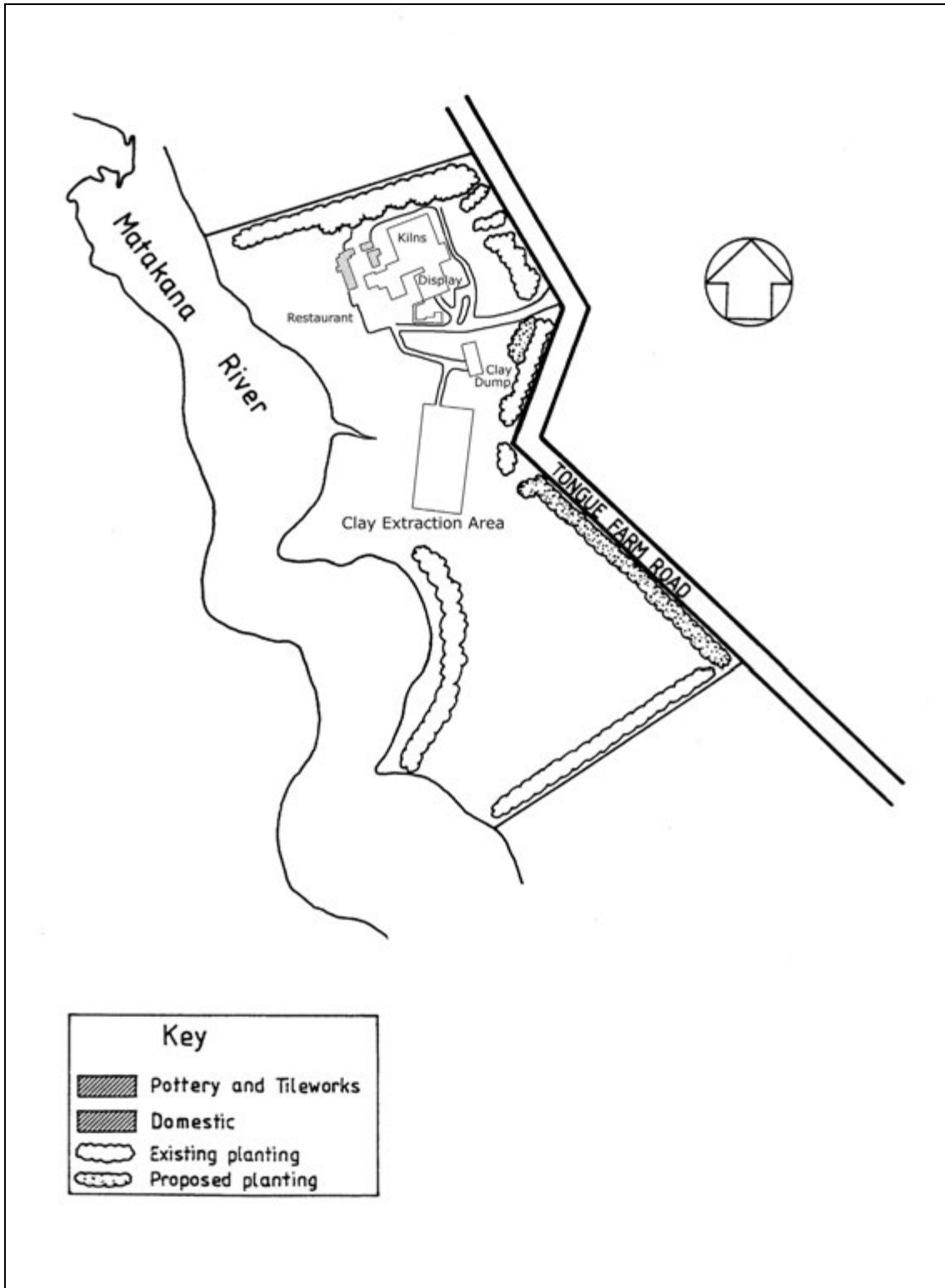




APPENDIX 14A

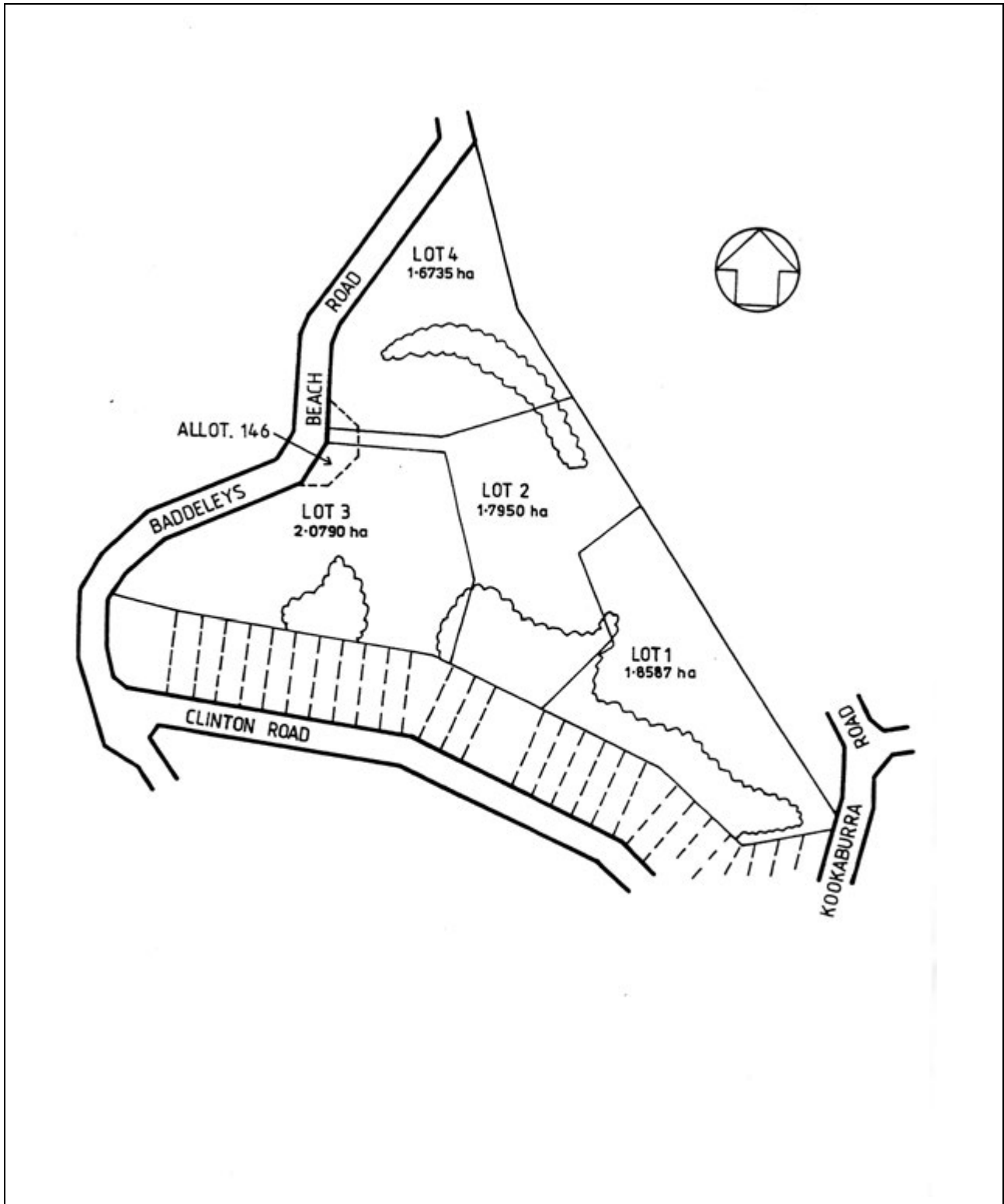
DEVELOPMENT PLAN - MORRIS AND JAMES POTTERY, MATAKANA.  
(Scheduled Activity 107)





APPENDIX 14B

PROPOSED FORM OF SUBDIVISION OF LAND AT BADDELEYS BEACH  
(Scheduled Activity 112)





## APPENDIX 14C

### SEE SCHEDULED ACTIVITY 113 – Martins Bay





## APPENDIX 14C (i)





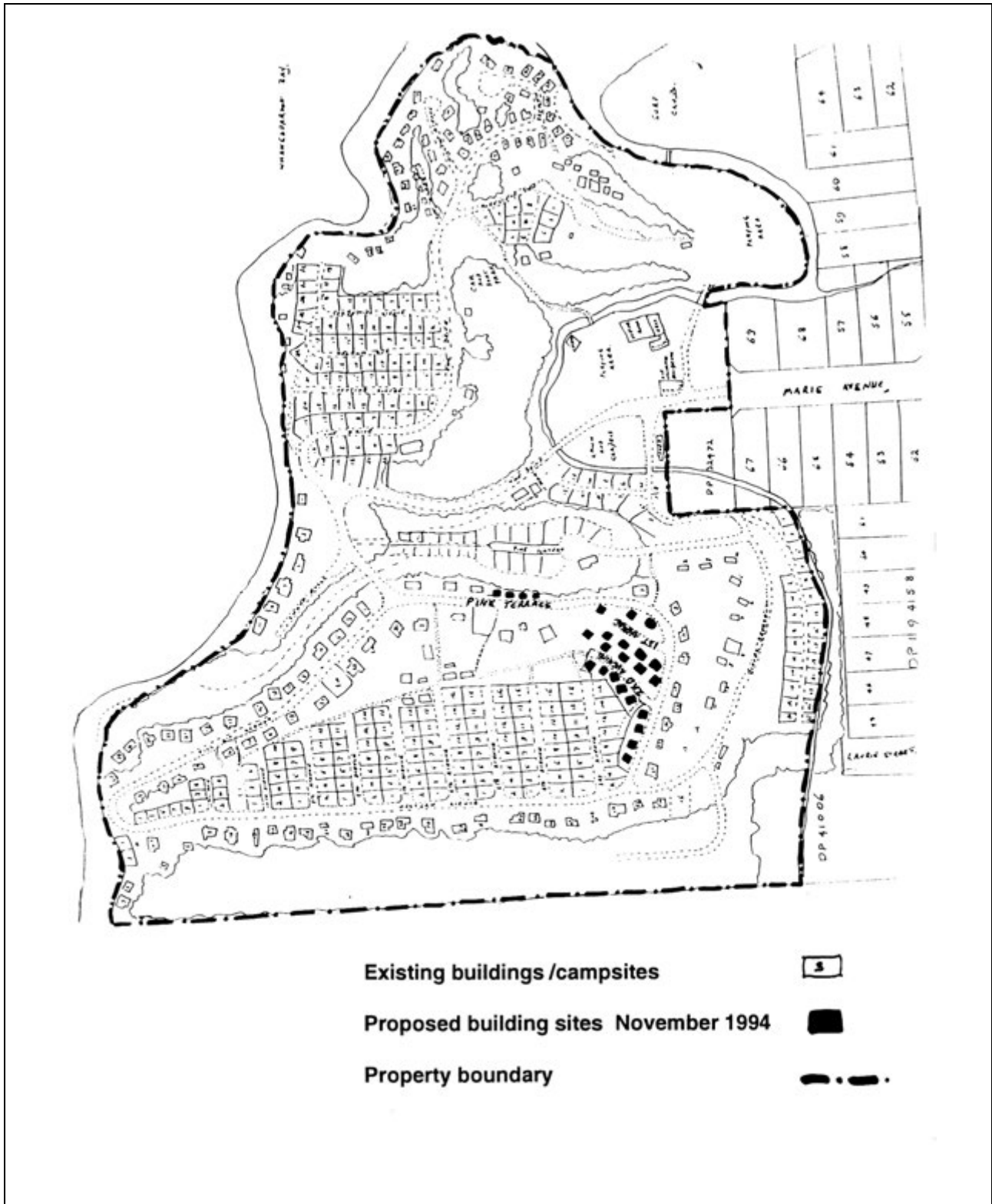
## APPENDIX 14D

NOT ALLOCATED



# APPENDIX 14E

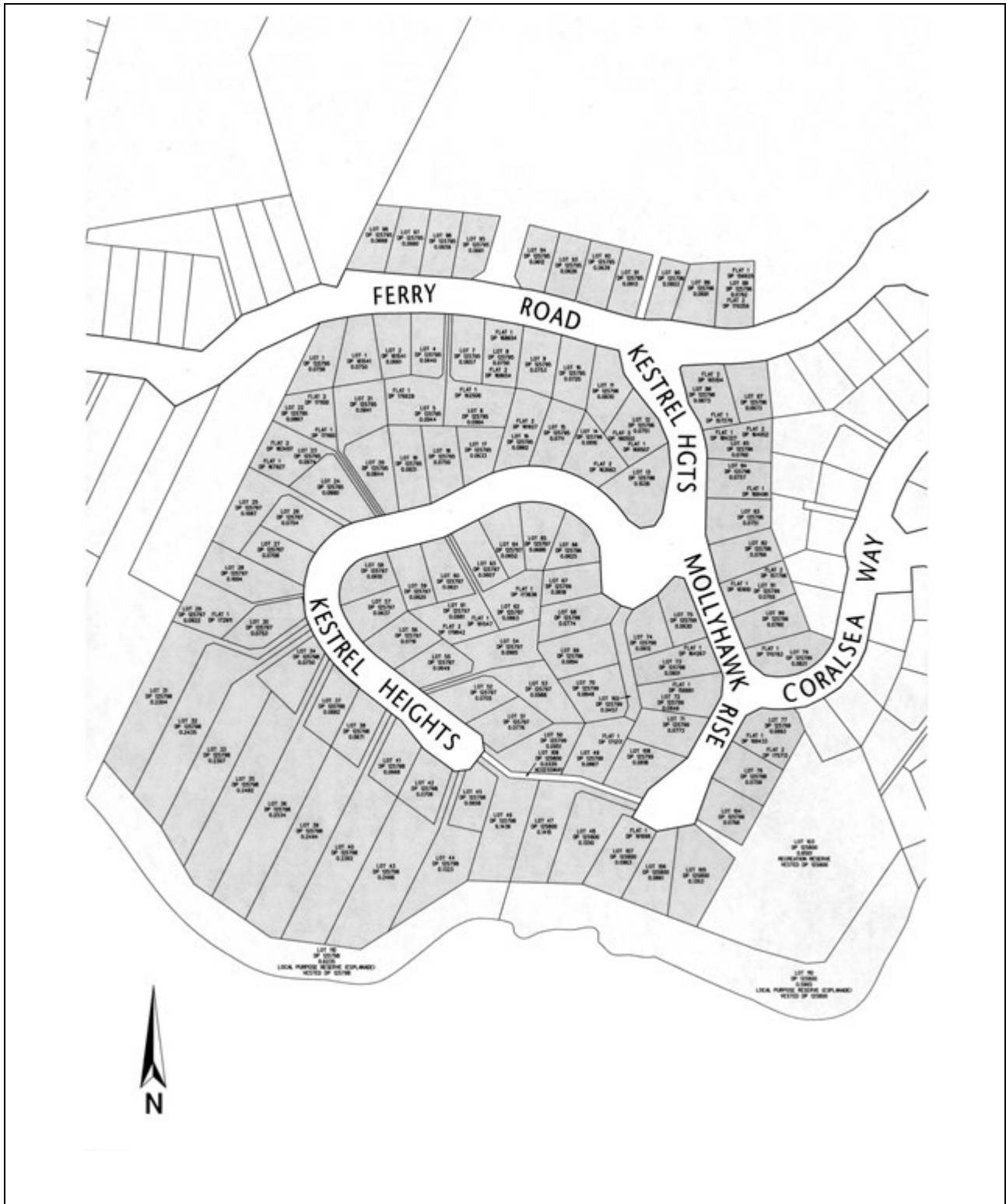
## PLAN OF CAMPING GROUND, MARIE AVENUE, RED BEACH (Scheduled Activity 118)





