- RD = Restricted Discretionary Activity**
- D = Discretionary Activity**
- NC = Non-complying Activity**
- PRO = Prohibited Activity**
- N/A = Not Applicable in this Policy Area**

Note: Words in capitals are defined in Chapter 3 - Definitions.
Note: Additional definitions unique to the Weiti Special 8 Zone are set out in Rule 12.8.8.7.2.2 below.



ACTIVITY	Greenbelt and Conservation Policy Area	Weiti Village Policy Areas 1 and 2	Karepiro Policy Area
Any building or activity not otherwise specifically listed in the Activity Table.	PRO	NC	NC
Any Permitted, Controlled or Restricted Discretionary Activity not complying with the Rules 12.8.8.8.3 to 12.8.8.8.12, 12.8.8.9.2 to 12.8.8.9.8, 12.8.8.10.1 to 12.8.8.10.4 and 12.8.8.10.6 Development Controls .	RD	RD	RD
ACCESSORY BUILDINGS for permitted activities.	C#	P	C#
ACCESSORY BUILDINGS for controlled activities.	C#	C#	C#
BUILDINGS within the Weiti Village Policy Areas 1 and 2 (Area T3) complying with the Development Controls listed in Rule 12.8.8.8 below	N/A	C#	N/A
BUILDINGS for HOUSEHOLD UNITS within the Karepiro Policy Area complying with the Development Controls listed in Rule 12.8.8.9 below.	N/A	N/A	C#
BUILDINGS within the Weiti Village Policy Areas 1 and 2 (Areas T4 and T5) complying with the Development Controls listed in Rule 12.8.8.8 below	N/A	RD#	N/A
BUILDINGS The erection, addition to or external alteration to and/or relocation of BUILDINGS associated with a COMPREHENSIVELY DESIGNED DEVELOPMENT on sites within the Weiti Village Policy Areas 1 and 2 (Areas T4 and T5) complying with the applicable Development Control Rules in Rule 12.8.8.8 and provided that the total number of household units in the Weiti Village Policy Area does not exceed 400.	N/A	RD#	N/A
BUILDINGS The use of existing BUILDINGS for residential purposes, where the BUILDING complies with the activity and density Rules 12.8.8.7.1, 12.8.8.7.2, 12.8.8.7.2.1, 12.8.8.7.2.3, and 12.8.8.7.2.4 in the Weiti Village Policy Areas 1 and 2 and the Karepiro Policy Area.	N/A	P	P
BUILDINGS The demolition of BUILDINGS, except where listed in Appendix 16A of 16B.	P	P	P
BUILDINGS, structures and infrastructure including car parks for WEITI CONSERVATION ACTIVITIES.	RD#	P	RD#
BUILDINGS, structures and infrastructure identified in the Outline Development Plan in Appendix 14 to the Planning Maps, including car parks for WEITI OUTDOOR RECREATION.	RD#	P	RD#
CONSERVATION INSTITUTE (This is a building and activity rule).	RD#	N/A	N/A



ACTIVITY		Greenbelt and Conservation Policy Area	Weiti Village Policy Areas 1 and 2	Karepiro Policy Area
Density Rules – Residential Activities.	SINGLE HOUSEHOLD UNIT per SITE not exceeding 1 unit per Site in Weiti Village Policy Areas 1 and 2 provided that the total number of household units in the Weiti Village Policy Area complies with Rules 12.8.8.7.2.3 and 12.8.8.7.2.4 (Note this is a density rule.)	N/A	P	N/A
	SINGLE HOUSEHOLD UNIT per SITE not exceeding 1 unit per Site in the Karepiro Policy Area provided that the total number of households units in the Karepiro Policy Area does not exceed 150 and complies with Rule 12.8.8.7.2.3. (Note this is a density rule.)	N/A	N/A	C#
	COMPREHENSIVELY DESIGNED DEVELOPMENT in Weiti Village Policy Areas 1 and 2 (Areas T4 and T5), provided that the total number of household units in the Weiti Village Policy Area complies with Rules 12.8.8.7.2.3 and 12.8.8.7.2.4 (Note this is a density rule.)	N/A	RD#	N/A
	HOUSEHOLD UNITS in the Greenbelt and Conservation Policy Area.	PRO	NA	NA
Golf Course	The construction, establishment and use of golf course, clubhouses and ancillary facilities and infrastructure.	RD#	RD#	RD#
HOME OCCUPATIONS		N/A	P	P
MINOR HOUSEHOLD UNITS		PRO	PRO	PRO
OFFICES	where specifically provided for on a Comprehensively Designed Development, that has been granted consent.	PRO	P	NC
PLACES OF ASSEMBLY	accommodating not more than 200 people where specifically provided for on the Outline Development Plan in Appendix 14 to the Planning Maps (Note this is an activity rule only and does not cover building associated with this activity).	PRO	RD#	P



ACTIVITY	Greenbelt and Conservation Policy Area	Weiti Village Policy Areas 1 and 2	Karepiro Policy Area
RESTAURANTS (excluding DRIVE-THROUGH ACTIVITIES) where specifically provided for on a Comprehensively Designed Development that has been granted consent.	PRO	P	NC
SHOPS (except SHOPS for the sale of Builders, Tradesmen's, Engineers', Farmers' and Handymen's supplies, or Motor Vehicle and Machinery Parts and Tools) with a gross leaseable area of individual ground floor or unit area of a maximum of 400m ² and where specifically provided for on a Comprehensively Designed Development, that has been granted consent.	PRO	P	NC
SHOW HOME SITES	PRO	P	P
VISITOR ACCOMMODATION in the Weiti Village Policy Area, Areas T4 and T5 only, and as part of a COMPREHENSIVELY DESIGNED DEVELOPMENT and subject to Rule 12.8.8.7.2.3	PRO	P	PRO
WEITI CONSERVATION ACTIVITIES (refer to definition below) (Note: This is an activity rule only and does not cover buildings associated with this activity).	P	P	P
WEITI FORESTRY ACTIVITIES (refer to definition below) (Note: This is an activity rule only and does not cover buildings associated with this activity).	P	P	P
WEITI OUTDOOR RECREATION (Note: This is an activity rule only and does not cover buildings associated with this activity).	P	P	P
WEITI RURAL ACTIVITIES (refer to definition below)	P	NC	P
District Wide Activities	Refer Chapter 16 General Rules. Apply the rules as if this Policy Area was a Rural Zone	Refer Chapter 16 General Rules. Apply the rules as if Area T5 was a Retail Service Zone and Areas T4 and T3 were Residential zones	Refer Chapter 16 General Rules. Apply the rules if this Policy area was a Residential Zone
Earthworks and Vegetation and Wetland Modification Activities	Refer Chapter 7 Rural Apply Rule 7.4.9 as if the land was within the East Coast Rural Zone	Refer Chapter 18 Urban Land Modification and Vegetation Removal Apply the rules as if the land was within an urban zone.	Refer Chapter 7 Rural. Apply Rule 7.4.9 as if the land was within the East Coast Rural Zone



ACTIVITY	Greenbelt and Conservation Policy Area	Weiti Village Policy Areas 1 and 2	Karepiro Policy Area
Transport Activities	Refer Chapter 21 Transportation and Access	Refer Chapter 21 Transportation and Access (except where modified by a Rule in this section)	Refer Chapter 21 Transportation and Access
Use and Storage of HAZARDOUS SUBSTANCES	Refer Chapter 20 Hazardous Substance and Contaminated Sites. Apply the rules as if this Policy Area is a Rural Zone	Refer Chapter 20 Hazardous Substance and Contaminated Sites. Apply the rules as if this Policy Area is a Residential Zone	Refer Chapter 20 Hazardous Substance and Contaminated Sites. Apply the rules as if this Policy Area is a Residential Zone
UTILITIES	Refer Chapter 19 Utilities	Refer Chapter 19 Utilities	Refer Chapter 19 Utilities
Subdivision and Servicing	Refer Chapter 23 Subdivision and Servicing	Refer Chapter 23 Subdivision and Servicing	Refer Chapter 23 Subdivision and Servicing

Rule 12.8.8.7.2.1
Rules in other chapters.

Rule 12.8.8.7.2.2
Definitions

The rules in other Chapters referred to above apply except where standards are modified by the Development Controls in this Chapter.

Particular Weiti Special Zone Definitions

Definitions applying specifically to the Special 8 (Weiti Forest Park) Zone. (Note: All other definitions are set out in *Chapter 3 – Definitions* of the Plan).

FIRST SUBDIVISION APPLICATION means the first consent application for the first stage of subdivision of the land within the Weiti Village Policy Areas 1 or 2 into a significant number of separate lots or for a comprehensively designed development, that proceeds to the issue of certificates pursuant to section 224(c) of the Act.

WEITI CONSERVATION ACTIVITIES means the management of habitat, ecosystems and heritage within the Special 8 (Weiti Forest Park) Zone, including uses ancillary to such activities.

WEITI OUTDOOR RECREATION ACTIVITIES means the use of land (whether commercial or private) for leisure, sporting, and/or recreational activities and excludes motorsport.

WEITI RURAL ACTIVITIES means farming activities of any kind including grazing, breeding, stocking of animals, gardening, the growing of plants, trees or crops, horticulture, or uses ancillary to such activities but excludes Intensive Farming as defined in the District Plan.



WEITI FORESTRY ACTIVITIES means the activities associated with the planting, tending and harvesting of trees for commercial gain, including the location and operation of mobile sawmill facilities on a site for no longer than three months in any 12 month period, but excludes any other sawmilling or timber processing.

COMPREHENSIVELY DESIGNED DEVELOPMENT means development where more than one household unit is proposed on an area which is identified for such developments within the Weiti Village Master Plan in Appendix 12C1 (Areas T4 and T5 Weiti Village Master Plan in Appendix 12C1). Within a Comprehensively Designed Development, the design of buildings, activities, their layout, access and relationship to one another and their neighbours is to be planned as a cohesive whole.

CONSERVATION INSTITUTE means a building of not less than 400m² located as shown on the Outline Development Plan in Appendix 14 to the Planning Maps and used as follows:

- (a) A base for carrying out the enhancement planting including the Weiti forest conversion programmes and the Weiti enhancement planting programmes; and the Weiti predator, pest and weed eradication programmes; and
- (b) A building where public sector science research related to Weiti or the surrounding area can be furthered by making available office, meeting or seminar space; and
- (c) Educational programmes.