## APPENDIX 14F

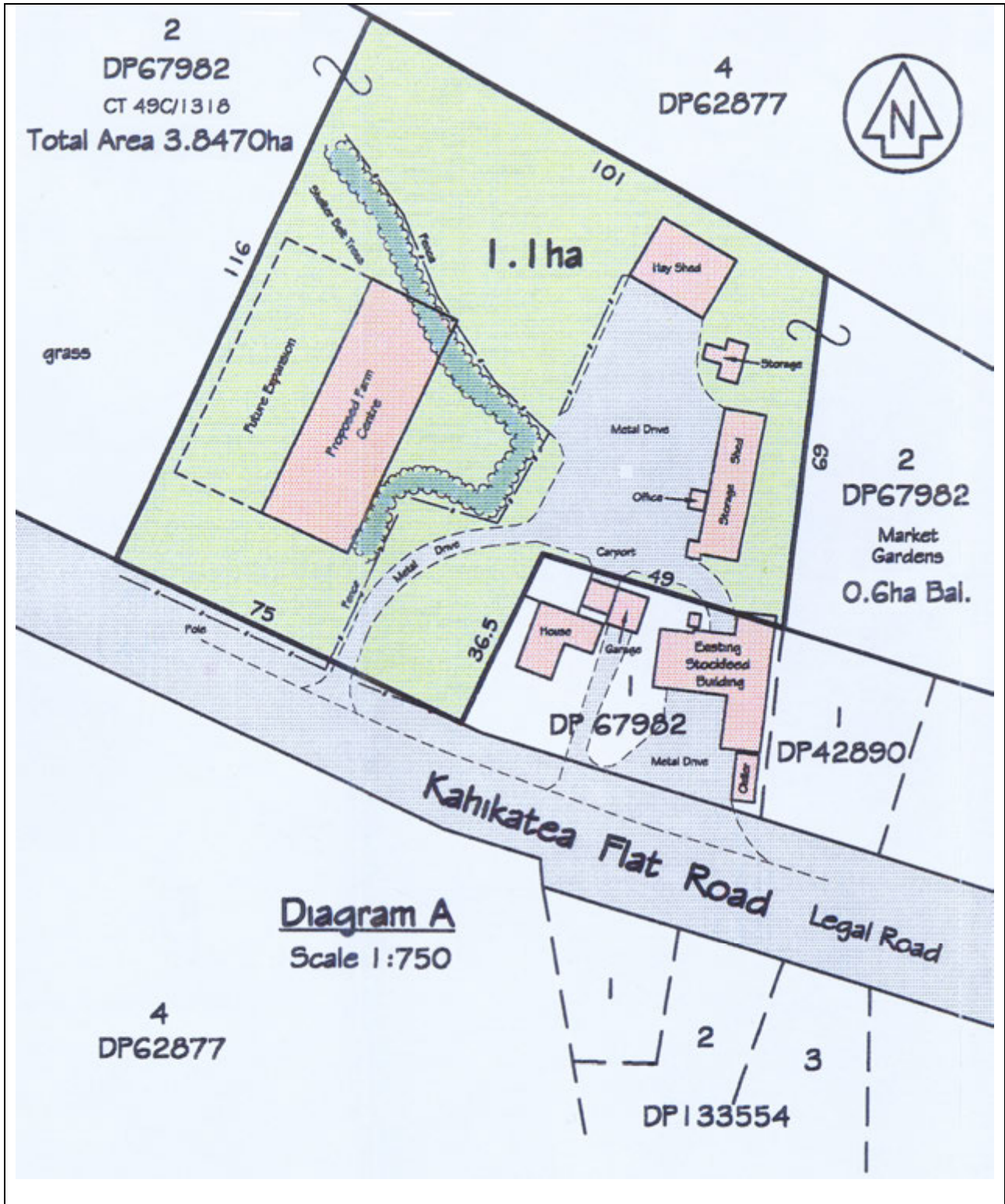
### PLAN OF LAND AT ARKLES BAY, WHANGAPARAOA - WHERE MULTIPLE HOUSEHOLD UNITS ARE PERMITTED SUBJECT TO CONDITIONS (Scheduled Activity 125)





APPENDIX 14G

FARM SUPPLY CENTRE AND DEPOT- KAHIKATEA FLAT ROAD, DAIRY FLAT  
(See Scheduled Activity 127)





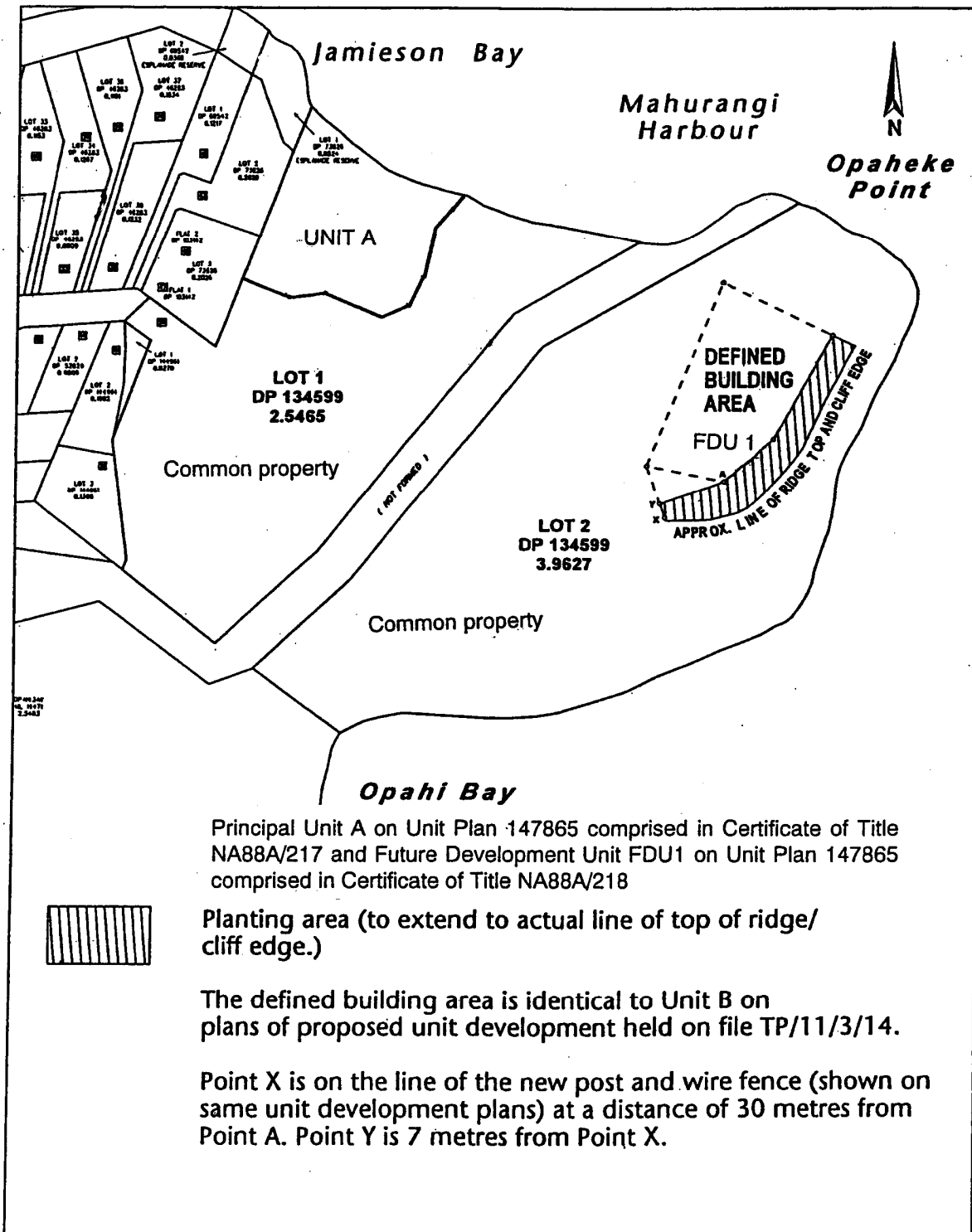
## APPENDIX 14H

**NOT ALLOCATED**



APPENDIX 14I

DEFINED BUILDING AND PLANTING AREAS, OPAHEKE POINT  
(Scheduled Activity 130)





## APPENDIX 14J

### PROPOSED FINANCIAL CONTRIBUTIONS AND WORKS PROVISIONS FOR Restricted Activity 310

#### Contents

1. Introduction
  2. Resource Management Issues
  3. Objective
  4. Policies
  5. Guiding Principles
  6. Implementation
  7. Anticipated Environmental Results
  8. General Rules
  9. Financial Contributions and Works for Roading
  10. Financial Contributions and Works for Sewerage
  11. Financial Contributions and Works for Water Supply
  12. Financial Contributions and Works for Stormwater
  13. Financial Contributions for Neighbourhood Reserves
  14. Financial Contributions for Sportsfields
  15. Financial Contributions for Community Facilities
  16. Financial Contributions for Business Area Amenities
  17. Financial Contributions and Works for Public Parking Facilities
- Appendix A        Definitions
- Appendix B        Procedures for the Council to Calculate Household Unit Contributions
- Appendix C        Catchment Maps



# 1

## INTRODUCTION

Note:

**For the purpose of these provisions words in bold and quotation marks are defined in Appendix A.**

1.1

As the District's population increases the existing public services such as roads, sewage treatment and disposal systems, stormwater disposal systems, reserves and other facilities used by the wider community need to be upgraded and/or extended or new services put in place. This is necessary both in response to public demand and because of the Council's obligations under the Resource Management Act 1991 to promote the sustainable management of the District's natural and physical resources.

1.2

The processes by which additional population is accommodated and existing populations redistributed within the District, normally involve subdivision of additional sites or alternatively the building/development of additional Household Units and the development of commercial/industrial facilities to service the population. These processes may affect the District's natural and physical resources. The management of these processes is essential in order to promote the sustainable management of the District's natural and physical resources.

1.3

A significant component of the Council's approach to promoting sustainable management is to implement an appropriate financial contributions and works regime establishing an orderly and efficient way of providing adequate public services to allow the District to develop in a sustainable manner.

# 2

## RESOURCE MANAGEMENT ISSUES

Several resource management issues related to the development and servicing of land have been identified. These are:

Issue

2.1

Subdivision and development generate effects on the environment in general including effects on existing public services and infrastructure.

Issue

2.2

The inadequate provision of public services and infrastructure does not enable the sustainable management of natural and physical resources of the District.

Issue

2.3

The need to identify and fairly apportion the costs of mitigating the effects of subdivision and development, and the costs of mitigating the effects generated by other activities:

- (a) in public services and infrastructure;
- (b) on the natural and physical resources of the District;

to those generating the effects.



### 3

*Objective*  
3.1

## OBJECTIVE

To enable the provision of adequate public services at the time land in the Restricted Activity Area is subdivided or developed so as to avoid, remedy or mitigate adverse effects generated by subdivision or development and to ensure that the costs of providing new or upgrading existing public services, are borne largely by those generating the adverse effects.

(This objective relates to Issues 2.1 to 2.3).

### 4

*Policy*  
4.1  
*Works within subdivision and developments*

## POLICIES

Avoid, remedy or mitigate adverse effects generated by subdivision, development or building work in the Restricted Activity Area by requiring land subdividers, developers and building owners to carry out work within their subdivisions, developments and building sites to provide reticulated public services to serve the subdivision, development or building site when fully developed.

*Policy*  
4.2  
*Contributions for services*

Avoid, remedy or mitigate adverse effects generated by land subdivision, development and building in the Restricted Activity Area, beyond the site of the subdivision, development and building site by requiring subdividers, developers and building owners to make a financial contribution towards the capital cost of specified public services - in particular:

- (a) the public roading network;
- (b) public sewerage collection, treatment and disposal facilities;
- (c) public water supplies;
- (d) public stormwater collection, treatment and disposal facilities;
- (e) publicly owned neighbourhood reserves;
- (f) publicly owned sportsfields;
- (g) publicly owned community facilities;
- (h) business area amenity facilities;
- (i) public parking facilities;

and taking into account:

- (a) the level of demand generated on those services by those activities in the Restricted Activity Area;
- (b) the need to apportion costs within service catchments appropriate to the infrastructure type and effects being addressed and over an appropriate time period;
- (c) the need to recognise known other forms of funding including general rates, special rates, uniform charges, user charges, grants and reserves;



and

- (d) the need to ensure that costs unrelated to the effects of subdivision, development and building work are excluded from the above.

*Explanation and Reasons*

*These policies seek to achieve Objective 3.1.*

*See the explanation in section 6.4.*

**5**

**GUIDING PRINCIPLES**

5.1

**Guiding Principles**

In promoting sustainable management of the District’s natural and physical resources in relation to subdivision and development, the following principles guided the preparation of this financial contributions regime for the Restricted Activity Area.

5.1.1

**Principle 1  
Intergenerational Equity**

The principle that the costs of any expenditure should be recovered at the time that the benefits of that expenditure accrue.

5.1.2

**Principle 2  
Public Good**

The principle that, to the extent that any expenditure:

- (a) is independent of the number of persons who benefit; or
- (b) generates benefits that do not accrue to identifiable persons or groups of persons; or
- (c) generates benefits to the community generally;

the costs of that expenditure should be allocated in a manner consistent with economic efficiency and appropriate to the nature and distribution of the benefits generated, which manner may require the use of rating mechanisms under the Local Government (Rating) Act 2002.

5.1.3

**Principle 3  
Private Good**

The principle that the costs of any expenditure should be recovered from persons or categories of persons in a manner that matches the extent to which the direct benefits of that expenditure accrue to those persons or categories of persons.

5.1.4

**Principle 4  
Negative Effects**

The principle that the costs of any expenditure to control negative effects that



are contributed to by the actions or inaction of any persons or categories of persons should be allocated to those persons or categories of persons in a way that matches the extent to which they contribute to the need for that expenditure.

5.1.5

**Principle 5  
General Improvement Principle**

The principle that where levels of service to existing households and businesses are below Council standards, or recognised standards are raised through legal processes, the Council shall endeavour to raise existing levels of service to achieve those standards.

5.1.6

**Principle 6  
Growth Servicing Principle**

The principle that, whenever possible, new and future households and businesses should be serviced to the Council's recognised levels of service.

**6**

**IMPLEMENTATION**

6.1

**District Plan Rules**

The primary method of implementation will be through the imposition of conditions on resource consents for subdivisions and developments in the Restricted Activity Area. Pursuant to section 108(2) of the Act, any resource consent may include conditions to ensure that financial contributions are made and/or works are provided.

Conditions on resource consents will be imposed in accordance with the rules in sections 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 which specify required works within subdivisions, developments and building sites, and financial contributions of money and/or land for external works and services.

6.2

**Procedures for the Council to Calculate Household Unit Contributions**

The procedures set out in Appendix B shall be used by the Council to calculate the "Household Unit Contributions" for each service in each catchment within which the Restricted Activity Area falls and the financial contribution payable in that catchment.

6.3

**Other methods**

Other methods of implementation will be through:

- (a) Specifications for the design, construction and operation of services to be vested in the Council as required by other sections of this Plan.
- (b) Updating of basic data used to calculate contributions through the Annual Plan process.

6.4

**Explanation**

The principal reasons for adopting the objective, policies and methods of implementation in this part of the Plan are to recognise and manage:



- (a) the effects generated by subdivision and development on the environment where adequate public services are not provided for; and
- (b) the effects generated by subdivision and development on public services, provided by the Council.

The Council considers that these objectives, policies and methods of implementation are the most effective, efficient and equitable means of ensuring the timely provision of adequate public services capable of serving the District's development. The provision of such services is an essential element in promoting the sustainable management of the District's natural and physical resources.

## 7

## ANTICIPATED ENVIRONMENTAL RESULTS

### 7.1

#### Outcomes

- (a) The provision of adequate public services enabling development within the District, including the Restricted Activity Area, without significant adverse effects on:
  - (i) water quality and quantity
  - (ii) air quality
  - (iii) ecosystems and their constituent parts
  - (iv) traffic safety and efficiency
  - (v) health and safety
  - (vi) energy efficiency
  - (vii) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.
- (b) The provision of adequate areas for both active and passive recreation, and of community facilities, for the wellbeing of the District's inhabitants.

### 7.2

#### Monitoring

In respect of this chapter the Council will monitor the extent to which the adverse effects of growth on infrastructure are being managed effectively through these rules.

## 8

## GENERAL RULES

### Rule 8.1 Maximum Requirements for Financial Contributions and Works

#### Maximum Requirements for Financial Contributions and Works

#### 8.1.1

The financial contributions and works required in accordance with Rules 9, 10, 11, 12, 13, 14, 15, 16 and 17 in this part of the Plan, are maximum requirements.



Rule 8.2  
Statement on GST

Statement on GST

All inputs used in the calculation of financial contributions shall be exclusive of any Goods and Services Tax (GST).

All “**money contributions**” are subject to GST in terms of the Goods and Services Tax Act 1985 and as such, GST is shown in the formula as the last variable.