Rule 12.8.8.7.2.3
**Maximum Number of
Households in Policy Areas**

Maximum Number of Households in Policy Areas

- (a) The Maximum number of household units within the Karepiro Policy Area shall be 150.
- (b) The maximum total number of household units within the Weiti Village Policy Areas 1 and 2 shall not exceed 400.
- (c) The total number of household units within the entire Weiti Special 8 Zone shall not exceed 550.
- (d) The number of Visitor Accommodation units in the Weiti Village Policy Areas T4 and T5 shall not exceed 100.
- (e) The Visitor Accommodation units shall be treated as Household Units for the purpose of calculating the limits in (b) and (c) above, provided that each Visitor Accommodation unit shall equate to 0.6 of a household unit.
- (f) Non-compliance with this rule shall be a Prohibited Activity.

Explanation and Reasons

Visitor accommodation units come within the household unit capacity to ensure that the scale of the villages and the 400 household unit cap is not significantly expanded. However they are counted at a ratio of 0.6 of a household unit. This



Rule 12.8.8.7.2.4
Density

means, for example, that if all 100 visitor accommodation units are developed, then the number of household units in the Villages is reduced by 60 to keep within the Village household unit limit of 400.

Density

The maximum density in the Weiti Village Policy Areas 1 and 2 shall be as set out in the table below.

Area	Density
Area T5	125m ² per household unit.
Area T4	250m ² per household unit
Area T3	1 Unit per Site

Rule 12.8.8.8

Development Controls and Performance Standards Weiti Village Policy Areas 1 and 2

Rule 12.8.8.8.1
Location of Sites

Location of Sites

All household units shall be located within the extent of the Weiti Village Policy Areas 1 and 2 as identified on the Outline Development Plan in Appendix 14 to the Planning Maps and in the Weiti Village Master Plan in Appendix 12C1.

Rule 12.8.8.8.2
Location of Residential Activity

Location of Residential Activity

Within Area T5, no residential activity at ground floor level shall occur in the areas identified on the Weiti Village Master Plan in Appendix 12C1 as dedicated "Commercial Ground Floor" activities.

Explanation and Reasons

Development within the Weiti Village Policy Areas 1 and 2 is governed by the Transect method, with a scale of development density and building typologies being identified; ranging from lower density residential living, through to a dense village environment, which requires a range of performance standards that are different from those found in other parts of the District Plan. The development controls set out minimum and/or maximum development standards for each transect area.

Rule 12.8.8.8.3
Maximum Building Height

Maximum Building Height

Rule 12.8.8.8.3.1
Buildings

Buildings

The maximum height shall be determined using the rolling height method as defined in *Chapter 3 - Definitions*.

The maximum building height of any building or structure within the Weiti Village Policy Areas 1 and 2 shall be as follows:



Rule 12.8.8.8.3.2
Accessory Buildings

- (a) Within Area T5 the maximum height shall be 15 metres and containing not more than 4 storeys above ground level, providing that no buildings shall be less than 9 metres in height;
- (b) Within Area T4 the maximum height shall be 11 metres and containing not less than 2 storeys above ground level; provided that no building shall be less than 9 metres in height.
- (c) Within Area T3, the maximum height shall be 9 metres and containing not more than 2 storeys above ground level.

Accessory Buildings

The maximum height shall be determined using the rolling height method as defined in *Chapter 3 - Definitions*.

The Maximum building height of any accessory building within the Weiti Village Policy Areas 1 and 2 shall be as follows:

- a) Within Area T5 the maximum height shall be 8 metres.
- b) Within Areas T4 and T3, the maximum height shall be 6 metres.

Explanation and Reason

The height controls are configured to ensure that a cohesive streetscape and building frontage can be created. The maximum height is included to regulate the overall mass of buildings within the Policy Area, whereas the control on the number of storeys is to allow the construction of a range of ceiling heights; providing flexibility for use of spaces at ground floor level for activities including retail. The minimum height is included to define the streetscape to achieve the required ratio of building relative to street width. The controls will allow greater ceiling heights to be created on every floor of a building if appropriate for the intended end use of the building.

Rule 12.8.8.8.4
Building Frontage Relative to Site Frontage

Building Frontage Relative to Site Frontage

(Note: This Rule does not apply to Comprehensively Designed Developments within Areas T4 and T5)

- (a) Within Area T5, the front façade of the building shall occupy not less than 90% of the length of the site frontage.
- (b) Within Area T4, the front façade of the building shall occupy not less than 50% of the length of the site frontage.
- (c) Within Area T3, the front façade of the building shall occupy not less than 40% of the length of the site frontage.

Explanation and Reasons

The width of buildings relative to the street frontage is an important element in achieving a cohesive and legible streetscape for the Weiti Village Policy Areas. The



Rule 12.8.8.8.5
Height in Relation to Boundary

rule is intended to ensure that this outcome is achieved. It is expected that applications for Comprehensively Designed Developments will include apartment buildings, and multiple household units (within the 400 total permitted) and may extend over more than 1 site in the Policy Area. Those developments can be assessed individually as to their building frontage in relation to the frontage width via the resource consent process and the Assessment Criteria set out in this Chapter of the Plan.

Height in Relation to Boundary

Within Areas T3 –T5, 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 adjoining the Greenbelt and Conservation Policy Area.

This Rule shall not apply to:

- (a) Chimneys, radio and television aerials, and domestic satellite dishes less than 1 metre in diameter;
- (b) The apex of any roof or gable end not exceeding 1m² in area;
- (c) Dormers not exceeding 2 metres in width (not more than 2 per building facing the same boundary);
- (d) Those parts of a building that share a common wall on a site boundary or on a boundary between units.

Explanation and Reasons

High buildings close to the boundaries of other Policy Areas can have significant adverse effects on neighbouring sites, including being overbearing and restricting the admission of daylight. This Rule requires higher buildings to be located further from the boundary.

Rule 12.8.8.8.6
Maximum Site Coverage

Maximum Site Coverage

(Note: This Rule applies to all sites within Areas T3-T5)

The maximum building coverage of a site shall be:

- (a) 100% net site area within Area T5.
- (b) 100% net site area within Area T4.
- (c) 80% net site area within Area T3.

Explanation and Reasons

Open space plays an important part in providing space for the planting of trees, stormwater drainage, and ensuring a high level of amenity values on residential sites. These rules are intended to ensure that these characteristics are retained in the T3 area. The Council recognises that the provision of traditional open space is not an issue in the T5 and T4 Areas where a more built up environment is proposed and hence a lesser requirement in these areas.



Rule 12.8.8.8.7
Minimum – Maximum Yards

Minimum – Maximum Yards

The front yard rule shall not apply to Comprehensively Designed Developments. A minimum and maximum yard for front yards is specified on the basis that the yard distances of buildings within Areas T3-T5 play an important role in creating a legible and cohesive village amenity.

Rule 12.8.8.8.8
Front Yards

Front Yards

- (a) Within Area T5 the maximum front yard shall be 1 metre.
- (b) Within Area T4, the maximum front yard shall be 3.5 metres and the minimum front yard shall be not less than 1 metre.
- (c) Within Area T3, the maximum front yard shall be 6 metres and the minimum front yard shall be not less than 3.5 metres.

Rule 12.8.8.8.9
Other Yards

Other Yards

In respect of Comprehensively Designed Developments, the minimum side yard and rear yard rules shall not apply except where a Comprehensive Development adjoins a site within a T3 Area in which case the side yard shall be 1.8m. The minimum yards (other than front yards) on any site within Areas T3-T5 shall be as follows:

Rule 12.8.8.8.9.1
Side Yards

Side Yards

- (a) Within Area T5 there is no minimum side yard requirement except where a T5 site adjoins a T3 site, in which case the side yard shall be 1.8m.
- (b) Within Area T4 there is no minimum side yard except where a T4 site adjoins a T3 site, in which case the side yard shall be 1.8m and the maximum side yard shall be 1.8 metres.
- (c) Within Area T3, the minimum side yard shall be 1.8 metres.

Rule 12.8.8.8.9.2
Rear Yards

Rear Yards

- (a) Within Area T5, the minimum rear yard shall be 7 metres.
- (b) Within Area T4 the minimum rear yard shall be 5 metres.
- (c) Within Area T3 the minimum rear yard shall be 4 metres.

Rule 12.8.8.8.9.3
Other Yards: Accessory Buildings

Other Yards: Accessory Buildings

Within Area T5, the minimum yard standards for an accessory building are:

- (a) 0.3 metres minimum for the rear and side yard.



Rule 12.8.8.8.9.4
**Yards to Remain
Unobstructed by Buildings**

Rule 12.8.8.8.9.4.1

Rule 12.8.8.8.9.4.2

Rule 12.8.8.8.9.5
**Use of Yards for Vehicular
Access**

Within Area T4 the minimum yards for an accessory building are:

- (b) 1 metre minimum side yard.
- (c) 0.6 metres minimum rear yard.

Within Area T3 the minimum yards for an accessory building are:

- (d) 2 metres minimum side yard.
- (e) 2 metres minimum rear yard.

Yards to Remain Unobstructed by Buildings

With the exception of Rule 12.8.8.9.3 (Accessory Buildings), all yards shall remain unobstructed by buildings except as provided for as follows.

The following can be built in front yards:

- (a) Within Area T5, the construction of awnings or similar pedestrian shelter areas at ground floor level, of up to 2.3 metres in depth and extend up to 100% of the building frontage.
- (b) Within Areas T4 and T3, the construction of verandahs, decks with a maximum height of 0.6 metres above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3 metres in depth.

The following can be built in side yards:

- (a) Within Area T5, the construction of awnings or similar pedestrian shelter areas at ground floor level of up to 0.6 metres in depth and extend up to 100% of the building frontage.
- (b) Within Areas T4 and T3, the construction of verandahs, balconies and bay windows and steps/porches may encroach into the front yard by not more than 1.5 metres in depth.
- (c) Fascia, gutters, down pipes 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 sunscreens/awnings providing that they do not encroach into the yard by more than 0.3 metres.

Use of Yards for Vehicular Access

The use of yards for vehicular access and parking shall comply with the following:

Front yards

- (a) Within Areas T5 and T4, no vehicular access or car parking shall be provided in the front yard.
- (b) Within Area T3, vehicular access may be provided via the front yard, but no accessory buildings with garage doors parallel to the street frontage or uncovered car parks shall project forward of the main



building on each site.

Explanation and Reasons

Yards or building set backs allow for open space between buildings for site access, building maintenance, privacy, noise reduction and the like.

Unlike more conventional residential environments, the creation of driveways and accessways along street frontages has the potential to fragment the streetscape and pedestrian network. The rule provides direction on the positioning of access to sites so that the potential adverse effects of vehicular crossings and car parking in the Weiti Village Policy Areas 1 and 2 are avoided.

Rule 12.8.8.8.10
Roof Types

Roof Types

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

Explanation and Reasons

The runoff from uncoated galvanised roofs has the potential to cause harm to eco-systems within streams and other receiving waters.

Rule 12.8.8.8.11
Maximum Impervious Surfaces

Maximum Impervious Surfaces Weiti Village Policy Areas 1 and 2

(Note: This Rule applies to all sites within Areas T3-T5)

The maximum impervious surfaces of any site shall be:

- (a) 100% net site area within Area T5.
- (b) 100% net site area within Area T4.
- (c) 80% net site area within Area T3.

(Note: This rule does not include roads or reserves).

Explanation and Reasons

The density of development within the Weiti Village Policy Areas 1 and 2 is more intensive than in many other areas of the District. While the development form within this Policy Area is intense, the balance of the Special 8 Zone surrounding the Policy Area has no development potential except where expressly provided for. This rule reflects this unique situation, and allows for a greater percentage of impervious coverage on the basis that carefully managed stormwater infrastructure will not result in downstream effects on existing properties, or place pressure on existing public stormwater infrastructure.

Rule 12.8.8.8.12
Integration and screening of Infrastructure

Integration and screening of Infrastructure

All water storage tanks and associated infrastructure shall be placed below ground with planting or other screening devices such that they are not visible from any public place.



Rule 12.8.8.9

Rule 12.8.8.9.1
Location of Sites

Rule 12.8.8.9.2
Maximum Building Height
and Height in relation to
boundary

Rule 12.8.8.9.3
Yards

Explanation and Reasons

To mitigate the effects of water storage tanks, it is appropriate that they be screened or placed underground.

Development Controls Karepiro Policy Area

Location of Sites

All sites created for Household Units by subdivision shall be located within the extent of the Karepiro Policy Area as identified on the Outline Development Plan in Appendix 14 to the Planning Maps.

Maximum Building Height and Height in relation to Boundary.

- (a) 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.
- (b) The maximum height of any building shall be 9 metres, except Lots 115, 118, 119, 122, 123, 124 and 138-150 (excluding Lot 147) consented in RM52447 which shall be a maximum height of 6 metres above ground level.

Rule (b) shall not apply to:

- (i) Chimneys, radio and television aerials, and domestic satellite dishes less than 1 metre in diameter;
- (ii) The apex of any roof or gable end not exceeding 1m² in area.

Explanation and Reasons

The maximum height is included to regulate the overall mass of buildings and the adverse effects of buildings on the landscape.

Yards

The following minimum yards shall apply:

- (a) General Standards
 - Shoreline Yard 50m
 - Front Yard 10m
 - Other Yards 1.2m
- (b) Buildings (in excess of 25m² floor area) for housing animals other than horses
 - All Yards 100m to nearest house site.



Rule 12.8.8.9.3.1
Use of yards

Use of Yards

- (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 of a metre, 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 12.8.8.9.4
Accessory Buildings – Maximum Area

Accessory Buildings – Maximum Area

Maximum gross floor area per site 150m².

Rule 12.8.8.9.5
Integration and Screening of Infrastructure

Integration and Screening of Infrastructure

All water storage tanks and associated infrastructure shall be placed below ground with planting or other screening devices such that they are not visible from any public place beyond the boundary of the Special 8 (Weiti Forest Park) Zone.

Explanation and Reasons

To mitigate the effects of water storage tanks, it is appropriate that they be screened or placed underground.

Rule 12.8.8.9.6
Planting of Steeper Lots

Planting of Steeper Lots

All slopes steeper than 1:2.5 within individual lots that have not been built on shall be permanently vegetated with local native plant species.

Explanation and Reasons

To mitigate the effects of land modification, and to visually integrate development into steeper areas of the Special 8 Zone; the planting of areas not built upon within each lot with native vegetation is considered an appropriate requirement.

Rule 12.8.8.9.7
Lighting

Lighting

Exterior lighting shall be designed and operated in accordance with Rule 16.5 of the District Plan for luminance (lux). Rule 16.5 shall be read as if this Policy Area was a Residential Zone.



Rule 12.8.8.9.8
Roof Types

Explanation and Reasons

Rule 16.5 manages the effects resulting from the operation of exterior lighting, but excluding street lighting.

Roof Types

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

Explanation and Reasons

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

Rule 12.8.8.10

Development Controls Greenbelt and Conservation Policy Area

Rule 12.8.8.10.1
Height and Height in Relation to Boundary

Height and Height in Relation to Boundary

- (a) The maximum height of any building shall not exceed 9 metres.
- (b) No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary.
- (c) No part of any building or any tree shall exceed the height limits specified on Planning Maps 26 and 27 and Map 1 in Appendix 1 (Height Restrictions North Shore Airfield).

Rule 12.8.8.10.2
Yards

Yards

The following minimum yards shall apply:

- (a) General Standards

Shoreline Yard	50m
Front Yard	10m
Other Yards	1.2m

Rule 12.8.8.10.3
Use of yards

Use of Yards

- (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 of a metre, 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 12.8.8.10.4
Integration and screening of infrastructure

Integration and screening of infrastructure

Any private water reservoir shall be incorporated within the structure so that it forms part of that structure, or shall be placed underground provided that this restriction does not apply to wood stave tanks.

Rule 12.8.8.10.5
Native Replanting

Native Replanting

Any native planting within the Greenbelt and Conservation Policy Area (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4)) identified on the Outline Development Plan in Appendix 14 to the Planning Maps shall meet the standards in Rule 12.8.8.22.9.2 Enhancement Planting Standard.

Rule 12.8.8.10.6
Roof Types

Roof Types

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

Explanation and Reasons

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

Rule 12.8.8.11

Controlled Activities (Greenbelt and Conservation Policy Area, Weiti Village Policy Areas 1 and 2, Karepiro Policy Area): Matters For Control And Assessment Criteria

Rule 12.8.8.11.1

In accordance with sections 77B(2) of the Act, the Council will restrict its control to the matters listed against each specified activity when considering resource consent applications for Controlled Activities in all Policy Areas.

Applications for activities under this rule need not be notified and the written approvals of persons will not be required.

Rule 12.8.8.11.2
Matters for Control

Matters for Control

The Council will limit its control to the following matters:



- (a) Density of development.
- (b) Building design and bulk, building siting.
- (c) Landscape design including revegetation measures.
- (d) Landform modification/disturbance to landform and rehabilitation measures.
- (e) Provision of infrastructure and avoidance of natural hazards.
- (f) Lighting.
- (g) Any Architectural Code prepared in accordance with the Architectural Principles in Appendix 12C2.

in each case having regard to the location, (density and bulk) of development set out in the Outline Development Plan in Appendix 14 to the Planning Maps.

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

**12.8.8.11.3
Assessment Criteria**

Assessment Criteria

Density of Development

- (a) Whether the density of development achieves compliance with the density rules set out in Rule 12.8.8.7.2.3

Building design and external appearance

- (b) Whether the design of the proposed building incorporates techniques to avoid adversely impacting upon sensitive landscapes, or upon the natural character of the Coast.
- (c) Whether the design of any building in the Karepiro Policy Area and Weiti Village Policy Areas 1 and 2 is in accordance with the relevant Architectural Code for the relevant policy area.

Landscape design and Revegetation

- (d) Whether the planting proposed for any building is appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects.

Disturbance to landform

- (e) Whether buildings and structures are sited so that they will integrate into the landform as far as is practicable (in the case of the Weiti Village Policy Areas 1 and 2 and the Karepiro Policy Area, within the confines of the density proposed for that location), in order to minimise adverse effects on landscape values and minimise or control sediment runoff.
- (f) Whether associated earthworks incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area.
- (g) Whether buildings and structures will adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the vicinity of the site.

Provision of Infrastructure

- (h) Whether the provision of access and required infrastructure is configured to minimise earthworks and landform modification as far as is practicable (in the case of the Weiti Village Policy Areas 1 and 2 and the Karepiro Policy Area, within the confines of the density proposed



Natural Hazards

for that location).

- (i) Whether buildings and structures within identified development areas are sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks.
- (j) Whether the erection of the building will adversely affect overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect.

Lighting

- (k) Whether, in the case of the Karepiro Policy Area, exterior lighting is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.

Explanation and Reasons

The matters for control and assessment criteria are intended to ensure that development of the respective Policy Areas do not have an adverse effect on the high landscape values of the area or such effects are adequately managed, and that within the confines of the plans for each Policy Area, development is in harmony with and complements the existing landscape and landform. The criteria ensure that the effects of development on the landscape, landform and the coast are appropriately considered.

Rule 12.8.8.12

Restricted Discretionary Activities (Greenbelt and Conservation Policy Area, Weiti Village Policy Areas 1 and 2, Karepiro Policy Area), (Except Comprehensively Designed Developments and activities not complying with Development Rules): Matters for Discretion and Assessment Criteria

Rule 12.8.8.12.1

In accordance with sections 77B and 104C of the Act the Council will restrict its discretion to the matters listed when considering resource consent applications for Restricted Discretionary Activities in all Policy Areas of the Weiti Special 8 Zone.

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

Rule 12.8.8.12.2
Matters for Discretion

Matters for Discretion

The Council will limit its discretion to the following matters:

- (a) Consistency with Outline Development Plan in Appendix 14 to the Planning Maps.
- (b) Siting, scale and design and external appearance of buildings.
- (c) Land modification and earthworks.
- (d) Roading, access and parking.
- (e) Landscape and planting.
- (f) Integrity of the greenbelt.



12.8.8.12.3

Assessment Criteria

Consistency with Outline Development Plan and Master Plan

Siting, scale and external appearance

Land Modification and Earthworks

Roading, Access and Parking

Landscape and Planting

(g) Lighting.

(h) Any Architectural Code prepared in accordance with the Architectural Principles in Appendix 12C2.

Assessment Criteria

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

(a) Whether the activity is consistent with the Objectives and Policies of the Special 8 (Weiti Forest Park) Zone.

(b) Whether the activity is identified on the Outline Development Plan in Appendix 14 to the Planning Maps and is generally consistent with the locations for buildings and activities identified on those Maps.

(c) Whether the scale, design, layout, external appearance and landscaping of buildings and sites will maintain or enhance the character and amenity values within the relevant Policy Area.

(d) Whether the proposed activity will adversely impact upon sensitive landscapes, or the natural character of the Coast and any measures in building design proposed to mitigate such effects.

(e) Whether the extent of signage will maintain the amenity values within the Weiti Special 8 Zone.

(f) Whether the design of any building in the Karepiro Policy Area and Weiti Village Policy Areas 1 and 2 is in accordance with the relevant Architectural Code for the relevant policy area.