Rule 8.3  
Assessment and Payment of Contributions

Assessment and Payment of Contributions

Rule 8.3.1  
Assessment of Money Contributions

Assessment of Money Contribution

- (a) A “**money contribution**” payable by any person for a subdivision or land use in the Restricted Activity Area, other than a “**money contribution**” for “**neighbourhood reserves**”, shall be assessed by the Council in accordance with these Rules as at the time of granting of consent. It shall be identified as a condition of resource consent and shall be linked to the “**Producer Price Index - Construction**” as at the date of consent.
- (b) A “**money contribution**” for “**neighbourhood reserves**” payable by any person for a subdivision or land use in the Restricted Activity Area, shall be assessed by the Council in accordance with these Rules as at the time of granting consent. It shall be identified as a condition of resource consent and shall be subject to a re-assessment of the “**current market land value**” (variable “(c)” in Rule 13.3.1(a) or “(h)” in Rule 13.3.1(b) at the time of, or immediately before the payment of the contribution.

Rule 8.3.2  
Time of Payment

The level of “**money contribution**” payable, other than for “**neighbourhood reserves**”, will be determined by directly applying any change in the “**Producer Price Index - Construction**” between the date of consent, and the most recent anniversary of the granting of consent prior to the payment of the contribution.

Notwithstanding the above, in the event that payment of the contribution occurs later than five years after the date of granting consent, the contribution shall be assessed by the Council in accordance with these Rules as at the time of, or immediately before, at the date of payment of the contribution.

No certificate pursuant to the provisions of section 4(c) of the “**Act**” shall be issued prior to the payment of such contribution except where other arrangements have been made to the satisfaction of the Council pursuant to Rule 8.5 below.

Rule 8.3.3

A “**money contribution**” payable by any person for a land use in the Restricted Activity Area, shall be paid as a condition of resource consent and prior to the use commencing. For the purposes of this Rule, the issue of a building consent shall be deemed to be the commencement of the activity.

Rule 8.3.4

A “**money contribution**” payable for “**public parking facilities**” in cases in



Rule 8.3.5  
Concurrent and staged  
consents

which a land use consent is not required shall be paid prior to the use commencing.

- (a) In the case of a concurrent land use resource consent application for the erection or use of any **“household units”** and/or **“commercial or industrial units”** in the Restricted Activity Area and an application that is for the **“subdivision of land”** to create new **“sites”** on the same land, the timing of the payment of **“money contributions”** shall be in accordance with Rule 8.3.2 and Rule 8.3.3. Provided that, in the case of the second and subsequent payments of **“money contributions”** for such concurrent consents, the contribution payable shall be re-assessed at the time of application for a section 4(c) certificate in the case of subdivision, or at the time of application for building consent in the case of development. Such reassessment shall be confined to the number of **“household units”** and/or **“household unit equivalents”** that should be levied.

For the purpose of this rule, applications are concurrent if:

- (i) The applications for land use resource consent and **“subdivision of land”** are granted contemporaneously; or
- (ii) The application for **“subdivision of land”** is granted before the **“money contributions”** payable on the land use resource consent is paid in full; or
- (iii) The application for land use resource consent is granted before the **“money contributions”** payable on the consent for **“subdivision of land”** is paid in full.
- (b) In the case of the staged implementation of any consent in the Restricted Activity Area issued by the Council for subdivision or development, a financial contribution shall only be payable on the portion of the land use or subdivision being undertaken at that time.

In such cases, the contribution payable shall be re-assessed at the time of application for a section 4(c) certificate in the case of subdivision, or at the time of application for building consent in the case of development. Such re-assessment shall be confined to the number of **“household units”** and/or **“household unit equivalents”** that should be levied.



Rule 8.3.6  
Credit for former activities and  
previously paid contributions

The Council shall apply a credit to the **“money contributions”** payable pursuant to Rules 9.3.1, 10.3.1, 11.3.1, 12.3.1, 13.3.1, 14.3.1, 15.2.1, 16.2.1 and 17.3 for the **“household units”** and/or **“household unit equivalents”** in the following circumstances:

- (a) The **“household units”** and/or **“household unit equivalents”** of former activities that were legally established on a **“site”**.
  - (i) at the **“Operative Date”**, and for which a **“financial contribution”** was paid;
  - (ii) since the **“Operative Date”**, and for which a **“financial contribution”** was paid.OR
- (b) The **“household units”** and **“household unit equivalents”** paid for (and not refunded) since the **“Operative Date”** in a **“financial contribution”** for an activity on the **“site”** that has not commenced.

The landowner/applicant shall be responsible for providing proof of the existence and extent of the legally established activity in (a) above, and of the payment of any **“financial contribution”** already paid in respect of a **“site”** to the satisfaction of the Council. Such proof of payment may include a Council issued receipt for any prior contribution(s) already paid.



**Rule 8.4**  
**When Refunds of Excess Money Contribution Credits to be Payable by Council**

**When Refunds of Excess Money Contribution Credits to be Payable by Council**

In the event that a credit(s) provided under Rules 9.5, 10.6, 11.6, 12.6, 13.6, 14.6, 15.5 and/or 16.4 exceeds the amount of “**money contribution**” that would otherwise be payable, the Council shall pay a refund of the difference between the “**money contribution**” and the credit for each type of “**money contribution**” on the following dates:

- (a) Rooding, Sanitary Sewer, Water Supply, Stormwater:
  - (i) In the case of subdivision: no later than the date of issue of the certificate pursuant to section 4(c) of the “**Act**”.
  - (ii) In the case of other resource consents: on or immediately after the completion of the works that are the subject of the credit.
- (b) Neighbourhood Reserves and Sportsfields
  - (i) In the case of subdivision: the date of vesting of the land or receipt by the Council of title to the land.
- (c) Community Facilities
  - (i) In the case of subdivision: no later than the date of issue of the certificate pursuant to section 4(c) of the “**Act**”.
  - (ii) In the case of other resource consents: on or immediately after the completion of the works that are the subject of the credit.
- (d) Amenity Facilities
  - (i) On or immediately after the completion of the works that are the subject of the credit.

**Rule 8.5**  
**Bonding Arrangements**

**Bonding Arrangements**

Notwithstanding Rules 8.3, 8.4, 9.1, 9.2, 10.1, 10.2, 11.1, 11.2, 12.1, 12.2, 13.1, 13.2, 14.1, 14.2, 15.1, 16.1 and 17.1, where the adverse effects created by the subdivision, construction of building(s) or other development in the Restricted Activity Area, as the case may be, will not occur until some time in the future, the Council may defer payment of the financial contribution through use of covenants, bonds, completion certificates, and where possible the review of conditions procedures set out in the “**Act**”. Payment of the financial contribution will be required when those adverse effects arise. In considering whether to defer payment the Council may have regard to:

- (a) The timing of the proposed capital works to which the financial contribution is to be applied;
- (b) The staging or other characteristics of a development or subdivision which leads to a deferral of adverse effects;
- (c) The efficiency of proposed capital works being undertaken at a particular time in light of other subdivision or development contributing to the need for those works, or planned capital work to



be undertaken other than by the Council.

**Rule 8.6  
Controlled Activities**

**Controlled Activities**

**Rule 8.6.1  
Household Units Otherwise  
Permitted Activities**

**Household Units Otherwise Permitted Activities**

Every Activity in the Restricted Activity Area:

- (a) which involves the erection of one or more **“household units”** other than the first such **“household unit”** on a **“site”**; and
- (b) which is otherwise a Permitted Activity;

shall be a Controlled Activity and be assessed in terms of the rules relating to Financial Contributions and Works.

**Rule 8.6.2  
Commercial or Industrial  
Units Otherwise Permitted**

**Commercial or Industrial Units Otherwise Permitted**

Every Activity in the Restricted Activity Area:

- (a) which involves the erection or use of one or more **“commercial or industrial units”** on any **“site”** in a manner that increases the **“gross business area”** on the **“site”** to a level in excess of the greater of:
  - (i) the **“gross business area”** existing on the **“site”**; or
  - (ii) the **“site household unit equivalent”** of the **“site”**;
- (b) which is otherwise a Permitted Activity;

shall be a Controlled Activity and be assessed in terms of the rules relating to Financial Contributions and Works.

**Rule 8.6.3**

Any application for a resource consent for an activity which is a Controlled Activity, pursuant to Rule 8.6, shall be considered without public notification or the need to obtain the written approval of affected persons.

**Rule 8.6.4  
No application fees payable**

The Council shall not charge any application or processing fees in respect of any application for a resource consent for an activity which is a Controlled Activity pursuant to Rule 8.6.

**Rule 8.6.5  
Matters for Control**

**Matters for Control**

The Council will limit its control in considering any application for a resource consent for an activity which is a Controlled Activity pursuant to Rule 8.6 to the following matter:

- (a) The quantum and nature of financial contributions.



Rule 8.6.6  
Assessment Criteria

Rule 8.7  
Calculating Household Unit Contributions

9

Rule 9.1  
Liability to Carry Out Roding Work

Rule 9.1.1

Rule 9.1.2  
Council's Standards for Engineering Design and Construction

Rule 9.2  
Liability to Pay Roding Contribution

Rule 9.2.1  
Subdivision or Resource Consents

Assessment Criteria

When considering an application the Council will have regard to Rules 9, 10, 11, 12, 13, 14, 15, 16 and 17 as appropriate.

Procedures for the Council to Calculate Household Unit Contributions

The procedures set out in Appendix B shall be used by the Council to calculate the "household unit contributions" for each service in each "catchment" within which the Restricted Activity Area falls.

FINANCIAL CONTRIBUTIONS AND WORKS FOR ROADING

Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area to Carry Out Roding Work or Pay for Work Done

Every grantee of subdivision consent, or of resource consent to otherwise develop land in the Restricted Activity Area, shall, to the extent that the work is necessary to serve the subdivision, development, or proposed building(s) "site(s)", in accordance with these Rules:

- (a) provide, form and construct any new "road" or "roads" within the subdivision or development; and
- (b) provide, form and construct any new or existing "road" or "roads" beyond the "site(s)" of the subdivision and/or development (or pay to the Council the cost of providing, forming, or constructing such roads) to connect the "road" or "roads" within the "site(s)" to the existing formed public "road" network including works to the existing public "road" network to facilitate or improve access to the "site" or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 9.5.2.

The Council's Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rule 9.1.1.

Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Roding

In addition to the provisions of Rule 9.1 above, every grantee of subdivision consent, or of resource consent, in the Restricted Activity Area, to erect one or more "household units" or "commercial or industrial units" on any "site", or of resource consent to otherwise use land served by public roads, may be required to pay a "money contribution" for "roading" for the "roading" "catchment" shown in Map B1 in Appendix C, calculated in accordance with



**Rule 9.3  
How Maximum Amount of  
Money Contributions  
Calculated**

Rule 9.3.1  
Method of Calculation

Household unit contribution

Total household unit  
equivalents at completion of  
application

Total Household Unit  
Equivalents existing at time of  
application

Contributions for land use  
consents other than for  
residential, commercial,  
industrial units

**Rule 9.4  
Reductions of Money  
Contributions Payable**

Reduction Criteria

these rules.

**How Maximum Amount of Money Contributions Calculated**

The maximum amount of the “**money contribution**” payable for “**roading**”, in respect of a subdivision, or development and/or building proposal relating to land situated in the Restricted Activity Area shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\left[ (a) \times \left[ \Sigma(n) - \Sigma(x) \right] \right] + \text{GST}$$

$$\left[ (f) + \text{GST} \right]$$

where:

(a) = The “**household unit contribution**” (HUC) of all “**roading**” works within the “**roading**” “**catchment**” in Map B1 calculated in accordance with the procedures set out in Appendix B.

$\Sigma()$  = The sum of the terms inside the ( ).

(n) = For each “**site**” at the completion of the application, the “**site household unit equivalents**” OR the total “**activity household units equivalents**”, whichever is the greater.

(x) = For each “**site**” in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the “**site household unit equivalents**” OR the total “**activity household unit equivalents**”, whichever is the greater.

(f) = In the case of a land use requiring a resource consent and comprising other than “**household units**” or “**commercial or industrial units**”, the maximum amount of the “**money contribution**” shall be such an amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council’s expense to serve the land concerned) having regard to:

- (i) the type and scope of the proposed land use;
- (ii) the amount of the “**money contributions**” which are payable by persons intending to subdivide land and by persons intending to erect “**household units**” or “**commercial or industrial units**” on any single “**site**” within the “**roading**” “**catchment**” in Map B1;
- (iii) in the light of the foregoing, the comparative likely impact of the proposed land use on the “**Districts**” “**roads**”.

**Reductions of Money Contributions Payable**

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount



determined in accordance with Rules 9.2. and 9.3. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which the location of the activity, in relation to the “road” network in the “roading” “catchment” in Map B1, will reduce any adverse effect of that activity on the network;
- (b) The extent to which the scale or nature of the activity will result in a smaller impact on the “roading” network per unit, than that normally associated with a “household unit” or “household unit equivalent” as the case may be;
- (c) The extent to which changes in the activity carried out on the “site” may occur without the need for a further resource consent.
- (d) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

#### Rule 9.5 Credits

Rule 9.5.1  
Roading works included in HUC or catchment

Rule 9.5.2  
Roading works not included in HUC or catchment

Rule 9.5.3  
Credit less than or equal to money contribution otherwise payable

Rule 9.5.4  
Credit exceeds money contribution otherwise payable

#### Rule 9.6 How Proceeds of Money Contributions to be Used

Rule 9.6.1  
Money to be used on roading network in the catchment

#### Credits

The following credit(s) will apply to the “money contribution” calculated in accordance with Rules 9.3 and 9.4.

The actual and reasonable costs (including the value of any land to be vested) or any work (or payment to the Council in lieu of works) required by the Council to be done pursuant to Rule 9.1 that is included within the “household unit contribution” calculated in accordance with the procedures set out in Appendix B for “roading” within the “catchment” in Map B1 (refer to Rule 9.3).

The actual and reasonable additional costs (including the value of any land to be vested) of providing “roads” with surplus capacity in order to serve other land in the vicinity where the costs of such works are not included within the “household unit contribution” in accordance with the procedures set out in Appendix B.

In the event that the credit calculated in accordance with this Rule is less than or equal to the “money contribution” otherwise payable, then the amount of the “money contribution” shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the “money contribution” otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.

#### How Proceeds of Money Contributions to be Used

The money received pursuant to Rules 9.2 and 9.3 shall be used by the Council towards financing the cost of providing, and/or upgrading, and/or extending any “road” where such works are included in the calculation of “household unit contributions” as set out in Appendix B including the “repayment” of



Rule 9.6.2  
Specific works for which money received

any loan.

The money received pursuant to Rule 9.1 above shall be used by the Council for the specific purposes for which it was taken.

Rule 9.6.3  
Time of spending in accordance with roading programme

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out work at a time other than in accordance with its prioritised **“Roading”** Programme as finally decided in its **“Adopted Long-term Council Community Plan”** and in its **“Adopted Annual Plan”** each year following the **“special consultative procedure”**.

## 10

## FINANCIAL CONTRIBUTIONS AND WORKS FOR SEWERAGE

Rule 10.1  
**Liability to Carry Out Sewerage Work**

### **Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area to Carry Out Sewerage Work or Pay for Work Done**

Rule 10.1.1

Every grantee of subdivision consent, or of a resource consent to otherwise develop land in the Restricted Activity Area served by a public sewerage system in the sewerage **“catchment”** shown on Map C2 in Appendix C shall, to the extent that the work is necessary to serve the subdivision, development or proposed building(s), in accordance with these Rules:

- (a) Supply and lay within the subdivision, development or building **“site”** necessary pipes and equipment for sewerage; and
- (b) Supply and lay beyond the subdivision development or building **“site”** any necessary pipes and equipment and connect or make provision for the connection of (or pay to the Council the cost of supplying and laying any necessary pipes and equipment and of connecting or making provision for the connection of) all of the **“sites”** (or buildings) within the subdivision (or development or building **“site”**) to an existing or proposed future sewerage system, or a combination of the above, or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 10.5.2.

Rule 10.1.2  
Council’s Standards for Engineering Design and Construction

The Council’s Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rule 10.1.1.

Rule 10.2  
**Liability to Pay Money Contribution for Sewerage**

### **Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Sewerage**

Rule 10.2.1

In addition to the provisions of Rule 10.1 above, every grantee of subdivision consent, or of resource consent in the Restricted Activity Area to erect one or more **“household units”** or **“commercial or industrial units”** on any **“site”**, or of resource consent to otherwise use land, served by a public sewerage system in the **“catchment”** shown on Map C2 in Appendix C may be required to pay a **“money contribution”** for sewerage calculated in accordance with



**Rule 10.3  
How Maximum Amount of  
Money Contributions  
Calculated**

Rule 10.3.1

Household unit contribution

Total household unit  
equivalents at completion of  
application

Total household unit  
equivalents existing at time of  
application

Contributions for land use  
consents other than for  
residential, commercial,  
industrial units

**Rule 10.4  
Reductions of Money  
Contributions Payable**

Reduction Criteria

these Rules.