(g) Whether the amount of earthworks required to implement the development can be minimised, taking into account the existing topographical constraints and landform.

(h) Whether cut batters will be effectively rehabilitated through planting or other methods.

(i) Whether development avoids the degradation of natural permanent watercourses and does not destroy or reduce their ability to support in-stream flora and fauna.

(j) Whether techniques to reduce sediment discharge that exceed ARC Technical Publication 90 controls, monitoring of sediment ponds, overall management of earthworks and any future controls required for future subdivision and / or small site earthworks in the precinct are included.

(k) Whether adequate provision is made for car parking.

(l) Whether adequate road access is provided, and no significant adverse effects on the safety and efficiency of the public roading network will result.

(m) Whether the layout of the activity, including servicing and roads, is complementary to the existing topography and whether the earthworks, placement of roading and planting is such that the impact on the landscape is avoided, its scale is in keeping with that



Role of the Special 8 Zone

of the physical setting and that the land's role as a greenbelt is maintained.

(n) Whether the building is on a prominent ridge, knoll or skyline where the erection of buildings may dominate the landscape or detract from the identified visual amenity values in the area.

(o) Whether the particular building and associated infrastructure including car parking can be implemented without compromising the land's wider role as greenbelt anticipated within the Zone.

Lighting

(p) Whether, in the case of the Karepiro Policy Area, exterior lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.

Natural and cultural environment

(q) Whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated.

(r) Whether restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Weiti Zone and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under Rules 12.8.8.22.9.3.

Rule 12.8.8.13

Restricted Discretionary Activities; Matters for Discretion and Assessment Criteria; Activities not achieving compliance with Maximum Height and Maximum height in relation to boundary rules (Rules 12.8.8.8.3, 12.8.8.8.5, 12.8.8.9.2 and 12.8.8.10.1)

Rule 12.8.8.13.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Scale, siting and design of buildings.
- (b) Privacy of adjoining residential units.

12.8.8.13.2
Assessment Criteria

Assessment Criteria

- (a) Whether the building complies with the relevant Architectural Code.
- (b) Whether views from significant public places, including the coast, will be adversely affected.
- (c) Whether the building will have adverse effects on neighbouring sites or buildings in terms of overshadowing, being overbearing and whether the scale of the building will generally remain in character with adjacent buildings.
- (d) Whether the character of the streetscape will be adversely affected.



Rule 12.8.8.14

Rule 12.8.8.14.1
Matters for Discretion

12.8.8.14.2
Assessment Criteria

Rule 12.8.8.15

Rule 12.8.8.15.1
Matters for Discretion

- (e) Whether the building will have adverse effects on privacy.
- (f) Whether the infringement is due to the steepness of the development site precluding compliance with the standard.

Restricted Discretionary Activities; Matters for Discretion and Assessment Criteria; Activities not achieving compliance with the yard Rules (Rules 12.8.8.8.7, 12.8.8.8.8, 12.8.8.8.9, 12.8.8.9.3 and 12.8.8.10.2).

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Siting, scale and design of buildings.
- (b) Landscaping.

Assessment Criteria

- (a) The extent to which the building complies with the relevant Architectural Code.
- (b) Whether the reduced building yard will have adverse effects on neighbouring sites or buildings in terms of overshadowing, being overbearing and whether the scale of the building will generally remain in character with adjacent buildings.
- (c) Whether the character of the streetscape will be adversely affected.
- (d) Whether, as a result of any reduced yard, there is likely to be a loss of, or reduction in visual and aural privacy that is substantially different from a complying development.
- (e) Whether landscape treatments and planting mitigate the effects of the reduction in yard area.
- (f) Whether any encroachment into the yard will adversely affect the safe and efficient operation including maintenance, of any utility or network utility and whether access to such utilities can be maintained at no additional expense than would normally be the case.

Restricted Discretionary Activities; Matters for Discretion and Assessment Criteria; Activities within the Weiti Village Policy Areas 1 and 2 not achieving compliance with the Building Frontage relative to Site Frontage Rule (Rule 12.8.8.8.4)

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Siting, scale and design of buildings.
- (b) Landscaping.
- (c) Streetscape.



12.8.8.15.2
Assessment Criteria

Assessment Criteria

- (a) The extent to which the building complies with the relevant Architectural Code.
- (b) Whether the reduced frontage is required for reasons of access to rear yards, topographical constraints or the use of yards for the matters set out in Rule 12.8.8.8.9.4.
- (c) Whether the reduction in frontage will generally remain in character with adjacent buildings.
- (d) Whether the character of the streetscape will be adversely affected.
- (e) Whether landscape treatments and planting mitigate the effects of the reduction in building frontage.

Rule 12.8.8.16

Restricted Discretionary Activities; Matters for Discretion and Assessment Criteria; Activities not achieving compliance with the Coverage and Impervious Surfaces Rules (Rules 12.8.8.8.6 and 12.8.8.8.11).

Rule 12.8.8.16.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Scale, siting and design of buildings and structures.
- (b) Landscaping.
- (c) The nature and extent of stormwater generated from a site.
- (d) The nature of any mitigating measures.

12.8.8.16.2
Assessment Criteria

Assessment Criteria

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

- (a) The extent to which the building complies with the relevant Architectural Code.
- (b) Whether the additional coverage will adversely affect overall amenity of the site and surrounding area.
- (c) Whether the additional coverage will adversely affect the provision of open space, vegetation and privacy.
- (d) Whether the additional coverage or impervious surface will adversely affect the stormwater drainage system, flooding, overland flow paths and stormwater quality.
- (e) Whether, where there is any additional stormwater generated over a complying situation, the effects are mitigated so as to be equivalent to a complying situation.



Rule 12.8.8.17

Restricted Discretionary Activities; Matters for Discretion and Assessment Criteria; Activities not achieving compliance with Roof Type rules (Rules 12.8.8.8.10, 12.8.8.9.8 and 12.8.8.10.6).

Rule 12.8.8.17.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) The nature of any roofing material.

12.8.8.17.2
Assessment Criteria

Assessment Criteria

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

- (a) The extent to which the building complies with the relevant Architectural Code.
- (b) Whether treatment of stormwater is provided on site to remove adverse effects on receiving waters.

Rule 12.8.8.18

Restricted Discretionary Activities; Matters for Discretion and Assessment Criteria; Activities not achieving compliance with Integration and Screening of Infrastructure, Planting of Steeper slopes and Lighting Rules (Rules 12.8.8.8.12, 12.8.8.9.5, 12.8.8.9.6, 12.8.8.9.7 and 12.8.8.10.4)

Rule 12.8.8.18.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Scale, siting and design of buildings and structures.
- (b) Landscaping.
- (c) Lighting.

12.8.8.18.2
Assessment Criteria

Assessment Criteria

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

- (a) The extent to which the building complies with the relevant Architectural Code.
- (b) Whether there will be adverse effects on neighbouring properties or sites and on the wider neighbourhood.
- (c) Whether sites remain well landscaped.
- (d) Whether the proposal will lead to increased erosion.



- (e) Whether the proposed building or structure incorporates techniques to avoid impacting adversely upon sensitive landscapes, natural character and the coast.
- (f) Whether exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.

Rule 12.8.8.19

Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria; Comprehensively Designed Development in the Weiti Village Policy Areas 1 and 2 and all development within T4-T5 Areas

Rule 12.8.8.19.1

The Council will restrict its discretion to the matters listed, when considering resource consent applications for Comprehensively Designed Development as a Restricted Discretionary Activity.

Where a proposal complies with the development control rules such applications will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

Rule 12.8.8.19.2
Matters for Discretion

Matters for Discretion

In addition to those matters specified for any non-compliance of development control rules where applicable, the Council will restrict its discretion to the following matters:

- (a) Compliance with the Outline Development Plan in Appendix 14 to the Planning Maps.
- (b) Development density.
- (c) Building location, siting, scale, form and design including any signage.
- (d) Landscape, planting and screening.
- (e) Methods and design of water supply, sewage disposal and drainage.
- (f) Land modification and earthworks.
- (g) Location and design of roading, access, vehicle parking and circulation.
- (h) Privacy and Open Space.
- (i) Any Architectural Code prepared in accordance with the Architectural Principles in Appendix 12C2.

An application for a Comprehensively Designed Development shall include the following:

Rule 12.8.8.19.3

Site Development Information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies.



Rule 12.8.8.19.4

Development Controls – Demonstration of compliance or otherwise with the Weiti Village Master Plan in Appendix 12C1 and relevant Development Controls set out in this Chapter. The density of the Comprehensively Designed Development and its relationship to the total number of household units provided for within Village Policy Areas 1 and 2 shall also be identified.

Rule 12.8.8.19.5

Car park Layout and Accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.

Rule 12.8.8.19.6

Landscape Elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.

Rule 12.8.8.19.7

Pedestrian Areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.

Rule 12.8.8.19.8

Typical Elevations/Building Typologies – showing building exterior design features including roofs, facades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character. The information shall include an Architectural Code addressing the principles set out in Appendix 12C2.

Rule 12.8.8.19.9

Signage - showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.

12.8.8.19.10

Assessment Criteria

Assessment Criteria

When considering an application, in addition to those matters specified for any non-compliance of development control rules where applicable, the Council will have regard to the following criteria:

12.8.8.19.10.1

Appendix 12C2 and development density

- (a) The extent to which the building complies with the relevant Architectural Code.
- (b) Whether the Comprehensively Designed Development is generally consistent with the Weiti Village Master Plan in Appendix 12C1.
- (c) Whether any indicated subdivision associated with the Comprehensively Designed Development Concept (so far as it can be known at this stage) complies with Rule 12.8.8.21 (subdivision standards).
- (d) Whether the Comprehensively Designed Development is consistent with the Objectives and Policies of the Special 8 (Weiti Forest Park) Zone.



12.8.8.19.10.2

Building Scale form and Design

- (a) Whether the building area is on a prominent ridge, knoll or skyline where the erection of buildings may dominate the landscape or detract from the identified visual amenity values in the area.
- (b) Whether there is variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls.
- (c) Whether street frontages of houses provide potential for surveillance of the street.
- (d) Whether garage(s) dominate the street frontage.
- (e) Whether the scale and physical extent of the proposal is generally consistent with the scale of development expected by the development controls and Objectives and Policies of the Plan.
- (f) Whether the building design and bulk have any adverse effects on the public enjoyment of public open space including the street.
- (g) Whether building design and bulk have any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street.
- (h) Whether buildings to be used for retail activities have a minimum of 40% glass at the street level frontage. Whether in the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, are compatible with the Weiti Village residential character and amenity values expected in Weiti Village Policy Areas and contribute to a range of services that will support the local community.
- (i) Whether the building and any associated car parking areas adjacent to streams or common pedestrian areas are designed to provide for pedestrian access along the banks of the streams.