**How Maximum Amount of Money Contributions Calculated**

The maximum amount of the “**money contribution**” payable for sewerage, in respect of a subdivision, or development or building proposal relating to land situated within the Restricted Activity Area, shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\left[ (a) \times \left[ \Sigma(n) - \Sigma(x) \right] \right] + \text{GST}$$

$$\left[ (f) + \text{GST} \right]$$

where:

(a) = The “**household unit contribution**” (HUC) associated with all “**bulk works**” in the sewerage “**catchment**” in Map C2, calculated in accordance with the procedures set out in Appendix B.

$\Sigma( )$  = The sum of the terms inside the ( ).

(n) = For each “**site**” at the completion of the application, the “**site household unit equivalents**” OR the total “**activity household unit equivalents**”, whichever is the greater.

(x) = For each “**site**” in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the “**site household unit equivalents**” OR the total “**activity household unit equivalents**” whichever is the greater.

(f) = In the case of a land use comprising other than “**household units**” or “**commercial or industrial units**”, the amount of the “**money contribution**” shall be such amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council’s expense to serve the land concerned) having regard to:

- (i) the type and scope of the proposed land use;
- (ii) the amount of the “**money contributions**” which are payable by persons intending to subdivide land and by persons intending to erect “**household units**” or “**commercial or industrial units**” on any single “**site**” within the catchment in Map C2;
- (iii) in the light of foregoing, the comparative likely impact of the proposed land use on the sewerage system to which it is (or may later be) connected.

**Reductions of Money Contributions Payable**

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount



determined in accordance with Rules 10.2. and 10.3. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The likelihood that the activity will not require to be connected at any stage to the public sewerage system and will have no adverse effect on that system;
- (b) The extent to which the scale or nature of the activity, or measures to be taken on the site will result in a smaller quantity or improved quality of sewerage per unit than that normally associated with a **“household unit”** or **“household unit equivalent”** as the case may be;
- (c) The extent to which changes in the activity carried out on **“site”** may occur without the need for a further resource consent;
- (d) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

#### Rule 10.5 Credits

#### Credits

The following credit(s) shall apply to the **“money contribution”** calculated in accordance with Rules 10.3 and 10.4.

Rule 10.5.1  
Bulk works included in HUC

The actual and reasonable additional costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done or land to be vested pursuant to Rule 10.1 that is included (or which would be eligible for inclusion) within the **“household unit contribution”** (HUC), calculated in accordance with the procedures set out in Appendix B, for all **“bulk works”** in the particular sewerage system serving the Restricted Activity Area (refer to Rule 10.3).

Rule 10.5.2  
Works not included in HUC

The actual and reasonable additional costs (including the value of any land to be vested) of providing sewerage works with surplus capacity in order to serve land beyond the **“site”** of the subdivision or land use where the costs of such infrastructure are not included within the **“household unit contribution”** (HUC), calculated in accordance with the procedures set out in Appendix B, for all **“bulk works”** in the particular sewerage system serving the Restricted Activity Area (refer to Rule 10.3).

Rule 10.5.3  
Credit less than/or equal to money contribution payable

In the event that the credit calculated in accordance with this Rule is less than or equal to the **“money contribution”** otherwise payable, then the amount of the **“money contribution”** shall be reduced by the amount of the credit.

Rule 10.5.4  
Credit exceeds money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule exceeds the **“money contribution”** otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.

#### Rule 10.6 How Proceeds of Money Contributions to be Used

#### How Proceeds of Money Contributions to be Used



Rule 10.6.1  
Specific work for which money received

The money received pursuant to Rule 10.1 above shall be used by the Council for the specific purposes for which it was taken.

Rule 10.6.2  
Money to be used on sewerage system

The money received pursuant to Rules 10.2 and 10.3 above, shall be used by the Council towards financing the cost of providing, and/or upgrading, and/or extending, and/or purchasing surplus capacity in the sewerage system to which the "sites" shown on the subdivision plan (or the development or the proposed buildings) are to be (or may later be) connected – including for the "repayment" of any loan.

Rule 10.6.3  
**Timing of spending in accordance with sewerage works programme**

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out any particular work at a time other than in accordance with its prioritised sewerage capital works programme as finally decided in its "Adopted Long-term Council Community Plan", and in its "Adopted Annual Plan", following the "special consultative procedure" each year.

## 11

## FINANCIAL CONTRIBUTIONS AND WORKS FOR WATER SUPPLY

Rule 11.1  
**Liability to Carry Out Water Supply Work**

**Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area, to Carry Out Water Supply Work or Pay for Work Done**

Rule 11.1.1

Every grantee of subdivision consent or of a resource consent to otherwise develop land in the Restricted Activity Area, served by a public water supply system in the water supply "catchment" shown on Map D2 in Appendix C shall, to the extent that the work is necessary to serve the subdivision, development or proposed building(s), in accordance with these Rules:

- (a) Supply and lay within the subdivision, development or building "site" necessary pipes and equipment for water supply; and
- (b) Supply and lay beyond the subdivision, development or building "site" any necessary pipes and equipment and connect or make provision for the connection of (or pay to the Council the cost of supplying and laying any necessary pipes and equipment and of connecting or making provision for the connection of) all of the "sites" (or buildings) within the subdivision (or development or building "site") to an existing or proposed future water supply system, or a combination of the above or pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 11.5.2.

Rule 11.1.2  
Council's Standards for Engineering Design and Construction

The Council's standards for Engineering Design and Construction shall be deemed to be one way of complying with Rule 11.1.1.



**Rule 11.2  
Liability to Pay Water Money  
Contribution for Water  
Supply**

Rule 11.2.1.

**Liability of Grantees of Subdivision or Resource Consent in the Restricted  
Activity Area to Pay a Money Contribution for Water Supply**

In addition to the provisions of Rule 11.1 above, every grantee of subdivision consent, or of resource consent, in the Restricted Activity Area to erect one or more **“household units”** or **“commercial or industrial units”** on any **“site”**, or of resource consent to otherwise develop land, within an area served by a public water supply system in the **“catchment”** shown on Map D2 in Appendix C may be required to pay a **“money contribution”** for water supply calculated in accordance with these Rules.

**Rule 11.3  
How Maximum Amount of  
Money Contributions  
Calculated**

Rule 11.3.1

**How Maximum Amount of Money Contributions Calculated**

The maximum amount of the **“money contribution”** payable for water supply, in respect of a subdivision, or development or building proposal relating to land situated in the Restricted Activity Area, shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\left[ (a) \times \left[ \Sigma(n) - \Sigma(x) \right] \right] + \text{GST}$$

$$\left[ (f) + \text{GST} \right]$$

Household Unit Contribution

where:

(a) = The **“household unit contribution”** (HUC) associated with all **“bulk works”** in the water supply **“catchment”** in Map D2, calculated in accordance with the procedures set out in Appendix B.

$\Sigma()$  = The sum of the terms inside the  $()$ .

Total household unit  
equivalents at completion of  
application

(n) = For each **“site”** at the completion of the application, the **“site household unit equivalents”** OR the total **“activity household unit equivalents”**, whichever is the greater.

Total household unit  
equivalents existing at time of  
application

(x) = For each **“site”** in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the **“site household unit equivalents”** OR the total **“activity household unit equivalents”**, whichever is the greater.

Contributions for land use  
consents other than for  
residential, commercial,  
industrial units

(f) = In the case of a land use comprising other than **“household units”** or **“commercial or industrial units”**, the amount of the **“money contribution”** shall be such amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council’s expense to serve the land concerned) having regard to:

- (i) the type and scope of the proposed land use;
- (ii) the amount of the **“money contributions”** which are payable by persons intending to subdivide land and by persons intending to erect **“household units”** or **“commercial or industrial units”**.



**industrial units**” on any single **“site”** within the catchment in Map D2;

- (iii) in the light of the foregoing, the comparative likely impact of the proposed land use on the water supply system to which it is (or may later be) connected.

Rule 11.4  
**Reductions of Money Contributions Payable**

Rule 11.4.1  
 Reduction Criteria

**Reductions of Money Contributions Payable**

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 11.2. and 11.3. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The likelihood that the activity will not require to be connected at any stage to the public water supply system and will have no adverse effect on that system;
- (b) The extent to which the scale or nature of the activity, or measures to be taken on the site will result in a smaller quantity of water supply being required per unit than that normally associated with a **“household unit”** or **“household unit equivalent”** as the case may be;
- (c) The extent to which changes in the activity carried out on **“site”** may occur without the need for a further resource consent.
- (d) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Rule 11.5  
**Credits**

Rule 11.5.1  
 Bulk Works included in HUC

**Credits**

The following credit(s) shall apply to the **“money contribution”** calculated in accordance with Rules 11.3 and 11.4.

The actual and reasonable costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done or land to be vested pursuant to Rule 11.1 that is included (or which would be eligible for inclusion) within the **“household unit contribution”** (HUC), calculated in accordance with the procedures set out in Appendix B, for all **“bulk works”** in the particular water supply system serving the Restricted Activity Area (refer to Rule 11.3).

Rule 11.5.2  
 Works not included in HUC

The actual and reasonable additional costs (including the value of any land to be vested) of providing water supply works with surplus capacity in order to serve land beyond the **“site”** of the subdivision or land use, where the costs of such infrastructure are not included within the **“household unit contribution”** (HUC), calculated in accordance with the procedures set out in Appendix B, for all **“bulk works”** in the particular water supply system serving the Restricted Activity Area (refer to Rule 11.3).

Rule 11.5.3

In the event that the credit calculated in accordance with this Rule is less than



Credits less than or equal to money contribution otherwise payable

Rule 11.5.4  
Credit exceeds money contribution otherwise payable

Rule 11.6  
**How Proceeds of Money Contributions to be Used**

Rule 11.6.1  
Specific work for which money received

Rule 11.6.2  
Money to be used on water supply system

Rule 11.6.3  
Timing of spending in accordance with water supply works programme

**12**

Rule 12.1  
**Liability to Carry Out Stormwater Work**

Rule 12.1.1

or equal to the **“money contribution”** otherwise payable, then the amount of the **“money contribution”** shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the **“money contribution”** otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.

**How Proceeds of Money Contributions to be Used**

The money received pursuant to Rule 11.1 above shall be used by the Council for the specific purposes for which it was taken.

The money received pursuant to Rules 11.2 and 11.3 above shall be used by the Council towards financing the cost of providing, and/or upgrading, and/or extending, and/or purchasing surplus capacity in the water supply system to which the **“sites”** shown on the subdivision plan (or the development, or the proposed buildings) are to be (or may later be) connected – including for the **“repayment”** of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out any particular work at a time other than in accordance with its prioritised water supply capital works programme as finally decided in its **“Adopted Long-term Council Community Plan”**, and in its **“Adopted Annual Plan”**, following the **“special consultative procedure”** each year.

**FINANCIAL CONTRIBUTIONS AND WORKS FOR STORMWATER**

**Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area to Carry Out Stormwater Work or Pay for Work Done**

Every grantee of subdivision consent, or of resource consent to otherwise develop land in the Restricted Activity Area, falling in the stormwater **“Catchment”** 9 shown on Map E1(i) in Appendix C shall, to the extent that the work is necessary to serve the subdivision, development or proposed building(s), in accordance with these Rules:

- (a) Supply and lay, within the subdivision, development or building **“site”** necessary pipes and equipment for stormwater drainage; and
- (b) Supply and lay beyond the subdivision, development or building **“site”** any necessary pipes and equipment and connect or make provision for the connection of (or pay to the Council the cost of supplying and laying any necessary pipes and equipment and of connecting or making provision for the connection) of all of the **“sites”** (or buildings) within the subdivision, development or building **“site”** to an existing or proposed future stormwater drainage system, or a combination of the above, or



pay towards the cost of surplus capacity for which a credit has been paid by the Council pursuant to Rule 12.5.2.

Rule 12.1.2  
Council's Standards for Engineering Design and Construction

The Council's Standards for Engineering Design and Construction shall be deemed to be one way of complying with Rules 12.1.1.

**Rule 12.2  
Liability to Pay Stormwater Money Contribution**

**Liability of Grantees of Subdivision or Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Stormwater**

Rule 12.2.1

In addition to the provisions of Rule 12.1 above, every grantee of subdivision consent, or of resource consent in the Restricted Activity Area to erect one or more "household units" or "commercial or industrial units" on any "site", or of resource consent to otherwise develop land within the Restricted Activity Area, served by a public stormwater system in stormwater "Catchment" 9 shown on Map E1(i) in Appendix C, may be required to pay a "money contribution" for stormwater calculated in accordance with these Rules.

**Rule 12.3  
How Maximum Amount of Money Contributions Calculated**

**How Maximum Amount of Money Contributions Calculated**

Rule 12.3.1

The maximum amount of the "money contribution" payable for stormwater, in respect of a subdivision, or development or building proposal relating to land situated in the Restricted Activity Area, shall be a sum calculated according to one of the two following formulae, as appropriate:

$$\left[ (a) \times \left[ \sum(n) - \sum(x) \right] \right] + \text{GST}$$

$$\left[ (f) + \text{GST} \right]$$

Household Unit Contribution

where:

(a) = The "household unit contribution" (HUC) associated with all "bulk works" in stormwater "Catchment" 9 in Map E1(i), calculated in accordance with the procedures set out in Appendix B.

$\sum( )$  = The sum of the terms inside the ( ).

(n) = For each "site" at the completion of the application, the "site household unit equivalents" OR the total "activity household unit equivalents", whichever is the greater.

(x) = For each "site" in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the "site household unit equivalents" OR the total "activity household unit equivalents", whichever is the greater.

Total household unit equivalents at completion of application

Total household unit equivalents existing at time of application



Contributions for land use consents other than for residential, commercial, industrial units

**Rule 12.4  
Reductions of Money Contributions Payable**

Reduction Criteria

- (f) = In the case of a land use requiring a resource consent and comprising other than **“household units”** or **“commercial or industrial units”**, the maximum amount of the **“money contribution”** shall be such an amount as the Council considers fair and reasonable (but not exceeding recoupment of the costs of the services provided at the Council’s expense to serve the land concerned) having regard to:
  - (i) the type and scope of the proposed land use; the amount of the **“money contributions”** which are payable by persons intending to subdivide land and by persons intending to erect **“household units”** or **“commercial or industrial units”** on any single **“site”** within stormwater **“Catchment”**<sup>9</sup> in Map E(i);
  - (ii) in the light of the foregoing, the comparative likely impact of the proposed land use on the stormwater system to which it is (or may later be) connected.

**Reductions of Money Contributions Payable**

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 12.2 and 12.3. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The likelihood that the activity will not require to be connected at any stage to the public stormwater system and will have no adverse effect on any system;
- (b) The extent to which the scale or nature of the activity, or measures to be taken by the applicant either on-site or off-site will result in:
  - a lesser volume of stormwater discharged over the critical period for the catchment; and/or
  - a lesser peak rate of discharge of stormwater over the critical period for the catchment; and/or
  - a less instantaneous peak rate of discharge of stormwater; and/or
  - a lesser deterioration in the quality of stormwater generated from the site;
 than would otherwise be associated with the number of additional **“household units”** or **“household unit equivalents”** the activity will create and not already provided for by the Council in its asset management plans and/or its **“Long-term Council Community Plan”**.
- (c) In the case of an application for the **“subdivision of land”** or land use resource consent for **“commercial or industrial purposes”** where the parent **“site”** was created within the 20 year period prior to the **“Operative Date”** or in accordance with a resource consent granted prior to the **“Operative Date”**, the extent to which the parent **“site”** is served with (or paid a financial towards) infrastructure to serve commercial or industrial activity of the intensity proposed by the application to the Council’s standards applying at the date the **“site”** was created or consented to.
- (d) The extent to which changes in the activity carried out on the site may



occur without the need for a further resource consent.

- (e) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

**Rule 12.5**  
**Credits**

**Credits**

The following credit(s) shall apply to the “**money contribution**” calculated in accordance with Rules 12.3 and 12.4.

Rule 12.5.1  
Bulk Works included in HUC

The actual and reasonable costs (including the value of any land to be vested) of any work (or payment to the Council in lieu of works) required by the Council to be done or land to be vested pursuant to Rule 12.1 that is included (or which would be eligible for inclusion) within the “**household unit contribution**” (HUC), calculated in accordance with the procedures set out in Appendix B, for all “**bulk works**” in stormwater “**Catchment**” 9 in Map E1(i) (refer to Rule 12.3).

Rule 12.5.2  
Works not included in HUC

The actual and reasonable additional costs (including the value of any land to be vested) of providing stormwater works with surplus capacity in order to serve land beyond the “**site**” of the subdivision or land use, where the costs of such infrastructure are not included within the “**household unit contribution**” (HUC), calculated in accordance with the procedures set out in Appendix B, for all “**bulk works**” in stormwater “**Catchment**” 9 in Map E1(i) (refer to Rule 12.3).

Rule 12.5.3  
Credit less than or equal to money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule is less than or equal to the “**money contribution**” otherwise payable, then the amount of the “**money contribution**” shall be reduced by the amount of the credit.

Rule 12.5.4  
Credit exceeds money contribution otherwise payable

In the event that the credit calculated in accordance with this Rule exceeds the “**money contribution**” otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.

**Rule 12.6**  
**How Proceeds for Money Contributions to be Used**

**How Proceeds for Money Contributions to be Used**

Rule 12.6.1  
Specific work for which money received

The money received pursuant to Rule 12.1 above shall be used by the Council for the specific purposes for which it was taken.

Rule 12.6.2  
Money to be used on stormwater system

The money received pursuant to Rules 12.2 and 12.3 above shall be used by the Council for the purpose of providing and/or upgrading and/or extending and/or purchasing surplus capacity in the stormwater system in stormwater “**Catchment**” 9 in Map E1(i) for which it was contributed – including for the “**repayment**” of any loan.



Rule 12.6.3  
Timing of spending in  
accordance with stormwater  
works programme

## 13

Rule 13.1  
**Liability to Provide Land for  
Neighbourhood Reserves in  
Urban Residential  
Subdivisions**

Rule 13.1.1  
Council may require provision  
of land within subdivision plan

Rule 13.1.2  
Land to vest and be held as  
Reserve

Rule 13.2  
**Money Contribution for  
Neighbourhood Reserves**

Rule 13.2.1  
Urban residential subdivisions

Rule 13.2.2  
Household units and other  
forms of residential  
accommodation

Rule 13.3  
**How Maximum Amount of  
Money Contributions  
Calculated**

Rule 13.3.1

Notwithstanding the foregoing, the Council shall not be under any obligation to carry out particular **“work”** at a time other than in accordance with its prioritised stormwater capital works programme as finally decided in its **“Adopted Long-term Community Plan”**, and in its **“Adopted Annual Plan”**, following the **“special consultative procedure”** each year.

## **FINANCIAL CONTRIBUTIONS FOR NEIGHBOURHOOD RESERVES**

### **Liability of Certain Grantees of Subdivision Consent in the Restricted Activity Area to Make Provision for Neighbourhood Reserves**

Where the Council is of the opinion that all or any of the **“sites”** shown on an application for consent to a **“subdivision of land”** in the Restricted Activity Area, are intended to be used solely or principally for residential purposes, the Council may, pursuant to this Rule, require that provision be made to the satisfaction of the Council for **“neighbourhood reserves”** within the land shown on the subdivision plan.

Land so provided shall vest in the Council and thereafter be held by the Council as a **“Reserve”** pursuant to the provisions of the Reserves Act 1977.

### **Liability of Certain Grantees of Subdivision and Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Neighbourhood Reserves**

Every grantee of consent to subdivide land in the Restricted Activity Area, where, in the opinion of the Council, all or any of the sites in an application for consent are intended to be used solely or principally for residential purposes may be required to pay a **“money contribution”** for **“neighbourhood reserves”** calculated in accordance with these Rules.

A **“money contribution”** calculated in accordance with these Rules may also be payable, in accordance with a condition of a resource consent, and prior to the use of the site commencing, by every person who intends to erect one or more **“household units”** or other form of rented residential accommodation other than a **“household unit”** on any **“site”** in the Restricted Activity Area.

### **How Maximum Amount of Money Contributions Calculated**

The maximum amount of the **“money contribution”** payable for **“neighbourhood reserves”**, in respect of a subdivision or building proposal relating to land in the Restricted Activity Area, shall be a sum calculated according to one of the following formulae:



Subdivision for residential use

(a) In the case of a subdivision of land (other than a subdivision for commercial or industrial purposes) within in the Restricted Activity Area:

$$\left[ \left[ 12 \times (a) \times \left[ \Sigma(n) - \Sigma(x) \right] \times \frac{(c)}{(d)} \right] + (e) \right] + \text{GST}$$

Resource consent for residential units

(b) In the case of an application for resource consent to erect a “household unit” or forms of rented residential accommodation (other than a “household unit”) on land within the Restricted Activity Area:

$$\left[ \left[ 12 \times (a) \right] \times \left[ \Sigma(n) - \Sigma(x) \right] \times (h) \right] + (e) \right] + \text{GST}$$

Land area requirement for 1000 people

where:

12 = 12,000 square metres (being the identified “neighbourhood reserves” requirement for every 1,000 population).

Average dwelling occupancy

(a) = The “average dwelling occupancy” as set out in Table 13.3.

**Table 13.3 Neighbourhood Reserves**

Area	Actual Value of (a) is subject to review with each Census issue. For information purposes only, 2001 Census based figure for the value of (a) is provided below and the area to which it applies is shown in Map F3 in Appendix C.
Orewa - Silverdale	2.3

$\Sigma( )$  = The sum of the items inside the ( ).

Total household unit equivalents at completion of application

(n) = For each “site” at the completion of the application capable of being used for residential purposes, the number of “household units” on the “site” OR one, whichever is the greater.

Total household unit equivalents existing at time of application

(x) = For each “site” in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the number of “household units” on the “site” OR one, whichever is the greater.

Note: That for the purpose of calculating (n) and (x) above, types of residential accommodation other than “household units” shall be assessed on the basis of lettable rooms as follows:

One lettable room = 0.2 “household units”

Current market land value of all sites in subdivision

(c) = The likely total “current market land value” (exclusive of GST, if any) of all the “sites” in the subdivision that are likely to be used for residential purposes.

Land area of all sites in subdivision

(d) = The total area (in square metres) of all the “sites” in the subdivision that are likely to be used for residential purposes.



Valuation costs

(e) = Any costs incurred by the Council in obtaining a report from a Registered Valuer.

Where  $[\Sigma(n) - \Sigma(x)]$  is less than one, (e) shall equal zero.

Current per square metre market land value of consent site

(h) = The “**current market land value**” (exclusive of GST, if any) of one square metre of the “**site**” upon which the proposed “**household unit**” (or a boarding house or motel, or rest home, or hotel, or holiday flat, or hostel, or time share accommodation, or other form of rented residential accommodation other than a “**household unit**”) is/are to be erected, calculated by dividing the estimate “**current market land value**” of the “**site**” by its area (in square metres).

Rule 13.4  
**Reductions of Money Contributions Payable**

**Reductions of Money Contributions Payable**

Reduction Criteria

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 13.1, 13.2. and 13.3. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the “**neighbourhood reserve**” “**money contribution**”.
- (b) The extent to which the Council has acquired, or has plans to acquire within the next 10 years, land for “**neighbourhood reserves**” within the “**general locality**”.
- (c) The likely impact of the proposed subdivision and/or development on “**neighbourhood reserves**” in the “**general locality**”.
- (d) The extent to which the scale or nature of the activity will result in a requirement for “**neighbourhood reserves**” which is demonstrably lower than that generally associated with subdivisions and/or developments for “**household units**”.
- (e) The extent to which changes in the activity carried out on the “**site**” may occur without the need for a further resource consent.
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Rule 13.5  
**Credits**

**Credits**

Rule 13.5.1  
Credits for land set aside as Neighbourhood Reserve

The following credit(s) shall apply to the “**money contribution**” calculated in accordance with Rules 13.3 and 13.4:

- (a) In the case of a “**subdivision of land**”, the “**current market land value**” (exclusive of GST, if any) of any land required by the Council pursuant to Rule 13.1 to be set aside for “**neighbourhood reserves**” by the applicant



for the subdivision, and vested in the Council.

Rule 13.5.2

In the event that the credit calculated in accordance with this Rule is less than or equal to the “**money contribution**” otherwise payable, then the amount of the “**money contribution**” shall be reduced by the amount of the credit.

Rule 13.5.3

In the event that the credit calculated in accordance with this Rule exceeds the “**money contribution**” otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.

Rule 13.6

#### How Proceeds of Money Contributions to be Used

#### How Proceeds of Money Contributions to be Used

Rule 13.6.1

Money to be used in subdivision or in general locality

The money received pursuant to Rule 13.2 shall be used by the Council towards financing the cost of providing and/or developing and/or extending and/or purchasing surplus capacity in land for “**neighbourhood reserves**” in accordance with the standards set for subdivision requirements for “**neighbourhood reserves**” within the land shown on the application for consent to a “**subdivision of land**” or in the “**general locality**” of the land to which the subdivision plan refers or in the “**general locality**” of the land upon which the proposed building is to be erected – including for the “**repayment**” of any loan.

Rule 13.6.2

No obligation to purchase particular land

Notwithstanding the foregoing, the Council shall not be under any obligation to purchase or carry out works to bring up to standard, any particular piece of land or to purchase land or carry out works at a time other than in accordance with its prioritised “**Neighbourhood Reserves**” Land Purchase Programme as finally decided in its “**Adopted Long-term Council Community Plan**” and in its “**Adopted Annual Plan**” following the “**special consultative procedure**” each year.

## 14

## FINANCIAL CONTRIBUTIONS FOR SPORTSFIELDS

Rule 14.1

Liability to Provide Land for Sportsfields

Liability of Certain Grantees of Subdivision Consent in the Restricted Activity Area to Make Provision for Sportsfields

Rule 14.1.1

Council may require provision of land within subdivision plan

Where the Council is of the opinion that all or any of the “**sites**” shown on an application for consent to a “**subdivision of land**” in the Restricted Activity Area in intended to be used solely or principally for residential purposes, the Council may, pursuant to this Rule, require that provision be made to the satisfaction of the Council for “**sportsfields**” within the land shown on the subdivision plan.

Rule 14.1.2

Land to vest and be held as Reserve

Land so provided shall vest in the Council and thereafter be held by the Council as a “**Reserve**” pursuant to the provisions of the Reserves Act 1977.

Rule 14.2

Money Contribution for Sportsfields

Liability of Certain Grantees of Subdivision and Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Sportsfields



Rule 14.2.1  
Subdivision of land

Every grantee of consent to subdivide land in the Restricted Activity Area where, in the opinion of the Council, all or any of the sites on an application for consent are intended to be used solely or principally for residential purposes may be required to pay a “**money contribution**” for “**sportsfields**” calculated in accordance with these Rules.

Rule 14.2.2  
Household units and other forms of residential accommodation

A “**money contribution**” calculated in accordance with these Rules may also be payable, in accordance with a condition of a resource consent, and prior to the use of the site commencing, by every person who intends to erect one or more “**household units**” or other form of rented residential accommodation other than a “**household unit**” on any “**site**” in the Restricted Activity Area.

**Rule 14.3  
How Maximum Amount of Money Contributions Calculated**

**How Maximum Amount of Money Contributions Calculated**

Rule 14.3.1

The maximum amount of the “**money contribution**” payable for “**sportsfields**”, in respect of a subdivision or building proposal relating to land in the Restricted Activity Area, shall be a sum calculated according to the following formula:

$$\left[ 20 \times (a) \times \left[ \Sigma(n) - \Sigma(x) \right] \times (e) \right] + (f) + \text{GST}$$

Average dwelling occupancy

(a) = The “**average dwelling occupancy**” as set out in Table 14.3.

**Table 14.3 Sportsfields**

Area	Actual Value of (a) is subject to review with each Census issue. For information purposes only, 2001 Census based figure for the value of (a) is provided below and the area to which it applies is shown in Map G3 in Appendix C.
Orewa - Silverdale	2.3

Total household unit equivalents at completion of application

$\Sigma()$  = The sum of the terms inside the  $()$ .

(n) = For each “**site**” at the completion of the application capable of being used for residential purposes, the number of “**household units**” on the “**site**” OR one, whichever is the greater.

Total household unit equivalents existing at time of application

(x) = For each “**site**” in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the number of “**household units**” on the “**site**” OR one, whichever is the greater.

Note: That for the purpose of calculating (n) and (x) above, types of residential accommodation other than “**household units**” shall be assessed on the basis of lettable rooms as follows:

One lettable room = 0.2 “**household units**”



Estimated per square metre price of value of land for sportsfields

(e) = The “**estimated price per square metre**” (exclusive of GST, if any) of purchasing land in or near the “**general locality**” of the land in the subdivision (or in or near the “**general locality**” of the land which is the subject of the application for resource consent); or

the “**estimated price per square metre**” (exclusive of GST, if any) of land that has already been purchased by the Council for “**sportsfields**” in or near the “**general locality**” of the land in the subdivision (or in or near the “**general locality**” of the land which is the subject of the application for resource consent);

or any combination thereof.



Valuation costs

- (f) = Any costs incurred by the Council in obtaining a report from a Registered Valuer.

Where  $[\Sigma(n) - \Sigma(x)]$  is less than one, (e) shall equal zero.

Rule 14.4  
**Reductions of Money Contributions Payable**

**Reductions of Money Contributions Payable**

Reduction Criteria

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 14.2. and 14.3. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) In extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the “**sportsfield**” “**money contribution**”.
- (b) The extent to which the Council has acquired, or has plans to acquire within the next 10 years, land for “**sportsfields**” within the “**general locality**”.
- (c) The likely impact of the proposed subdivision and/or development on “**sportsfields**” in the “**general locality**”.
- (d) The extent to which the scale or nature of the activity will result in a requirement for “**sportsfields**” which is demonstrably lower than that generally associated with subdivisions and/or developments for “**household units**”.
- (e) The extent to which changes in the activity carried out on the “**site**” may occur without the need for further resource consent.
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Rule 14.5  
**Credits**

**Credits**

Rule 14.5.1  
Credits for land set aside as Sportsfields

The following credit(s) shall apply to the “**money contribution**” calculated in accordance with Rules 14.3 and 14.4:

- (a) In the case of a “**subdivision of land**”, the “**current market land value**” (exclusive of GST, if any) of any land required by the Council pursuant to Rule 14.1 to be set aside for “**sportsfields**” by the applicant for the subdivision, and vested in the Council.

Rule 14.5.2

In the event that the credit calculated in accordance with this Rule is less than or equal to the “**money contribution**” otherwise payable, then the amount of the “**money contribution**” shall be reduced by the amount of the credit.

Rule 14.5.3

In the event that the credit calculated in accordance with this Rule exceeds the “**money contribution**” otherwise payable, a refund will be payable by the



Council in accordance with Rule 8.4.

**Rule 14.6  
How Proceeds of Money Contributions to be Used**

Rule 14.6.1  
Money to be used in subdivision or in general locality

Rule 14.6.2  
No obligation to purchase particular land

**How Proceeds of Money Contributions to be Used**

The money received pursuant to Rule 14.2 shall be used by the Council towards financing the cost of providing and/or developing and/or extending and/or purchasing surplus capacity in land for “**sportsfields**” in the “**general locality**” of the land to which the subdivision plan refers or in the “**general locality**” of the subdivision and/or development – including for the “**repayment**” of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to purchase or carry out works to bring up to standard, any particular piece of land or to purchase land or carry out works at a time other than in accordance with its prioritised “**Sportsfields**” Land Purchase Programme as finally decided in its “**Adopted Long-term Council Community Plan**” and in its “**Adopted Annual Plan**” following the “**special consultative procedure**” each year.

**15**

**FINANCIAL CONTRIBUTIONS FOR COMMUNITY FACILITIES**

**Rule 15.1  
Liability to Pay a Money Contribution for Community Facilities**

Rule 15.1.1  
Subdivision consents

Rule 15.1.2  
Household units and other forms of residential accommodation

**Liability of Certain Grantees of Subdivision and Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Community Facilities**

Every grantee of consent to subdivide land in the Restricted Activity Area where, in the opinion of the Council, all or any of the sites on an application for consent are intended to be used solely or principally for residential purposes may be required to pay a “**money contribution**” for “**community facilities**” calculated in accordance with these Rules.

A “**money contribution**” calculated in accordance with these Rules may also be payable, in accordance with a condition of resource consent, and prior to the use of the site commencing by every person who intends to erect one or more “**household unit(s)**” (or a boarding house, or motel, or rest home, or holiday flat, or hostel, or time share accommodation, or other form of rented residential accommodation other than a “**household unit**”) on any “**site**” in the Restricted Activity Area.

**Rule 15.2  
How Maximum Amount of Money Contributions Calculated**

Rule 15.2.1  
Method of calculation

**How Maximum Amount of Money Contributions Calculated**

The maximum amount of the “**money contribution**” payable for “**community facilities**”, in respect of a subdivision or building proposal in the Restricted Activity Area in the “**community facilities**” “**catchment**”, shown in Map H1 in Appendix C, shall be a sum calculated according to the following formula:

$$[[ (a) + (b) ] \times [ \Sigma(n) - \Sigma(x) ] ] + \text{GST}$$



Household unit contributions in catchment

District-wide community facilities contribution

Total household unit equivalents at completion of application

Total household unit equivalents existing at time of application

where:

(a) = The **“household unit contribution”** (HUC) for **“community facilities”** in the **“community facilities” “catchment”** in Map H1, calculated in accordance with the procedures set out in Appendix B.