12.8.8.19.10.3

Landscaping and Screening

- (a) Whether screening or any other structures are well integrated into the overall design of the development.
- (b) Whether the landscape works form part of a comprehensive design concept which integrates building design and private, communal and public land.
- (c) Whether the landscape concept is appropriate to the urban and natural context and to the creation of neighbourhood identity.
- (d) Whether planting is used to:
 - (i) establish and maintain a well vegetated environment that is compatible with the neighbourhood and the specific planting character of the street.
 - (ii) visually reduce the bulk of new development and integrate new buildings.
 - (iii) help provide summer shade, wind breaks and access to winter sun.
 - (iv) help provide and maintain visual privacy.
 - (v) create an attractive environment without prejudicing personal safety.



12.8.8.19.10.4

Methods of water Supply, sewage and stormwater management

- (e) Whether existing mature trees, especially those located near property boundaries, are practically able to be retained and incorporated into the development.
- (a) Whether adequate engineering and infrastructure services, including the provision of stormwater treatment and drainage infrastructure is provided for the stormwater treatment and drainage needs of the development.
- (b) Whether services can be provided in accordance with the Standards for Engineering Design and Construction.
- (c) Whether the management of stormwater flows is consistent with any relevant Catchment Management Plan and ARC Technical Publication 10.
- (d) Whether proposed stormwater outlet configurations have been designed to avoid high velocity discharges or other impacts on sensitive receiving environments, or whether low impact design stormwater management principles have been incorporated.
- (e) Whether techniques are included to reduce sediment discharge that exceed ARC Technical Publication 90 controls, monitoring of sediment ponds, overall management of earthworks and any future controls required for future subdivision and / or small site earthworks in the precinct.
- (f) Whether the development will adversely affect water quality.
- (g) Whether the location of buildings will adversely affect the safe and efficient operation including maintenance, of any utility or network utility and whether access to such utilities can be maintained at no significant additional expense.
- (h) Whether road embankments across streams are minimised and fish passage provided.

12.8.8.19.10.5

Land Modification and Earthworks

- (a) Whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform.
- (b) Whether cut batters will be effectively rehabilitated through walls, planting or other methods.
- (c) Whether development avoids the degradation of natural permanent watercourses and does not destroy or reduce their ability to support in-stream flora and fauna.
- (d) Whether techniques to reduce sediment discharge that exceed ARC Technical Publication 90 controls, monitoring of sediment ponds, overall management of earthworks and any future controls required for future subdivision and / or small site earthworks in the precinct are included.



12.8.8.19.10.6

Roading, access and vehicle parking

- (a) Whether a legible public street pattern has been created. As a guideline, street blocks shall have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75% of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.
- (b) Whether the layout of buildings and garages discourage cars from parking across the footpath or verge.
- (c) Whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on the Outline Development Plan in Appendix 14 to the Planning Maps.
- (d) Whether adequate provision is made for visitor car parking.
- (e) Whether garage(s) dominate the street frontage and whether parking is able to be concentrated at the rear of the development via rear access.
- (f) Whether adequate road access is provided, and no significant adverse effects on the safety and efficiency of the public roading network result.

12.8.8.19.10.7

Open Space

- (a) Whether an adequate area of open space on the site suitable for use and outlook by the occupants of each dwelling is provided.
- (b) Where open space on site cannot be provided, whether the development has convenient access to communal open space or a public reserve for the recreational benefit of future residents.
- (c) Whether the arrangement of buildings and spaces on the site is such that suitable spaces for the likely day to day outdoor activities of residents are provided.
- (d) Whether adequate levels of privacy are maintained within areas of open space, between adjoining areas of open space and between open space and other disassociated dwellings.
- (e) Whether the open space receives adequate levels of sunlight.
- (f) Whether the open space is appropriate to the type of housing provided.
- (g) Whether the open space is directly accessible to and part of the associated household unit.



12.8.8.19.10.8
Visual Privacy

(a) Whether good levels of privacy are maintained within household units.

12.8.8.19.10.9
Natural and cultural environment

(a) Whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated.

Rule 12.8.8.20

Subdivision

Rule 12.8.8.20.1
Activities

Activities

Subdivision shall comply with the following:

- (a) All Controlled Activities in the Subdivision Table shall be assessed against the criteria in Rule 12.8.8.25.
- (b) All Restricted Discretionary Activities in the Subdivision Table shall be assessed against the criteria in Rule 12.8.8 26.
- (c) Subdivision within the Special 8 Zone shall comply with the Weiti Forest Park Outline Development Plan in Appendix 14 to the Planning Maps and the Weiti Village Master Plan in Appendix 12C1.
- (d) Except as provided for by section 95A(2)(b), 95A(2)(c) and 95A(4) of the Act, the following Controlled and Restricted Discretionary Activities will be considered without public notification or the need to obtain the written approval of, or serve notice on, affected persons.

Rule 12.8.8.20.2
Subdivision Table

Subdivision Table

In the following table:

C	=	Controlled Activity
RD	=	Restricted Discretionary Activity
D	=	Discretionary Activity
NC	=	Non-complying Activity
PRO	=	Prohibited Activity
N/A	=	Not Applicable in this Policy Area



ACTIVITY	Greenbelt and Conservation Policy Area	Village Policy Areas 1 and 2	Karepiro Policy Area
Subdivision of land within the Karepiro Policy Area to create up to 150 residential lots.	N/A	N/A	RD#
Subdivision of land containing: (i) Consented conservation, heritage and education facilities. (ii) Consented CONSERVATION INSTITUTE.	RD	RD#	RD#
Subdivision of land to create sites within the Weiti Village Policy Areas 1 and 2 that are part of a Comprehensively Designed Development that has been granted consent provided that the total number of household units in the Weiti Village Policy Areas 1 and 2 shall not exceed 400. (Note- this does not include the creation of a site on which a comprehensive designed development is proposed).	N/A	C#	N/A
Subdivision of land within the Weiti Village Policy Areas 1 and 2 to create sites not part of a Comprehensively Designed Development provided the total number of household units in the Weiti Village Policy Areas 1 and 2 shall not exceed 400.	N/A	RD#	N/A
Subdivision of land required to create a separate title to accommodate a network utility or infrastructure to serve activities in the zone.	RD#	RD#	RD#
Subdivision of land to be vested as public reserve.	RD#	RD#	RD#
Boundary adjustments where no additional lots are created or development potential created that would have the effect of providing more than 400 Household Units in the Weiti Village Policy Areas 1 and 2 or 150 households units within the Karepiro Policy Area.	RD#	RD#	RD#
Subdivision not complying with the Enhancement Planting Standards in Rule 12.8.8.22.9.2.	N/A	RD	N/A
Subdivision of VISITOR ACCOMMODATION units in the Weiti Village Policy Area, Areas T4 and T5	N/A	PRO	N/A
Subdivision application for sites that do not comply with Rule 12.8.8.21.3 Wastewater Servicing.	D	PRO	PRO
Subdivision application for sites that do not comply with Rule 12.8.8.21.4 Water Servicing.	D	D	D
Any other subdivision not otherwise provided for.	PRO	PRO	PRO



Rule 12.8.8.21

Rule 12.8.8.21.1 General

Rule 12.8.8.21.2 Cross Lease, Unit Titles and Company Leases

Subdivision Standards

In the rules that follow the term “first subdivision application” is defined in Rule 12.8.8.7.2.2 Particular Weiti Special Zone Definitions.

General

For any subdivision the following rules shall apply:

- (a) The layout of ground floor level units or cross lease flats and their associated exclusive use areas shall comply with the subdivision rules for fee simple subdivisions.
- (b) An application for subdivision consent may be made for all or part of the land contained within the Weiti Village Policy Areas 1 or 2 as set out in the Weiti Village Master Plan in Appendix 12C1. Where an application is made for only a portion of the Weiti Village Policy Areas 1 and 2, sufficient concept information shall be provided to show how the maximum number of 400 household units will be achieved.
- (c) In granting consent to any subdivision the Council may impose as a condition of consent, a consent notice stipulating that the site must not be subdivided further.
- (d) Within the Weiti Village Policy Areas 1 and 2 and the Karepiro Policy Area subdivision consents may provide for staged development.
- (e) The rules in Chapter 23 – Subdivision and Servicing shall apply.

Cross Lease, Unit Titles and Company Leases

The standards for cross lease, unit titles and company leases shall be:

- (a) The subdivision shall be for a development that complies with this Plan; or a resource consent which has been granted for the development which is the subject of proposed subdivision.
- (b) The subdivision shall be for development that complies with section 46(4) of the Building Act 1991.
- (c) Where the land proposed to be subdivided is occupied by one or more existing buildings that has obtained a resource consent or is a Permitted Activity, any proposed restrictive covenant, unit or accessory unit boundary shall be consistent with all relevant development controls of the policy area in the case of a permitted activity or the conditions of any resource consent granted.
- (d) Where any building included in the application for subdivision consent has not been constructed at the time of granting consent, the Council will not approve the survey plan under section 223 of the Act, until the building is completely framed up to and including the roof level, and the Council is satisfied that it has been built in accordance with the Plan or any resource consent granted. The Council may require the height of the building and its position in relation to boundaries of the site to be confirmed by a certificate from a registered surveyor.



- (e) A staged unit title or cross lease subdivision shall have sufficient area for further complying development which shall be free from inundation and slippage and capable of adequate servicing. The Council may require any application to show details of compliance with this Rule.

Rule 12.8.8.21.3
Wastewater Servicing

Wastewater Servicing

All sites shall be connected to a public reticulated sewerage scheme, except:

- a) sites fully comprising one or more entire village; or
- b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity; or
- c) sites to be used exclusively for utility services (e.g. – stormwater ponds and pump stations) where no occupation will occur; or
- d) roads and access lots.

Explanation and Reasons

A public wastewater system is required to serve the whole of the Weiti Forest Park Zone. It is important to ensure efficient use and viability of that system and the avoidance of adverse effects that could arise from inferior systems, including effects on water quality.

Rule 12.8.8.21.4
Water Servicing

Water Servicing

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

- a) sites fully comprising one or more entire village; or
- b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity; or
- c) sites to be used exclusively for utility services (e.g. – stormwater ponds and pump stations) where no occupation will occur; or
- d) roads and access lots.

Explanation and Reasons

A public water system is required to serve the whole of the Weiti Forest Park Zone. It is important to ensure efficient use and viability of that system

Rule 12.8.8.21.5
Roading Access

Roading Access

All sites in the Weiti Village Policy Area and the Karepiro Policy Area shall be served by roads with a formed and paved (dust free) surface.