(b) = The **“household unit contribution”** (HUC) for all **“District-wide” “community facilities”**, calculated in accordance with the procedures set out in Appendix B.

$\Sigma ( )$  = The sum of the terms inside the ( ).

(n) = For each **“site”** at the completion of the application capable of being used for residential purposes, the number of **“household units”** on the **“site”** OR one, whichever is the greater.

(x) = For each **“site”** in existence, or for which a section 4(c) certificate has been issued, prior to the date of the application, the number of **“household units”** on the **“site”** OR one, whichever is the greater.

Note: That for the purpose of calculating (n) and (x) above, types of residential accommodation other than **“household units”** shall be assessed on the basis of lettable rooms as follows:

One lettable room = 0.2 **“household units”**

**Rule 15.3  
Reductions of Money  
Contributions Payable**

Reduction Criteria

**Reductions of Money Contributions Payable**

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rule 15.2. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the **“community facilities” “money contribution”**;
- (b) The extent to which the Council has acquired, or has plans to acquire within the next 10 years, land for **“community facilities”** within the **“general locality”**;
- (c) The likely impact of the proposed subdivision and/or development on **“community facilities”** in the **“general locality”**;
- (d) The extent to which the scale or nature of the activity, will result in a requirement for **“community facilities”** which is demonstrably lower than that generally associated with subdivisions and/or developments for **“household units”**;
- (e) The extent to which changes in the activity carried out on the **“site”** may occur without the need for a further resource consent;



Rule 15.4  
Credits

Rule 15.4.1

Credit for work done in excess of that required

Credit for certain land vested in excess of that required

Rule 15.4.2

Rule 15.4.3

- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

Credits

The following credit(s) shall apply to the “**money contribution**” calculated in accordance with Rules 15.2 and 15.3:

- (a) The actual and reasonable cost of any work carried out by the subdivider/applicant for resource consent, as a requirement of the Council, in excess of any of the provisions of these Rules:
- (i) on any land vested for “**neighbourhood reserve**” or “**sportsfields**” or on land vested for other community purposes;
  - (ii) in order to make provision for preservation of the natural landscape, trees, or areas of trees or bush, or buildings or sites of historic or archaeological interest or other sites of particular significance (including urupa), or wildlife habitats, or for the planting of trees or shrubs or the creation of wildlife habitats.
- (b) The “**current market land value**” (exclusive of GST, if any) of any land vested in the Council, at the request of or by agreement with the Council, in excess of the Council’s requirements for “**neighbourhood reserves**”, “**sportsfields**” or for some other “**community facilities**” purpose. Provided however, the applicant for subdivision consent shall not be entitled to receive, and the Council shall not be under any obligation to pay, any money whatsoever (or grant a credit in any other way) for land in excess of the Council’s requirements for “**neighbourhood reserves**”, “**sportsfields**” and/or for some other “**community facilities**” purpose that the applicant for subdivision consent decides, at their option, to set aside within the subdivision for “**neighbourhood reserves**”, “**sportsfields**” or any other “**community facilities**” purpose.

In the event that the credit calculated in accordance with this Rule is less than or equal to the “**money contribution**” otherwise payable, then the amount of the “**money contribution**” shall be reduced by the amount of the credit.

In the event that the credit calculated in accordance with this Rule exceeds the “**money contribution**” otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.



**Rule 15.5  
How Proceeds of Money Contributions to be Used**

Rule 15.5.1  
Money to be used for facilities within the particular community facilities catchment concerned

Rule 15.15.2  
No obligation to provide particular facilities

**16**

**Rule 16.1  
Liability to Pay a Money Contribution for Business Area Amenity Facilities**

Rule 16.1.1  
Commercial or Industrial units

**16.2  
How Maximum Amount of Money Contributions Calculated**

16.2.1

Household unit contribution

Total household unit Equivalents at completion of application

**How Proceeds of Money Contributions to be Used**

The money received pursuant to Rule 15.1 other than that portion of the “household unit contribution” collected for District-wide “community facilities”, shall be used by the Council towards financing the cost of providing and/or extending and/or purchasing surplus capacity in “community facilities” within the “community facilities” catchment in Map H1 concerned – including for the “repayment” of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to provide and/or construct any particular “community facilities” other than in accordance with its prioritised “Community Facilities” Capital Development Programme as finally decided in its “Adopted Long-term Council Community Plan” and in its “Adopted Annual Plan” following the “special consultative procedure” each year.

**FINANCIAL CONTRIBUTIONS FOR BUSINESS AREA AMENITY FACILITIES**

**Liability of Certain Grantees of Subdivision and Resource Consent in the Restricted Activity Area to Pay a Money Contribution for Business Area Amenity Facilities**

Every grantee of subdivision consent for the subdivision of land for “commercial or industrial purposes” or of resource consent to erect “commercial or industrial units” on any “site” in the Restricted Activity Area may be required to pay a “money contribution” for “amenity facilities,” calculated in accordance with these rules.

**How Maximum Amount of Money Contributions Calculated**

The maximum amount of the “money contribution” payable for “amenity facilities”, in respect of business development on any “site” in the Restricted Activity Area shall be a sum calculated according to the following formula:

$$\left[ \left[ (a) \times \left[ \Sigma (n) - \Sigma (x) \right] \right] \right] + \text{GST}$$

where:

(a) = The “household unit contribution” (HUC) for all “amenity facilities ” “ catchment”, calculated in accordance with the procedures set out in Appendix B.

Σ( ) = The sum of the terms inside the ( ).

(n) = For each “site” at the completion of the application, the “site household unit equivalents” OR the total “activity household unit equivalents” whichever is the greater.



Total household unit equivalents at completion of application

**Rule 16.3  
Reductions of Money Contributions Payable**

(x) = For each “**site**” in existence, or for which a section 4c certificate has been issued, prior to the date of the application, the “**site household unit equivalents**”, OR the “**activity household unit equivalents**” whichever is the greater.

**Reductions of Money Contributions Payable**

The Council shall give consideration to whether a reduction of a financial contribution is appropriate and may charge less than the maximum amount determined in accordance with Rules 16.1 and 16.2. In considering whether to reduce a financial contribution and the amount of such a reduction, the Council will use the following criteria:

- (a) The extent to which measures to be taken on the land to which the consent relates, will achieve the purpose of the “**amenity facilities**” “**money contribution**”.
- (b) The extent to which the Council has provided, or has plans to provide, within the next 10 years, land for “**amenity facilities**” within or adjacent to the relevant Restricted Activity Area.
- (c) The likely impact of the proposed subdivision and/or development on “**amenity facilities**” in or adjacent to the Restricted Activity Area.
- (d) The extent to which the scale or nature of the activity, will result in a requirement for “**amenity facilities**” which is demonstrably lower than that generally associated with subdivisions and/or developments for “**commercial or industrial units**”.
- (e) The extent to which changes in the activity carried out on the “**site**”, may occur without the need for a further resource consent.
- (f) Any other particular circumstances in relation to the proposed subdivision and/or development which the Council considers a fair and reasonable justification for a reduction.

**Rule 16.4  
Credits**

16.4.1

Credit for work done in excess of that required

**Credits**

The following credit(s) shall apply to the “**money contribution**” calculated in accordance with Rules 16.1 and 16.2:

- (a) The actual and reasonable cost of any work carried out by the applicant for subdivision or resource consent, as a requirement of the Council, in excess of any of the provisions of these rules:
  - (i) on any land vested for community purposes; (and/or)
  - (ii) in order to make provision for preservation of the natural landscape, trees, or areas of trees or bush, or buildings or sites of historic or archaeological interest or other sites of particular significance (including urupa), or wildlife habitats, or for the planting of trees or shrubs or the creation of wildlife habitats;



Credit for certain land vested

(and/or)

(b) The “**current market land value**” (exclusive of GST, if any) of any land vested in the Council, at the request of or by agreement with the Council, for “**amenity facilities**”. Provided however, the applicant for subdivision or resource consent shall not be entitled to receive, and the Council shall not be under any obligation to pay any money whatsoever (or grant a credit in any other way) for land in excess of the Council’s requirements for “**amenity facilities**” that the applicant decides, at its option, to set aside within the subdivision or development for “**amenity facilities**”.

Rule 16.4.2

In the event that the credit calculated in accordance with this Rule is less than or equal to the “**money contribution**” otherwise payable, then the amount of the “**money contribution**” shall be reduced by the amount of the credit.

Rule 16.4.3

In the event that the credit calculated in accordance with this Rule exceeds the “**money contribution**” otherwise payable, a refund will be payable by the Council in accordance with Rule 8.4.

Rule 16.5  
**How Proceeds of Money Contributions to be Used**

**How Proceeds of Money Contributions to be Used**

Rule 16.5.1  
Money to be used for facilities within the particular community facilities catchment concerned

The money received pursuant to Rule 16.1 shall be used by the Council towards financing the cost of providing and/or extending and/or purchasing surplus capacity in “**amenity facilities**” within the Restricted Activity Area including for the “**repayment**” of any loan.

Rule 16.5.2  
No obligation to provide particular facilities

Notwithstanding the foregoing, the Council shall not be under any obligation to provide and/or construct any particular “**amenity facilities**” other than in accordance with its prioritised “**Amenity Facilities**” Capital Development Programme as finally decided in its “**Adopted Long-term Council Community Plan**” and in its “**Adopted Annual Plan**” following the “**special consultative procedure**” each year.

**17**

**FINANCIAL CONTRIBUTIONS AND WORKS FOR PUBLIC PARKING FACILITIES**

Rule 17.1  
**Liability for Parking in Commercial or Industrial Zones**

**Liability to Provide Financial Contributions and Works for Public Parking Facilities in the Restricted Activity Area**

Rule 17.1.1  
Money contribution in Restricted Activity Area for offices and shops only

Every person using land in a manner requiring the provision of a number of parking spaces as determined in the District Plan for offices and shops (excluding supermarkets) in the Restricted Activity Area shall pay a “**money contribution**” for “**public parking facilities**” calculated in accordance with these Rules. In all other cases the provisions of Rule 17.1.2 shall apply.

Rule 17.1.2

Every person using land in a manner requiring the provision of a number of



Provision of on-site parking in Restricted Activity Area for supermarkets

parking spaces as determined in the District Plan for supermarkets in the Restricted Activity Area, shall, in accordance with these Rules, provide on-site parking sufficient to meet the demands of the proposed or other activities that are likely to take place on the land and shall construct such parking area to comply with rules of the District Plan and the Council's Standards for Engineering Design and Construction.

Rule 17.1.3  
Contribution of money in lieu of on-site parking

Payment of a "money contribution" for "public parking facilities", calculated in accordance with these Rules, will be required upon application and in the circumstances specified in Rule 17.1.4, in situations where such on-site parking cannot, for reasons acceptable to the Council, be provided (or where there is a deficiency between the number of car parking spaces which the Council requires and those which, in the Council's opinion, are able to be provided.)

Rule 17.1.4  
Circumstances where money contribution may be accepted in lieu of on-site parking

The circumstances in which the Council may consent to a "money contribution" for "public parking facilities", in lieu of requiring the provision of on-site parking as required by Rule 17.1.2, are:

- (a) Where it is not reasonable or practical to require full compliance with the provisions because of the characteristics of the site (or sites), in particular its size, shape or other physical constraints; and/or
- (b) Where it will result in the better development of the subject site (or sites) or the "general locality", and adequate and accessible public parking is available or can be made available by the Council within reasonable walking distance of the site.

**17.2  
How Maximum Amount of Money Contribution Calculated**

**How Maximum Amount of Money Contribution Calculated**

The maximum amount of any "money contribution" payable pursuant to Rule 17.1 shall be a sum calculated according to the following formula:

$$[ [(a) \times (b) \times (c) ] + [ (a) \times (d) ] ] + \text{GST}$$

where:

Number of car parking spaces required

(a) = The number of car parking spaces as determined in the rules of the District Plan.

Average per square metre land value of consent site

(b) = The average value of 1m<sup>2</sup> of land of the subject site (or sites) and at least four immediately adjoining or adjacent sites of like physical circumstances within the same zoning, at least one of which has frontage to the same street as the subject site (or sites).

Nominal size of car park

(c) = 25 (nominal area in square metres required for each car parking space plus manoeuvring area).

Cost of construction of car park

(d) = The current cost of construction of 25m<sup>2</sup> of car parking area to a permanent asphaltic concrete or concrete surface, including earthworks, pavement, kerbing, drainage and marking.



Money contribution toward Council provided parking in general locality

**Rule 17.3  
How Proceeds of Money Contributions to be Used**

Money to be used for public parking in the general locality

No obligation to provide particular public parking facilities

Provision in accordance with prioritised public parking programme

Provided that where the Council has already purchased (and has developed or intends to develop) land for **“public parking facilities”** which is near the **“general locality”** of the land which is subject to the requirement for car parking, the amount of the **“money contribution”** shall be a sum determined by the formula set out above but with the substitution of (b) and (d) by:

(b) = The current value of 1m<sup>2</sup> of the land that has already been purchased for car parking.

(d) = The current cost of construction of 25m<sup>2</sup> of car parking area (including public car parking buildings) to a permanent asphaltic concrete or concrete surface, including earthworks, pavement, kerbing, drainage, marking and (where applicable) access ramps, stairs, and lifts.

**How Proceeds of Money Contributions to be Used**

The proceeds of **“money contributions”** which are received pursuant to Rule 17.1 and 17.2 shall be used by the Council towards financing the cost of providing and/or upgrading and /or extending and/or purchasing surplus capacity in **“public parking facilities”** in the **“general locality”** of the land to which the application refers - including for the **“repayment”** of any loan.

Notwithstanding the foregoing, the Council shall not be under any obligation to provide, upgrade, extend or purchase any particular **“public parking facilities”** or to provide, upgrade, extend or purchase any particular **“public parking facilities”** at a time other than in accordance with its prioritised **“Public Parking Facilities”** Programme as finally decided in its **“Adopted Long-term Council Community Plan”** and in its **“Adopted Annual Plan”** following the **“special consultative procedures”** each year.



## APPENDIX A TO APPENDIX 14J

### DEFINITIONS

For the purposes of this chapter of the Plan the following definitions apply.

“**Act**” means the Resource Management Act 1991.

“**Activity Household Unit Equivalent**” means:

For a “**household unit**”: 1.0, except in respect of Business Area “**amenity facilities**”, where it shall equal 0.

For a “**commercial or industrial unit**”: the “**gross business area**” on the “**site**” (or in the case of calculating a contribution for Stormwater, the “**impervious area**”), multiplied by the applicable factors in Tables 1 to 5 of the definition of “**household unit equivalent factor**”.

“**Additional Capacity**” (“**AC**”) means works carried out to meet the requirements of new household units or, in the case of businesses, household unit equivalents, for infrastructure at current Council standards.

“**Adopted Annual Plan**” means the plan adopted annually by the Council pursuant to the provisions of section 95 of the Local Government Act 2002.

“**Adopted Long-term Council Community Plan**” means the plan adopted by the Council pursuant to the provisions of section 93 of the Local Government Act 2002.

“**Amenity Facilities**” means facilities for use by the general public and including:

- (a) land held for public reserves (other than land held for “**neighbourhood reserves**” and “**sportsfields**”); and
- (b) improvements on public reserves including the value of formation, earthworks, landscaping and other development work required to bring the land up to a standard suitable for its end use. Other improvements may include, but are not limited to, public accessways, walkways, squares, courtyards, plazas, gardens, planting, outdoor furniture, lighting, playing equipment and other amenity features eg. water features, sculpture or outdoor art.

“**Average Dwelling Occupancy**” means:

The average dwelling occupancy of the urban areas listed in Tables 13.3 and 14.3, and will be calculated as the Usually Resident Population divided by the number of Total Occupied Dwellings, using in each case the most recent New Zealand Census of Population and Dwellings, of all meshblocks making up each of the urban areas shown on Maps F3 and G3 respectively.

Tables 13.3 and 14.3 show the average dwelling occupancies calculated using this methodology and the 2001 Census of Population and Dwellings. These figures shall apply until the release of the next Census at which time the average dwelling occupancy will be recalculated.

“**Bulk Works**” means:

- (a) In relation to Sewerage - the collection facilities, mains reticulation (as opposed to local reticulation), pumping stations (excluding local pumping stations), treatment plants, the disposal (or discharge) facilities, and land held for purposes associated with the bulk sewerage system; and



- (b) In relation to Water Supply - dams, bores, and other water sources, mains reticulation (as opposed to local reticulation), pumping stations (other than local pumping stations), treatment plants, reservoirs, and land held for purposes associated with the water supply system; and
- (c) In relation to Stormwater - includes main drains (as opposed to local drains), ponding and treatment facilities, and land held for purposes associated with the stormwater system.

**“Catchment”** means, for the particular public service concerned, an area defined in the map specified containing households and businesses that will be served by infrastructure works, services or facilities in that service category.

**“Commercial or Industrial Unit”** and **“Commercial or Industrial Purposes”** means any business activity undertaken within the Restricted Activity Area on any portion of a site or any portion of a building that is or is intended to be separately used or inhabited solely or principally for administrative, commercial or industrial purposes (or any combination of those purposes) by either the person actually using land (within the meaning of the Local Government (Rating) Act 2002) or by any other person by virtue of a tenancy, lease, licence, or other agreement and expressed in terms of **“household unit equivalents”** ;

but shall not include:

- (a) pipes for the distribution or transmission by pipeline of natural or manufactured gas, petroleum or geothermal energy by a network utility operator as defined by section 166(a) of the Resource Management Act 1991;
- (b) pipes and wires including poles, masts, support structures and associated equipment and fittings, for the operation of a network for the purpose of telecommunication or radio communication as defined by section 2(1) of the Telecommunications Act 1987 by a network utility operator as defined by section 166(b) of the Resource Management Act 1991.
- (c) pipes and wires, including poles, masts, support structures and associated equipment and fittings for the purpose of line function services and electricity distribution by an operator or distributor falling within the definition of section 166(c) of the Resource Management Act 1991.

**“Community Facilities”** means facilities owned by the Council for use by the general public and includes public:

- (a) Wharves
- (b) Boat Ramps
- (c) Halls
- (d) Community Centres
- (e) Leisure Centres
- (f) Public Conveniences
- (g) Beach Changing sheds
- (h) Libraries
- (i) Playgrounds
- (j) Land held for Public Reserves (other than land held or used for **“neighbourhood reserves”** and **“sportsfields”**)
- (k) Improvements on Public Reserves (including the value of improvements on Esplanade Reserves, **“neighbourhood reserves”** and **“sportsfields”** - including the value of formation, earthworks, landscaping and other development work required to bring the land up to a standard suitable for its end use). This will include the provision of accessways, walkways and carparks where appropriate.

For the avoidance of doubt, **“community facilities”** does not include works on land vested in or acquired by the Council for **“neighbourhood reserves”** to the extent that such works are required to bring the land up to the standard required for use as a **“neighbourhood reserve”**.



**“Current Market Land Value”** means:

- (a) in relation to land to be vested in or acquired by the Council for **“neighbourhood reserves”**, **“community facilities”**, **“sportsfields”** or **“amenity facilities”** - the **“land value”** of the land based on its zoning (or underlying zoning) having no regard to any existing or proposed designation.
- (b) in relation to **“sites”** in a subdivision pursuant to variables (c) and (h) in Rule 13.3;

the land value of the **“sites”** when created based upon their zoning or underlying zoning (as determined by an independent Registered Valuer commissioned by the Council).

**“District”** means the total territorial area administered by the Rodney District Council under the **“Act”**.

**“District Plan”** means an operative plan approved by the Council under the First Schedule to the **“Act”**; and includes all operative changes to such a plan (whether arising from a review or otherwise).

**“Estimated Price Per Square Metre”** (as used for **“sportsfields”**) means the **“land value”** excluding all improvements, such as **“sportsfields”** development, carparking, and buildings including specialist earthworks and drainage, based on the underlying zoning or surrounding land zoning and taking no account of any existing or proposed designations (as determined by an independent Registered Valuer commissioned by the Council).

**“Estimated Value Per Square Metre”** (as used for **“sportsfields”**) means the **“land value”** excluding all improvement such as **“sportsfields”** development, carparking, and buildings including specialist earthworks and drainage, based on the underlying zoning or surrounding land zoning and taking no account of any existing or proposed designations, being the price the Council would have to pay for the land if it did not already own it and wished to acquire it for **“sportsfields”** use; divided by the total area of the property (or properties) concerned.

The valuation exercise will be carried out on a three-yearly basis by an independent Registered Valuer commissioned by the Council. All recommended changes will be reviewed by the Audit Committee and notified utilising the **“special consultative procedures”**.

**“Existing Household Units”** and **“ Existing Household Unit Equivalents”** means those **“ household units”** and **“household unit equivalents”** existing in each Census area meshblock, on the date on which the projections are being prepared.

**“Financial Contribution”** has the same meaning as in section 108(9) of the **“Act”**, viz: A contribution of:

- (a) Money; or
- (b) Land, including an esplanade reserve or esplanade strip (other than in relation to a subdivision consent), but excluding Maori land within the meaning of the Maori Land Act 1993 unless that Act provides otherwise; or
- (c) A combination of money or land.

**“Future Household Units”** and **“Future Household Unit Equivalents”** means those **“household units”** and **“household unit equivalents”** estimated to be arriving in each Census area meshblock after the ten-year period following the date on which the projections are being prepared.



**“ General Locality”**

- (a) (in relation to **“neighbourhood reserves”, “community facilities”, “sportsfields”** and **“public parking facilities”**) means within such distance of the subdivision, development or building site as the Council considers fair and reasonable having regard to its **“neighbourhood reserves”** land purchase policy or its **“community facilities”** policy or its **“sportsfields”** land purchase policy or its **“public parking facilities”** policy (as the case may be), and the particular circumstances of the case.
- (b) (in relation to **“roading”**) means within such distance of the subdivision, development or building site as the Council considers fair and reasonable having regard to the Council’s long-term management of the **“roading”** network as set out in the Council’s Land Transport Asset Strategy which is updated annually.

**“Gross Business Area”** means the sum of the gross floor area of a building measured from the outer faces of the exterior walls plus the area of such parts of the **“site”** used solely or principally for the storage, sale, display or servicing of goods on the **“site”** but shall not include:

- (a) any floor area or site area used entirely for electrical or mechanical equipment or other areas required for utilities servicing the activity;
- (b) uncovered steps, balconies or terraces or porches where not more than 50% of the perimeter is enclosed;
- (c) permanently designated vehicle parking, manoeuvring, loading, and landscaping areas, the conversion of which to another use would require resource consent.

**“Household Unit”** means any building or group of buildings or part of any building or group of buildings, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied exclusively as the home or residence of not more than one household - and includes a minor household unit.

**“Household Unit Contribution”** means the financial contribution payable for each **“household unit”** and for businesses, each **“household unit equivalent”** coming into the **“catchment”**, to fund the growth of reflected capital works necessary to provide the levels of service set by the Council for that **“service type”**. The **“household unit contribution”** for each **“service type”** **“catchment”** shall be included in the Household Unit Contributions Schedule in accordance with 9.10 and 9.11 of Appendix B and notified in accordance with section 83 of the Local Government Act 2002.

**“Household Unit Equivalent”** means the relative effect of an activity on a **“service type”**, compared with the effect of one **“household unit”** on that **“service type”** and measured as a multiple of one **“household unit”**. The **“household unit equivalent”** maybe be expressed as **“site household unit equivalent”** or **“activity household unit equivalent”**.

**“Household Unit Equivalent Factor”** means a factor shown in Tables 1-5 below which is applied to determine the relative effect of a commercial or industrial activity on a **“service type”** compared with the effect of one **“household unit”** on that **“service type”**.

**Table 1 - Roading**

Activity	<b>“Household unit equivalent factor”</b>
<b>“Commercial or industrial purposes”</b>	0.0020 per m <sup>2</sup> of <b>“gross business area”</b> on the <b>“site”</b> used solely or principally for <b>“commercial or industrial purposes”</b>



**Table 2 - Sewerage**

Activity	"Household unit equivalent factor"
"Commercial or industrial purposes"	0.0016 per m <sup>2</sup> of "gross business area" on the "site" used solely or principally for "commercial or industrial purposes"

**Table 3 - Water Supply**

Activity	"Household unit equivalent factor"
"Commercial or industrial purposes"	0.0016 per m <sup>2</sup> of "gross business area" on the "site" used solely or principally for "commercial or industrial purposes"

**Table 4 - Stormwater**

Activity	"Household unit equivalent factor"
"Commercial or industrial purposes"	0.00278 per m <sup>2</sup> of "impervious area" of the "site"

**Table 5 - Business Amenity**

Activity	"Household unit equivalent factor"
"Commercial or industrial purposes"	0.0010 per m <sup>2</sup> of "gross business area" on the "site" used solely or principally for "commercial or industrial purposes"

"**Impervious Area**" means for the purposes of calculating the "**household unit equivalent factor**" for stormwater, that part of the "**site**" which is not permanently laid out in grass or landscaping or planted in trees or shrubs and it shall include any part of the site which is covered by any artificial surface including semi-permeable surfaces intended for storage or vehicle movement or parking.

"**Improved Level of Service**" ("**ILOS** ") means works carried out to improve levels of service and/or capacity or to meet shortfalls in existing levels of service or capacity to existing "**household unit equivalents**", or, in the case of businesses, "**household unit equivalents**", where existing levels are below current Council standards.

"**Land Value**" in relation to "**neighbourhood reserves**" and "**sportsfields**" has the same meaning as in the Valuation of Land Act 1951.

"**Money Contribution**" means a contribution of money as defined in section 108 of the "**Act**" as being a particular form of "**financial contribution**".

"**Neighbourhood Reserve**" means an area of reserve land providing space for the immediate local community to undertake informal activity and passive recreation such as walking, playing informal games, running, cycling and picnicking.

"**New Household Units**" and "**New Household Unit Equivalents**" means those "**household units**" and "**household unit equivalents**" estimated to be arriving in each Census area meshblock during the ten year period following the date on which the projections are being prepared.

"**Operative Date**" means the Operative Date of these Restricted Activity provisions.

"**Optimised Capital Requirement**" ("**OCR**") is the value of capital works required specifically due to growth. It utilises the "**Optimised Depreciated Replacement Cost**" ("**ODRC**") method of valuation on the current



assets and then values the optimal requirements for growth (in current year's dollar values). In this way only the actual costs of growth will be placed against new development. In effect it can be shown as:

$$\text{ODRC Future Population} \text{ minus } \text{ODRC Present Population} = \text{OCR}$$

The Council shall carry out the project based methodology set out in Appendix B when carrying out the valuation process to assess the OCR for any service catchment.

The OCR for those services to be provided in any "service type" "catchment" combination within which the Restricted Activity Area falls, shall be expressed as a single dollar amount, to be known as the "household unit contribution" (HUC). This shall be calculated by dividing the OCR for the "catchment" by the total number of "household units" and "household unit equivalents" expected to be developed in that "catchment" over the OCR period.

**"Optimised Depreciated Replacement Cost"** (ODRC) means the valuation methodology used to assess the value of infrastructure assets for the purpose of this rule. The method involves assessing the appropriate level of provision of infrastructural assets for the given population base at any point in time (in current year's dollar values). As such, it provides an independent assessment of the appropriateness of the levels of Council provision compared to actual requirements to serve the population. (ie. Common complaints are those of "gold plating", "excess capacity provision", "incorrect original design", "paying for past mistakes"). The methodology is widely used by network suppliers in the electricity, gas and telecommunications industries worldwide.

**"Producer Price Index - Construction"** means the Statistics New Zealand, Producer Price Index - Construction (PPIQ.SNE), or its successor.

**"Public Parking Facilities"** means such works as are, in the Council's opinion, necessary to provide for the cumulative parking demands of the various activities in the locality and includes (but is not limited to) the purchase of land and/or buildings, the development and hard surfacing of land to a standard that normally applies for the provision of a public car park, and/or the construction of a carparking building, the laying out of carparks, placement of parking meters, barrier arms and ticketing machines; and other ancillary plant and equipment, and all of the associated legal, administrative, landscaping and beautification costs.

**"Repayment"** means costs associated with raising the loan, capital repayments, transfers to sinking funds, and loan servicing (interest) charges.

**"Reserve"** has the same meaning as in the Reserves Act 1977 and includes land set aside for reserves and sums of money paid to the Council for the purchase of land for reserves and for the development of land for reserves pursuant to the provisions of section 285 of the Local Government Act 1974 as authorised by the Transitional provisions of the "Act".

**"Road"** has the same meaning as in section 315 of the Local Government Act 1974 (retained pursuant to Schedule 18 of the Local Government Act 2002) and **"roading"** has a corresponding meaning. However for the purposes of these rules, **"road"** and **"roading"** shall exclude streetlights, signs, markings, street furniture, traffic islands, traffic signals, carparks and land purchases, but include "park and ride" parking areas, bus stations and bus shelters.

**"Service Type"** means public infrastructure, works, services or facilities provided by the Council of one of the following types:

- (a) **"roading"**
- (b) sewerage collection, treatment and disposal;
- (c) water supply;
- (d) stormwater collection, treatment and disposal;
- (e) **"neighbourhood reserves"**;



- (f) "sportsfields";
- (g) "community facilities";
- (h) "amenity facilities"; and
- (i) "public parking facilities".

"Site" means any land and/or building capable of being disposed of separately.

"Site Household Unit Equivalent" means:

For one residential or rural "site": 1.0, except in respect of Business Area "amenity facilities", where it shall equal 0.

For one commercial or industrial "site" with an area of 1,000m<sup>2</sup> or more: 1.0.

For one commercial or industrial "site" with an area of 1,000m<sup>2</sup>: "site" area (m<sup>2</sup>) divided by 1,000.

"Special Consultative Procedure" means the procedure prescribed by section 83 of the Local Government Act 2002.

"Sportsfields" means an area of reserve providing space for the community to undertake sporting and other active recreation activities.

"Subdivision of land" has the same meaning as in section 218 of the "Act".

"Work" means any work envisaged in section 108 (2) (c) of the "Act", and includes any work required by this Plan to serve any subdivision, development or building with road access, water supply, sewerage, stormwater drainage and treatment, "community facilities" or "amenity facilities" and shall include the land on which that work is provided.



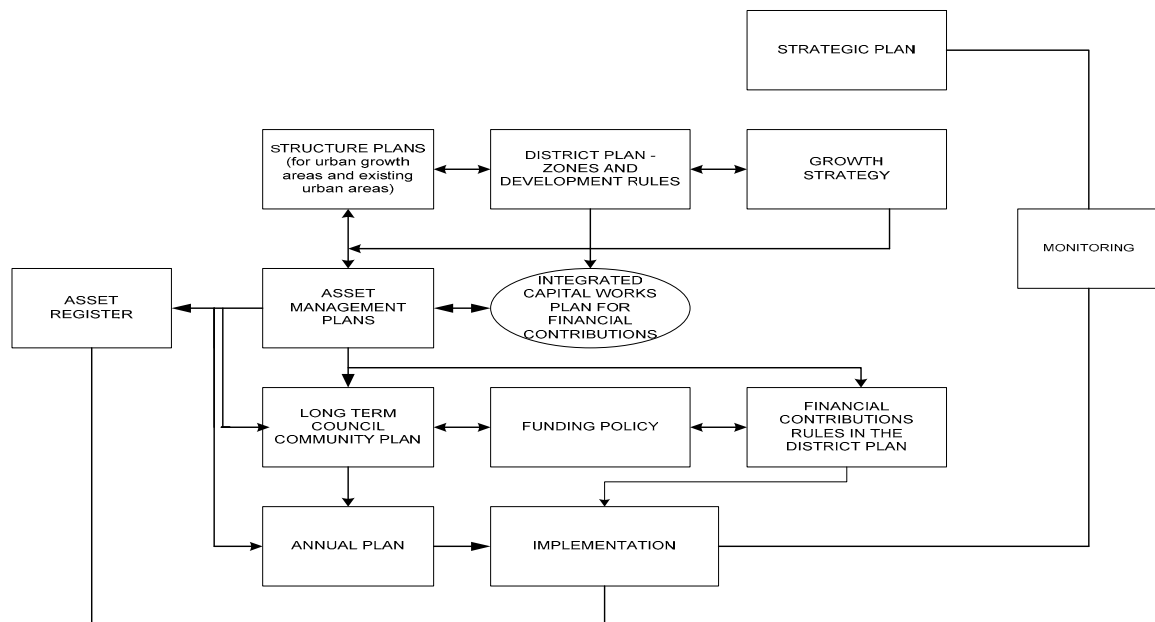
## APPENDIX B TO APPENDIX 14J

### PROCEDURES FOR THE COUNCIL TO CALCULATE HOUSEHOLD UNIT CONTRIBUTIONS

#### 1. General

- 1.1 The Council shall adopt and apply the following procedures in calculating and reviewing the maximum amount of financial contribution for each “service type” in any “catchment” in the District including “catchments” within which the Restricted Activity Area falls.
- 1.2 In addition to complying with each step of the procedures set out, the outcome of each procedure shall be documented and made available for public comment and shall be subject to the “special consultative procedure” under section 83 and 84 of the Local Government Act 2002 as part of the process of reviewing and adopting the Council’s Long-term Council Community Plan (LTCCP).
- 1.3 The procedures shall first be carried out in order to calculate the maximum financial contributions applicable at the Operative Date, and then shall be carried out, no more than three yearly after the Operative Date as part of the review of the LTCCP to calculate financial contributions which shall apply for another three years.
- 1.4 The procedures shall then be carried out in accordance with and be consistent with, the objectives, policies and guiding principles set out in 3, 4 and 5 of these financial contribution provisions.
- 1.5 The calculation of financial contributions forms part of the District’s planning for the sustainable management of resources. As such it is an integral part of a wider planning strategy and draws on information available in a wide range of documents as shown diagrammatically in Figure 1 below.