Rule 12.8.8.22

Weiti Village Policy Areas (Subdivision)

**Rule 12.8.8.22.1
Minimum Site Sizes**

Minimum Site Sizes

The following site sizes shall be as follows (all site areas are specified as net site areas).

Area T5

- (a) Minimum area of 150m².
- (b) There is no minimum site size where the subdivision is part of a Comprehensively Designed Development that has been granted consent.

Area T4

- (a) Minimum area of 400m² capable of containing a square for building of 9 metres x 9 metres.
- (b) There is no minimum site size where the subdivision is part of a Comprehensively Designed Development that has been granted consent.

Area T3

- (a) Minimum area of 500m².

**Rule 12.8.8.22.2
Access/Frontage**

Access/Frontage

All sites shall have a minimum frontage as follows:

Area T5 - Minimum frontage of 5.5 metres.

Area T4 - Minimum frontage of 7 metres provided that the maximum frontage shall be not greater than 20 metres.

Area T3 - Minimum frontage of 18 metres, provided that the maximum frontage shall be not greater than 30 metres.

**Rule 12.8.8.22.3
Roading and Access Standards**

Roading and Access Standards: Weiti Village Policy Areas 1 and 2

Roading shall be provided in accordance with the Weiti Village Master Plan in Appendix 12C1.

Rear lanes shall be provided in accordance the Weiti Village Master Plan in Appendix 12C1. These shall not be public roads and shall provide legal vehicular access to all adjoining properties.

**Rule 12.8.8.22.4
Architectural Code**

Architectural Code

The first subdivision application within the Weiti Village Policy Areas 1 and 2 shall include an Architectural Code that implements the principles contained in Appendix 12C2.



Rule 12.8.8.22.5
**Greenbelt Restrictive
Covenant**

Greenbelt Restrictive Covenant

- (a) The first subdivision application of any portion of the Weiti Village Policy Areas 1 and 2 shall contain confirmation that the Restrictive Covenant shall be registered, to take effect on issue of a certificate under section 224(c) of the Resource Management Act as referred to in (d) below, against the land in the Greenbelt Conservation Policy Area (except the land to be vested as reserve under Rule 12.8.8.22.6) to prohibit in perpetuity any further subdivision within the Policy Area, other than the limited exceptions set out in that Restrictive Covenant (the Greenbelt Restrictive Covenant).
- (b) The Greenbelt Restrictive Covenant shall not prevent, subject to any resource consents required, Weiti Rural activities, Weiti Forestry activities, and identified Weiti Outdoor Recreation activities, Weiti Conservation activities, Conservation Institute and Gardens and associated ancillary buildings or structures to service such activities (including any golf course clubhouse), and any necessary earthworks, services, required car parking, and similar.
- (c) The Greenbelt Restrictive Covenant shall be in the form set out in Appendix 12C3 and shall be addressed to the Rodney District Council. The Greenbelt Restrictive Covenant shall be signed prior to the approval of the survey plan for subdivision of the relevant portion of the Weiti Village Policy Areas 1 and 2 under Section 223 of the Resource Management Act.
- (d) The Restrictive Covenant shall be registered on the title of the Weiti land in the Greenbelt and Conservation Policy Area on the date upon which a certificate pursuant to Section 224(c) of the Resource Management Act is issued in respect of the first subdivision application of the Weiti Village Policy Areas 1 and 2.

Rule 12.8.8.22.6
Provision of Reserve Land

Provision of Reserve Land

Rule 12.8.8.22.6.1

The first subdivision application of any portion of the Weiti Village Policy Areas 1 and 2, shall identify the following land as set out in the Outline Development Plan in Appendix 14 to the Planning Maps to be vested in the Council:

- Stillwater Reserve Land;
- Karepiro Bay Walkway Extension Land;
- D'Acre Cottage Reserve Extension Land;
- Haigh's Access Road Public Park;

and shall identify the following land to be vested in the Department of Conservation:

- Karepiro Bay Walkway Buffer Land.

Rule 12.8.8.22.6.2

The above land shall be identified on the survey plan submitted to the Council pursuant to section 223 of the Act for the subdivision referred to in Rule



Rule 12.8.8.22.6.3

12.8.8.22.6.1.

The above land shall vest in the Council or the Department of Conservation on the issue of a certificate pursuant to section 224(c) of the Act for the subdivision referred to in Rule 12.8.8.22.6.1.

Rule 12.8.8.22.6.4

On the issue of a certificate pursuant to section 224 (c) of the Act in respect of the first subdivision application of any portion of the Weiti Village Policy Areas 1 and 2, the Council shall offer the Department of Conservation an easement over part of the Haigh's Access Road Public Park to establish a carpark and other facilities.

Rule 12.8.8.22.7

Provision of Public Access and Public Facilities

Provision of Public Access and Public Facilities

Public access to Karepiro Bay shall be provided via a combination of public road and public walkway as set out in the Outline Development Plan in Appendix 14 to the Planning Maps. Other public walkways shall be provided in accordance with routes identified on the Outline Development Plan in Appendix 14 to the Planning Maps.

The first subdivision application of any portion of the Weiti Village Policy Areas 1 and 2 shall include (to the extent the public walkways and facilities have not already been constructed) an offer to provide the public walkways and construct and complete the facilities identified on the Outline Development Plan in Appendix 14 to the Planning Maps and as set out in Rules 12.8.8.22.7.1 to 12.8.8.22.7.9:

Rule 12.8.8.22.7.1

- (a) A walkway from Haigh's Access Road to the Conservation Institute – approximately 5.8km as shown on the Outline Development Plan Appendix 14 of the Planning Maps.
- (b) A walkway from the Conservation Institute to the Weiti Village Public Car park approximately 2.3km as shown on the Outline Development Plan Appendix 14 of the Planning Maps.
- (c) A walkway from the Public Car park to the Conservation Institute via road – approximately 2.1km as shown on the Outline Development Plan Appendix 14 of the Planning Maps.
- (d) A walkway from the Weiti Village Public Car park to D'Acre Cottage – approximately 1.0km as shown on the Outline Development Plan Appendix 14 of the Planning Maps.
- (e) A further track, the exact route to be agreed between the Council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations:
 - (i) At Stillwater, or alternatively at some point along the Walkway identified on the Outline Development Plan Appendix 14 of the Planning Maps between Stillwater and Karepiro Bay; and
 - (ii) At the Weiti Village Public Car park or at some point along the Weiti Walkway identified in (b) above.

Rule 12.8.8.22.7.2

Such walkways shall be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed on or before the issue



of a certificate pursuant to section 224(c) of the Act.

Rule 12.8.8.22.7.3

On approval of the certificate under section 223 of the Act, for the first subdivision application of the Weiti Village Policy Areas 1 and 2, the consent holder shall sign easements in gross over the walkways in favour of the Council. The terms of the easements shall include the following:

- (a) The consent holder shall maintain the walkways generally to the standards to which they had been constructed in the first instance;
- (b) The walkways and the Public Car park shown on the Outline Development Plan in Appendix 14 to the Planning Maps shall be open to public access at the following times:
 - (i) during New Zealand daylight time – 7:00am to 8:00pm;
 - and
 - (ii) during New Zealand standard time – 7:00am to 6:00pmprovided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters;
- (c) Users of the walkways shall be required to comply with conditions of access, which conditions shall be developed by the consent holder, in consultation with the Council;
- (d) Such other terms as the consent holder considers appropriate (acting reasonably).

Rule 12.8.8.22.7.4

The easements for the walkways shall be registered on the date of the issue of the certificate under section 224(c).

Rule 12.8.8.22.7.5

Prior to the issue of the section 224(c) certificate for the first subdivision application of the Weiti Village Policy Areas 1 and 2, the consent holder shall construct and complete the following public facilities, to a design and specification developed by the consent holder in the approximate location as shown on the Outline Development Plan in Appendix 14 to the Planning Maps:

- (a) the Conservation Institute and Gardens;
- (b) the Lookout;
- (c) three (3) sets of public toilets (in each case containing two male and two female toilets);
- (d) four (4) open rest areas; and
- (e) the Mountain Biking Club Facility.

The consent holder shall maintain public access free of charge to the toilets and rest areas and shall maintain them in good clean condition and good working order.

Rule 12.8.8.22.7.6

The consent holder shall own and be responsible for the operation, management and governance of the Conservation Institute and Gardens which shall function as:



	<ul style="list-style-type: none">(a) A base for the carrying out of the Weiti forest conversion programmes, the Weiti enhancement planting programmes and the Weiti predator and pest eradication programmes;(b) A building where public sector science research related to Weiti or the surrounding area can be furthered by making available office, meeting or seminar space from time to time; and(c) Educational programmes. <p>Within 6 months of issue of the section 224(c) certificate the consent holder shall make the Conservation Institute available for those activities on reasonable conditions (which may include the payment of a fee).</p>
Rule 12.8.8.22.7.7	<p>Within 6 months of issue of the section 224(c) certificate the consent holder shall make the Lookout available for public entry free of charge, subject to such controls on hours of use, safety, operation, use and access as the consent holder considers appropriate (acting reasonably).</p>
Rule 12.8.8.22.7.8	<p>Within 6 months of issue of the section 224(c) certificate the Conservation Institute Gardens the consent holder shall make the Conservation Institute Gardens available for public entry, subject to such controls on hours of use, safety, operation, use and access as the consent holder considers appropriate (acting reasonably) which may include the payment of an entry fee.</p>
Rule 12.8.8.22.7.9	<p>The consent holder shall create an incorporated society or charitable trust to own and operate the Mountain Biking Club Facility of approximately 20ha, including provision for such an incorporated society to make access to the Mountain Biking Club Facility available to other mountain bike club members or the public through annual and temporary permits (at times and on such terms as shall be determined by the incorporated society or charitable trust).</p>
Rule 12.8.8.22.7.10	<p>An additional minimum of 20 hectares open space recreation areas shall be provided for residents in easy walking distance of the Weiti Village Policy Areas 1 and 2. This will include a limited number of walkways through the enhancement planting area between Weiti Policy Areas 1 and 2 to provide access to open space areas outside the enhancement planting areas.</p>
Rule 12.8.8.22.7.11	<p>Conditions requiring a consent notice under section 221 of the Act to ensure Rules 12.8.8.22.5 to 12.8.8.22.7.10 are implemented in perpetuity shall be included on the consent for the first subdivision application of the Weiti Village Policy Areas 1 and 2.</p>
Rule 12.8.8.22.8 Funding of Weiti Walkways and Public Facilities	<p>Funding of Weiti Walkways and Public Facilities</p> <p>The first subdivision application of the Weiti Village Policy Areas 1 and 2 shall demonstrate to the Council that the consent holder will have access to sufficient funds to maintain the walkways and public facilities by one or more of the following measures:</p>



- (a) an incorporated society, body corporate, association or other entity or organisation (whether incorporated or not) representing the Weiti residents and the registered proprietor of the commercial lots, will maintain the Weiti walkways and public facilities and has registered an encumbrance against such of the residential and other allotments then created or has undertaken or made arrangements to do so on the first sale of each such allotment to a third party; and/or
- (b) the consent holder has secured such obligations against the land in the Greenbelt and Conservation Policy Area.

Rule 12.8.8.22.9
Enhancement Planting

Enhancement Planting

Rule 12.8.8.22.9.1
**Stage 1, 2, 3 and 4
Enhancement Planting**

Stage 1, 2, 3 and 4 Enhancement Planting

Rule 12.8.8.22.9.1.1

The first subdivision application of any portion of the Weiti Village Policy Areas 1 and 2 shall include a programme for the planting of native vegetation in the Enhancement Planting Areas identified in the Weiti Outline Development Plan in Appendix 14 to the Planning Maps in accordance with the programme set out as follows:

- (a) Stage 1 areas - planting shall be completed within 5 years of granting consent.
- (b) Stage 2 area - planting shall be completed within 10 years of granting consent.
- (c) Stage 3 areas – planting shall commence within 10 years of granting consent and shall be completed within 20 years of granting consent.
- (d) Stage 4 areas – planting shall commence within 10 years of granting consent and shall be completed within 20 years of granting consent. Native vegetation shall be planted over no less than 60% of this area.

Rule 12.8.8.22.9.1.2

The planting shall be carried out and maintained to the standards set out in Rule 12.8.8.22.9.2.

Rule 12.8.8.22.9.1.3

The resource consent referred to in Rule 12.8.8.22.9.1.1 shall include conditions setting out the requirement for and timing of the planting and such conditions may be included on a consent notice under section 221 of the Act.

Rule 12.8.8.22.9.2
**Enhancement Planting
Standard**

Enhancement Planting Standard

Rule 12.8.8.22.9.2.1

The planting of native vegetation shall meet the following standards:

- (a) a survival rate such that planting will be established to minimum 90% of the original density specified before the project is signed off as complete;



- (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins;
- (c) all stock shall be fenced within grazing areas using a stockproof fence to avoid potential access into existing native vegetation or new native planting;
- (d) all plants shall be sourced from the ecological district and to be appropriate for the soil, aspect, exposure and topography;
- (e) at planting each plant shall be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment; and
- (f) planting undertaken shall reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.

Rule 12.8.8.22.9.2.2

The maintenance of native plantings shall meet the following standards:

- (a) maintenance shall occur for a minimum of five years or until canopy closure has been achieved within 5 years;
- (b) maintenance shall include the ongoing replacement of plants that do not survive;
- (c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an ongoing basis and plants released from kikuyu as necessary to ensure adequate growth;
- (d) animal pest control shall occur.

Rule 12.8.8.22.9.2.3

Applicants shall clearly and accurately provide information on the following:

(a) Pre-planting Site Assessment

- (i) The ecological district of the site.
- (ii) The characteristics of the soil (i.e. clay, silt, loam etc.).
- (iii) Soil drainage.
- (iv) Topography of the area to be planted.
- (v) Aspect of the area to be planted.
- (vi) Exposure of site to wind, frost, sunlight and salt spray.
- (vii) Presence of animal pests and weeds.
- (viii) Presence of native flora and fauna and wildlife habitats on the site.
- (ix) Extent of existing bush or native vegetation on the site and its species composition.
- (x) Distance from established bush and the state of the established bush.
- (xi) Any restrictions on planting, such as safety issues, maintenance of views, etc.



(b) Planting Plan Assessment

This shall contain the following information:

- (i) Purpose of the planting, including streambank erosion control, habitat restoration, ecological corridor creation, buffer planting to protect edges of existing bush, water quality enhancement, amenity/landscape planting, riparian margin and wetland restoration and coastal margin restoration.
- (ii) Location and extent of planting on a plan.
- (iii) Site preparation for planting, including if farm stock are to be kept on the property, stock-proof fencing of planting areas, weed and animal pest control.
- (iv) Site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, and sourcing of plants and fertilising.
- (v) Maintenance of planting, including releasing plants, fertiliser, animal pest and weed control and mulching and replacement of plants which do not survive.

(c) Monitoring Programme

To be undertaken for a minimum of five years (6 monthly for the first 18 months then annually) at which point Council will review the planting. The monitoring report (to be undertaken by a person with appropriate experience and qualifications) shall include information on the following:

- (i) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses).
- (ii) Canopy closure, beginnings of natural ecological processes - natural regeneration in understory, use by native birds, etc.
- (iii) A running record of fertilisation, animal and weed pest control and replacement of dead plants.
- (iv) Recommendations for replacement of dead plants and implementation of these recommendations. Any remediation action shall specify a start date and be the subject of a progress report 6 months from that date. (If remedial action is beyond the first 18 months the report shall be independent of the annual report).
- (v) Whether stock has been kept out of the bush areas and if not, a plan to replant and remedy any damage.
- (vi) State of any fencing keeping stock out of the bush areas and recommendations for maintenance to be undertaken.

Rule 12.8.8.22.9.2.4

The vegetation shall be established for the purposes set out in the Planting Plan Assessment and shall not be clear felled or removed.

Remedial action shall be required where monitoring indicates the specified standards are not being met.



Rule 12.8.8.22.9.3
Pest and Weed Control

Pest and Weed Control

The first subdivision application of the Weiti Village Policy Areas 1 and 2 shall include a pest and weed control management plan for all of the land within the Zone which details the methods, timeline, monitoring and maintenance of an ongoing weed and pest control programme, to protect the sensitive ecological and wildlife values of the Zone and adjoining coastal environment in perpetuity. This shall incorporate an integrated pest management approach and include possum, rodent and mustelid control and the control of plant pests.

Rule 12.8.8.23

Greenbelt And Conservation Policy Area (Subdivision)

Rule 12.8.8.23.1
Location of Sites

Location of Sites

All sites created shall be suitable for the purpose of accommodating:

- (a) A network utility or infrastructure to service the development of the Weiti Village Policy Areas 1 and 2, the Karepiro Policy Area or activities in the Greenbelt and Conservation Policy Area;
- (b) A Conservation Institute and Gardens, conservation, heritage or educational facility approved by the Council.

Rule 12.8.8.23.2
Site Configuration

Site Configuration

Sites shall be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking wholly within the boundary of the allotment in compliance with the relevant development controls for the Zone.

Rule 12.8.8.24

Karepiro Policy Area (Subdivision)

Rule 12.8.8.24.1
Maximum Number of sites

Maximum Number of sites

The maximum number of residential sites within the Policy Area shall be 150.

Rule 12.8.8.24.2
Size of Residential Sites

Size of Residential Sites

The maximum size of any residential site shall be 2,000m² and the minimum size shall be 900m².

Rule 12.8.8.24.3
Location of Residential Sites

Location of Residential Sites

All residential sites shall be located within the development footprints identified in the Outline Development Plan in Appendix 14 of the Planning Maps and shown on Appendix 12C4.



Rule 12.8.8.24.4
Provision for Public Access

Rule 12.8.8.24.4.1

Provision for Public Access

Provision for public access to Karepiro Bay shall be provided via a combination of public road and public walkways as set out in the Outline Development Plan in Appendix 14 to the Planning Maps and such access shall be denoted on subdivision plans submitted to the Council for resource consent. The first subdivision application of any portion of the Karepiro Policy Area shall include (to the extent they have not been provided, prior to that date) a mechanism to provide easements for the public walkways and conditions of consent shall require the provision of such easements.

Rule 12.8.8.24.4.2

Such walkways shall be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act.

On approval of the section 223 certificate for the first subdivision of the Karepiro Policy Area, the consent holder shall sign easements in gross over the walkways in favour of the Council. The terms of the easements shall include the following:

- (a) The consent holder shall maintain the walkways generally to the standards to which they had been constructed in the first instance;
- (b) Users of the walkways shall be required to comply with conditions of access, which conditions shall be developed by the consent holder, in consultation with the Council.

The easements for the walkways shall be registered on the issue of the section 224(c) certificate.

Rule 12.8.8.24.5
Landscape Plan

Landscape Plan

As part of a resource consent application a detailed landscape plan shall be prepared by relevant experts in landscape architecture, native revegetation and ecology, arboriculture and forestry management and lighting and prepared in accordance with best practice in each such discipline

The purpose of the plan is to achieve visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so as to ensure they do not dominate the landscape or detract from the visual amenity of the area. The plan shall include native screen planting within Area 1A as depicted on the Outline Development Plan in Appendix 14 to the Planning Maps to provide a high degree of screening of houses from the south and east and from the Department of Conservation walkway.

Rule 12.8.8.25

Controlled Activities (Subdivision): Matters for Control and Assessment Criteria

Rule 12.8.8.25.1

In accordance with sections 77B(2) of the Act the Council will restrict its control to the matters listed when considering resource consent applications for Controlled Activity subdivision within the Weiti Special 8 Zone.

Applications for activities under this rule need not be notified and the written approvals of persons will not be required.



Rule 12.8.8.25.2
Matters for Control

Matters for Control

Council will limit its control to the following matters:

- (a) Site size, shape and layout.
- (b) Site contour.
- (c) Site access and frontage.
- (d) Reserve provision.
- (e) Financial contributions and contributions of works or services including public accessways.
- (f) Utility provision including stormwater.
- (g) Roading and transportation accessibility and connectivity.
- (h) The architectural code (Weiti Village Policy Areas 1 and 2).
- (i) Planting.
- (j) The provision of required facilities including walkways.
- (k) The provision of required restrictive covenants.

12.8.8.25.3
Assessment Criteria

Assessment Criteria

Site size, shape and layout

- (a) Whether the subdivision is in accordance with the Outline Development Plan in Appendix 14 of the Planning Maps and in the case of subdivision in the Weiti Village Policy Areas 1 and 2, the subdivision is in accordance with the Weiti Village Master Plan in Appendix 12C1.

Site Contour

- (b) Whether the site size, shape, contour and access are suitable for the intended purpose of the Zone.
- (c) Whether the sites are located so that they do not require substantial earthworks or land modification to obtain access or a suitable building platform.

Site Access and frontage

- (d) Whether the frontages for lots are in general accordance with the relevant development controls for the Policy Area relative to building frontage.
- (e) Whether the sites are located so that household units can be erected (complying with the rules in the Plan) without significantly detracting from any features on the site required to be protected, or form the visual amenity values present in the vicinity of the sites.

Reserve Provision

- (f) Whether the proposed reserves, including any walking tracks and associated car parks are sufficient to ensure that access to recreational areas is maintained or enhanced.
- (g) Whether the shape and slope of reserves land is suitable for the intended intensity of use.

Financial Contributions

- (h) Whether there are sufficient financial contributions or contributions of works or services and reserves to offset adverse effects generated by the subdivision.



<i>Utility Provision</i>	(i) Whether the subdivision makes provision for the placement and configuration of utility services in an efficient manner.
<i>Roading and Access</i>	(j) Whether the roading and access proposed complies with the roading and access layout set out in Appendix 12C1 and will result in an efficient, safe and attractive roading network. (k) Whether the subdivision makes provision for on street parking in a manner that does not undermine the amenity values expected for the respective policy area.
<i>Access</i>	(l) Whether adequate road access is provided, and no significant adverse effects on the safety and efficiency of the public roading network result.
<i>Stormwater</i>	(m) Whether the management of stormwater flows is consistent with the relevant Catchment Management Plan. (n) Whether the proposed stormwater outlet configuration has been designed to avoid high velocity discharges or other impacts on sensitive receiving environments. (o) Whether a Precinct Sediment Management Plan (PSMP) has been submitted. The PSMP should address the management of earthworks, and may include techniques to reduce sediment discharge that exceed ARC Technical Publication 90 controls, monitoring of sediment ponds, overall management of earthworks and any future controls required for future subdivision and / or small site earthworks in the development. (p) Whether road embankments across streams are minimised and fish passage provided.
<i>Natural and cultural heritage</i>	(q) Whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated.
<i>Pets</i>	(r) Whether restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Weiti Zone and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under Rules 12.8.8.22.9.3.
<i>Staging</i>	(s) Whether any staging of subdivision is consistent with the maximum lot/ household unit allocation within each policy area and provides for logical connections and infrastructure provision between stages.
<i>Architectural Code</i>	(t) Whether the Architectural Code (Weiti Village Policy Areas 1 and 2) required by Rule 12.8.8.22.4 is consistent with the objectives and policies and the Weiti Village Master Plan in Appendix 12C1 and will achieve the principles contained in Appendix 12C2 and good urban design outcomes.
<i>Enhancement Planting</i>	(u) Whether conditions are required to ensure compliance with enhancement planting rules.
<i>Greenbelt Covenant</i>	(v) Whether conditions are required to ensure compliance with the provision of the Greenbelt Restrictive Covenant, public access or public facilities.



Rule 12.8.8.26

Restricted Discretionary Activities (Subdivision): Matters For Discretion And Assessment Criteria

Rule 12.8.8.26.1

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

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 Restricted Discretionary Activities.

Rule 12.8.8.26.2
Matters for Discretion

Matters for Discretion

The Council will limit its discretion to the following matters:

- (a) Site size, shape and layout.
- (b) Site contour.
- (c) Site access and frontage.
- (d) Earthworks and land modification.
- (e) Native tree and bush removal/protection.
- (f) Natural hazard avoidance/mitigation.
- (g) Reserve provision.
- (h) Financial contributions and contributions of works or services including public accessways.
- (i) Utility provision including stormwater.
- (j) Roading and transportation accessibility and connectivity.
- (k) The Architectural Code (Weiti Village Policy Areas 1 and 2).
- (l) Planting.
- (m) The provision of required facilities including walkways.
- (n) The provision of require restrictive covenants.
- (o) Lighting.

12.8.8.26.3
Assessment Criteria

Assessment Criteria

When considering an application for a restricted discretionary activity the Council will have regard to the following criteria:

Outline Development Plan

- (a) Whether the subdivision is in accordance with the Outline Development Plan in Appendix 14 of the Planning Maps and in the case of subdivision in the Weiti Village Policy Areas 1 and 2, the subdivision is in accordance with the Weiti Village Master Plan in Appendix 12C1.

Greenbelt

- (b) Whether the particular subdivision can occur without compromising the land's role as greenbelt anticipated within the Zone.



<i>Site, size, shape</i>	(c) Whether the site size, shape, contour and access are suitable for the intended purpose of the Zone.
<i>Earthworks</i>	(d) Whether the sites are located so that they do not require substantial earthworks or land modification to obtain access or a suitable building platform.
<i>Visual amenity values</i>	(e) Whether the sites are located so that household units can be erected (complying with the rules in the Plan) without significantly detracting from any features on the site required to be protected, or form the visual amenity values present in the vicinity of the sites.
<i>Landscape</i>	(f) Whether the building area is on a prominent ridge, knoll or skyline where the erection of buildings may dominate the landscape or detract from the identified visual amenity values in the area.
<i>Natural Hazards</i>	(g) Whether the subdivision will exacerbate natural hazards, through earthworks or access provision, or result in building areas which are subject to natural hazards.
<i>Services</i>	(h) Whether adequate services, including utilities, are provided for the sites created.
<i>Access to the coast</i>	(i) Whether the proposed reserves, including walking tracks and associated car parks are sufficient to ensure that public access to the coastal marine area is maintained or enhanced.
<i>Financial contributions and works</i>	(j) Whether there are sufficient financial contributions or contributions of works or services and reserves to offset adverse effects generated by the subdivision.
<i>Access</i>	(k) Whether adequate road access is provided, and no significant adverse effects on the safety and efficiency of the public roading network result. (ka) Whether adequate walkways are provided between the Weiti Policy Areas 1 and 2 and Karepiro Policy Area that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting.
<i>Layout</i>	(l) Whether the layout of residential sites including servicing and roads is complimentary to the existing topography and whether the earthworks, placement of roading and planting is such that the impact on the landscape is minimised, its scale is in keeping with that of the physical setting and that the land's role as a greenbelt is maintained.
<i>Streets</i>	(m) Whether a legible public street pattern has been created. As a guideline, street blocks shall have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75% of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints. (n) Whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on the Outline Development Plan in Appendix 14 to the Planning Maps.



<i>Stormwater</i>	<ul style="list-style-type: none"> (o) Whether adequate provision is made for visitor car parking. (p) Whether the management of stormwater flows is consistent with the relevant Catchment Management Plan (q) Whether the proposed stormwater outlet configuration has been designed to avoid high velocity discharges or other impacts on sensitive receiving environments. (r) Whether road embankments across streams are minimised and fish passage provided.
<i>Sediment</i>	<ul style="list-style-type: none"> (s) Whether a Precinct Sediment Management Plan (PSMP) has been submitted. The PSMP should address the management of earthworks, and may include techniques to reduce sediment discharge that exceed ARC Technical Publication 90 controls, monitoring of sediment ponds, overall management of earthworks and any future controls required for future subdivision and / or small site earthworks in the development.
<i>Natural and cultural heritage</i>	<ul style="list-style-type: none"> (t) Whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated.
<i>Pests</i>	<ul style="list-style-type: none"> (u) Whether restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Weiti Zone and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under Rules 12.8.8.22.9.3.
<i>Staging</i>	<ul style="list-style-type: none"> (v) Whether any staging of subdivision is consistent with the maximum lot/ household unit allocation within each policy area and provides for logical connections and infrastructure provision between stages.
<i>Architectural Code</i>	<ul style="list-style-type: none"> (w) Whether the Architectural Code (Weiti Village Policy Areas 1 and 2) required by Rule 12.8.8.22.4 is consistent with the objectives and policies, the Weiti Village Master Plan in Appendix 12C1 and will achieve the principles contained in Appendix 12C2 and good urban design outcomes.
<i>Enhancement Planting</i>	<ul style="list-style-type: none"> (x) Whether conditions are required to ensure compliance with enhancement planting rules.
<i>Lighting</i>	<ul style="list-style-type: none"> (y) Whether, in the case of the Karepiro Policy Area, exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, consideration should be given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.
<i>Greenbelt Covenant</i>	<p>Whether conditions are required to ensure compliance with the provision of the Greenbelt Restrictive Covenant, public access or public facilities.</p>



Rule 12.8.8.27

Greenbelt Conservation Policy Area (Subdivision): Restricted Discretionary Activity: Additional Matters for Discretion and Assessment Criteria

Rule 12.8.8.27.1

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

In addition to the Matters in Rule 12.8.8.26, the Council will restrict its discretion to the additional matters listed, when considering resource consent applications for Restricted Discretionary Activities in the Greenbelt Conservation Policy Area.

Rule 12.8.8.27.2
Matters for Discretion

Matters for Discretion

The Council will limit its discretion to the following matters:

- (a) Site size.

Rule 12.8.8.27.3
Assessment Criteria

Assessment Criteria

- (a) Whether the site is suitable for and is of a size to only accommodate the activity granted resource consent.

Rule 12.8.8.28

Restricted Discretionary Activities; Matters For Discretion And Assessment Criteria; Non- Compliance With The Enhancement Planting Standards In Rule 12.8.22.9.2

To assist the Council in the exercise of its discretion a Pre-Planting Assessment and a Planting Plan Assessment shall be prepared addressing the matters set out in Rule 12.8.8.22.9.2.3.

Rule 12.8.8.28.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Type of planting.
- (b) Density of planting.
- (c) Maintenance.

12.8.8.28.2
Assessment Criteria

Assessment Criteria

- (a) Whether any alternative planting regime will better achieve the objectives and policies of the Zone.
- (b) Whether an adequate planting density is used to achieve canopy closure in a time frame similar to that if the standards had been complied with.
- (c) Whether the planting achieves appropriate connectivity with the



existing SNA's.

- (d) Whether an appropriate plant survival rate will be achieved.
- (e) Whether the planting reflects the species composition of the adjoining SNA vegetation.
- (f) Whether the species composition is appropriate for the particular site conditions such as soil, aspect and topography.
- (g) Whether protection from stock is provided
- (h) Whether the fertilising regime is appropriate to ensure the growth of the plants.
- (i) Whether adequate pest and weed control is proposed.

12.8.8.29

Discretionary Activity Assessment Criteria (Subdivision)

12.8.8.29.1

Non-compliance with Development Control Rule 12.8.8.21.4 – Water Servicing.

The following additional assessment criteria shall apply to activities not complying with Rule 12.8.8.21.4:

- (a) Whether the alternative method of water supply will undermine the viability of public water reticulation for the Special 8 Zone.
- (b) Whether the alternative provision of water supply is adequate to provide a reliable supply of potable water for the proposed activity.