Figure 1



#### 2. “ODRC” approach

- 2.1 The Council shall follow the “ODRC” approach to calculating financial contributions using the following formula:

$$\text{ODRC Future Population} \text{ Minus } \text{ODRC Present Population} = \text{OCR}$$

#### 3. Calculation of ODRC for present population

- 3.1 The Council shall maintain an asset register which shall contain a schedule of all of the Council’s existing assets by “service type” and “catchment”.



3.2 An optimised depreciated replacement cost “(ODRC)” valuation (as defined in the Definitions section of the Plan) of the Council’s existing assets will be conducted by the Council every 3 years.

3.3 The “ORDC” valuation will identify any shortfalls in existing infrastructure or service standards which require remedial works or capital expenditure on additional capacity to serve existing residents, and will identify useful surplus capacity.

#### 4. Calculation ODRC for future population

4.1 Based on forecast growth in demand an “ODRC” valuation of future assets required will be conducted by the Council on the same methodological basis as for “ODRC” present population.

4.2 The valuation will identify the facilities needed for the forecast population at existing service levels.

4.3 The valuation will identify useful surplus capacity remaining at the end of the ten year period in today’s dollars.

4.4 External funding shall be deducted.

##### Demand forecasts

4.5 The starting point for calculating the “ODRC” for the future population is the growth estimates used in determining new infrastructure works in the District’s household and business growth projections and related Strategic Growth Objectives. The future population is defined as the population forecast to be normally resident in the district 10 years from now.

4.6 The Council shall prepare and maintain a Household and Business Database. This database shall contain, for each New Zealand Census meshblock in the District:

(a) the numbers of “Existing Household Units” at the time of the last Census and estimates for the numbers of “New Household Units” and “Future Household Units” at the time of each future Census, for a minimum period of twenty years from the date of the last Census; and

(b) the numbers of businesses located in rated business premises at the time of the last Census expressed as “Existing Household Unit Equivalents” and estimates of the numbers of businesses at the time of each future Census, expressed as “New Household Unit Equivalents” and “Future Household Unit Equivalents”, for a minimum period of twenty years from the date of the last Census. (See 4.13 to 4.16).

##### Household Data

4.7 The Council shall obtain the household data for the last Census year from the Census itself.

4.8 The Council shall estimate the numbers of “New Household Units” and “Future Household Units” in each meshblock in future Census years by using:

(a) Calculations based on the area of vacant residential land in each meshblock, the zoned density of that land and the potential for development, taking into account expected annual population and household growth rates over the projection period. (See 4.9)

(b) Calculations based on the area of developed land in each meshblock, the zoned density of that land and the potential for more intensive residential use of that land, taking into account expected annual population growth rates over the projection period.



4.9 The annual population growth rates used will be those contained in or derived from the adopted Regional or District Growth Strategy.

Business Data

4.10 The Council shall obtain the business data using:

- The most recently available Statistics New Zealand Business Directory data
- Its own rating database; and
- Such business land use surveys as may have been carried out in that year.

4.11 The Council shall estimate the total number of new businesses in rated business premises in each Census meshblock, in each future Census year, by applying the annual business growth rate calculated in 4.12 below to the number of businesses in rated business premises at the date on which the projections are being prepared.

4.12 The annual business growth rate will be expressed in percentage terms and be calculated using the annual New Zealand Business Directory 4 Digit ANZIC business codes, (after excluding agriculture and mining business codes), and calculating an annual percentage growth rate using trends in the percentage business growth rate of Geographic Units (GUs) since 1987.

Household Unit Equivalents

4.13 The calculation of “**Household Unit Contribution**”, is dependent on an estimate of the effect on public services of a 1,000m<sup>2</sup> business site, relative to the effects of one “**Household Unit**”.

4.14 For the number of new businesses in rated business premises in each Census meshblock, in each future Census year, calculated under 4.11 above, the Council shall assess the relative effects of those new businesses, on each type of infrastructure service, and express that effect as a number of “**Household Unit Equivalents**” calculated as follows:

$$(\text{Number of businesses} \times \text{the “average business site size”}) \times \text{“Household Unit Equivalent Factor”} \times 1,000\text{m}^2$$

4.15 The “**Household Unit Equivalent Factor**” for each “**service type**” is given in Table 1 below:

TABLE 1	Roading	Water Supply	Sewerage	Stormwater
Factor	2.00	1.66	1.66	2.78

4.16 At the time of each Census, the Council shall review the estimated number of “**Household Units**” and for businesses, “**Household Unit Equivalents**” against the actual counts for the Census year, and shall adjust its estimates for future Census years.

Summary of Growth Estimates

4.17 For the purposes of calculating and then reviewing every three years, the “**Household Unit Contribution**” the Council shall prepare a Ten Year Growth Estimate using the data contained in its Household and Business Database described in 4.5 to 4.16 above.

4.18 The Ten Year Growth Estimates shall be prepared prior to the Operative Date and thereafter prior to the three-yearly update of Financial Contributions. The Ten to Thirty Year Growth Estimates shall cover the ten-year period from the date on which the projections are being prepared. The Ten To Thirty Year Growth Estimates



shall cover the twenty-year period following the date for which the The Ten Year Growth Estimates have been prepared.

- 4.19 In the Ten Year Growth Estimates the Council shall provide, for each of the Census meshblocks in the District:
- (a) the number of **“Existing Households Units”** and for businesses **“Existing Household Unit Equivalents”** ;
  - (b) projections of the number of **“New Household Units”** and for businesses **“New Household Units Equivalents”** for each **“Service Type”** listed in Table 1, at the end of the ten-year period from the date on which the projections are being prepared.

## 5. Principles for Definition of Levels of Service

- 5.1 The level of service of any project in the relevant Asset Management Plan and the Project Schedule, shall be to standards set by the Council in accordance with 5.2 below.
- 5.2 Service levels shall be set by the Council having due regard to one or more of the following:
- (a) Demand data based on market research;
  - (b) Widely accepted and documented engineering minimum standards;
  - (c) Politically endorsed outcomes based on community consultation;
  - (d) Safety standards mandated by local or central government;
  - (e) Environmental standards mandated by local or central government;
  - (f) Existing service levels, where these are recognised by all concerned parties to be adequate but have no formal ratification.
  - (g) Efficiency considerations, where service standards must take account of engineering and economic efficiency requirements which require a long-term approach to optimality.
- 5.3 The Council may vary the standards normally set for a project where the desired levels may not be immediately attainable or economically efficient and the Council may vary the standards used on projects based on priorities by area and **“Service Type”**.

## 6. Procedure for Inclusion of Projects in the Council’s Capital Expenditure Plans

- 6.1 The Council shall list all capital projects for each **“Service Type”** to be undertaken in the ten-year period in the Project Schedule. The Project Schedule shall include all projects required to service growth and all projects required to raise levels of service to **“Existing Household Units”** and for businesses **“Existing Household Unit Equivalents”**.
- 6.2 The ODRC for the existing population will be used to identify works required to service the existing population but not yet provided. Projects so identified will be entered on the Project Schedule as **“existing shortfall projects”**.
- 6.3 The ODRC present shall also identify existing infrastructure for which some cost recovery may be appropriate from new and future populations and businesses, in cases where surplus service capacity has been provided in anticipation of growth, provided that the Council shall not include any infrastructure work provided before the date of notification of this Plan Change (1 July 1999). These projects will be entered on the project schedule as **“existing capacity for growth”** projects.
- 6.4 The Council recognises that economies of scope and scale sometimes makes it more efficient to do a project to remedy both the need to meet an existing shortfall and a need to create capacity for growth. These projects shall be entered onto the Project Schedule as **“combined projects”**.



6.5 For each project in the Project Schedule, identified under 6, the Council shall provide the project cost to the Council, excluding the costs that will be or have been funded by subsidies, grants and funding from external agencies or other funding sources, the project cost to be calculated as follows:

$$\text{Project Cost} = \frac{\text{the actual cost to the Council} \times \text{the estimated unused capacity of the project}}{\text{the estimated total capacity of the project}}$$

6.6 For each project in the Project Schedule, identified above, the cost of which has been calculated as above, the Council shall specify the units of measurement by which capacity has been estimated.

6.7 The Project Schedule shall not include any project required for:

- (a) rehabilitating or renewing an existing asset; or
- (b) operating and maintaining an existing asset.

6.8 The Household and Business Database and the Ten Year Growth Estimates will be used to identify infrastructure requirements to service growth in population and/or business activity, within each locality and sub-district, up to a District level, and shall be entered on the Project Schedule.

6.9 The Project Schedule shall be prepared as part of the LTCCP procedures and shall be reviewed regularly, the first such review being prepared by June 2002, and thereafter three-yearly at the time of the review of the LTCCP.

6.10 Notwithstanding 6.9, the Project Schedule may be amended according to LTCCP requirements. In this case, the Project Schedule shall be amended to exclude projects not consistent with the LTCCP, or to include projects required by the LTCCP.

6.11 The Council shall provide a brief description of each project in the Project Schedule.

6.12 For each project in the Project Schedule, the Council shall state the “**catchment**” number that the project falls into and shall state the planned capacity and expected service life of the project.

6.13 The Council shall prepare a statement accompanying the Project Schedule that describes the way in which projects are consistent with the growth projections for households and businesses prepared by the Council under 4.

## 7. **Allocating Costs Between Additions to Capacity and Improved Levels of Service**

7.1 The cost of each project in the Project Schedule, provided under 6.4, will be allocated between “**Improved Level of Service**” (or “**ILOS**”) and “**Additional Capacity**” (or “**AC**”).

7.1.1 For each project on the Project Schedule listed as an existing shortfall project, the allocation shall be 100% to “**ILOS**”.

7.1.2 For projects on the Project Schedule listed as projects to provide capacity for growth, the allocation shall be 100% to “**AC**”.

7.2 In carrying out the steps in 7.1 above, the Council shall specify;

- (a) The cause of the project and reasons for carrying it out, having regard to why the project is planned:
  - At the proposed scale and capacity;
  - At the time proposed;
  - In the location proposed; and



- To the standard proposed.

(b) Sources and data illustrating cause/s of the project.

7.3 In carrying out the allocation the Council may consider more than one possible option and shall select the most likely and reasonable project in each case.

7.4 The procedure for allocating costs shall be:

(a) **Identify Project Expenditure**  
Using information derived from asset management plans, asset strategy statements, annual plans and LTCCP, required capital improvement projects in a development area shall be identified including anticipated expenditure.

(b) **Apportion Expenditure to the Contributing Area**  
Capital improvements projects may include improvements in or for other development locations within the contributing area. The proportion of these capital improvements attributable to the contributing area shall be determined.

(c) The Council shall determine the proportion of the contributing area improvements that are attributable to growth. Expenditure for renewal/s and existing shortfalls in service shall be excluded. The value of any component made redundant by the project but salvageable shall also be excluded. The Council shall assess and include the value of over-capacity provided by earlier projects in anticipation of growth within the contributing area.

(d) **Determine Residual Capacity**

The Council shall identify the value of any residual capacity planned to be provided at the end of the ten-year period and exclude it.

(e) Calculated the **Optimised Capital Requirement "OCR"**.

"OCR"	equals	Total planned expenditure
	less	Expenditure for renewal of existing assets
	less	Expenditure to meet shortfalls in current levels of service
	less	Value of residual capacity at the end of ten years
	plus	Value of further capacity previously provided in anticipation of growth.

(f) **Calculate Financial Contributions**

The financial contributions for development within the catchment is determined by dividing the "OCR" by the number of new units estimated to occur within the ten-year period.

## 8 Financial Contributions Funding Model

8.1 For each "service type" "catchment" combination a weighted average cost allocation percentage shall be calculated for both "AC" and for "ILOS" as follows:

(a) The weighted average cost allocation percentage for "AC" shall be calculated by multiplying each project's total cost by that project's Percentage Share to "AC", summing all such amounts and dividing that figure by the total project costs for all projects.



- (b) The weighted average cost allocation percentage for “ILOS” shall be calculated by multiplying each project’s total cost by that project’s Percentage Share to “ILOS”, calculated under 7.4, summing all such amounts and dividing that figure by the total project costs for all projects.

8.2 The Financial Contributions funding Model calculates financial contributions by determining the required level of financial contributions that must be paid by the additional “Household Units” and for businesses, “Household Unit Equivalents” created over the next 10 years, to meet the costs of the capital works required to service those additional households and businesses.

8.3 The Council shall calculate maximum financial contribution levels for “Household Units” and for businesses, “Household Unit Equivalents” for each “Service Type” - “Catchment” combination. These maximum financial contribution levels shall be calculated using the following steps:

- (a) The total project costs for each “Catchment” shall be split into two separate proportions, based on the weighted average cost allocation percentages derived in 7.4(a) and 7.4(b), for each of the “AC” and “ILOS” components of total project cost.
- (b) The rates requirement for funding the costs of “ILOS” shall be calculated by dividing the proportion of total project costs allocated to “ILOS”, calculated in 8.3(a), by ten to determine an average annual capital expenditure requirement.
- (c) The financial contribution requirement for funding the cost of “AC” shall be calculated by dividing the proportion of total project costs allocated to “AC”, calculated in 8.3(a), by ten to determine an average annual capital expenditure requirement. After allowing for the amount of funding provided for by rates revenue from additional “Household Units” and “Household Unit Equivalents”, at the same rate as the “ILOS” rate requirement (as in 8.3(b)).

8.4 The “Optimised Capital Requirement” of each “Service Type” - “Catchment” will be divided by the number of additional “Household Unit” and “Household Unit Equivalents” coming into the catchment over the 10-year period.

8.5 The resulting output from the Financial Contributions funding model will be a single dollar amount for each “Service Type” - “Catchment” combination including each “Service Type” - “Catchment” within which the Restricted Activity Area falls, to be known as the “Household Unit Contribution”. Each such amount represents the financial contribution requirement that should be levied for each “Household Unit” and for businesses, “Household Unit Equivalents” coming into that “Catchment”, to fund the growth of reflected capital works necessary to provide the levels of service set by the Council for that “Service Type”.

8.6 For simplicity and consistency, the “Household Unit Contribution” shall be stated in a Financial Contributions Schedule, preceded by the “Service Type” - “Catchment” combination it refers to (eg. Water Supply-Hibiscus Household Unit Contribution - \$X). The total financial contribution for each development will be the sum of the Household Unit Contributions for all of the various “Service Type” - “Catchment” combinations that the particular development falls within.

## 9 Principles and Procedures for Audit

9.1 There shall be a subcommittee of the Council’s Economic Development Committee comprising five members as follows:

- (a) A member of the Council appointed by the Council;
- (b) An independent registered engineer appointed by the Council;
- (c) A person nominated by the Auckland Land Developers and Builders Group;



- (d) An independent registered engineer, nominated by the Auckland Land Developers and Builders Group; and
- (e) An independent registered engineer, who shall be the Chairperson of the Subcommittee, nominated by the engineers who are members pursuant to (b) and (d) or, if those two engineers cannot agree, nominated by the President for the time being of the Institution of Professional Engineers New Zealand.

9.2 The following documents shall be subject to audit by the Subcommittee:

- (a) The Household and Business Database;
- (b) The Growth Estimates;
- (c) Catchment Areas;
- (d) The Project Schedules;
- (e) The Shared Driver calculations for each project in the Project Schedules;
- (f) The outputs from the Funding Model; and
- (g) The Financial Contributions Schedule calculated using the documents (a) to (f) above.

9.3 The Subcommittee shall examine the documents and consider:

- (a) whether the procedures set out in this Appendix have been followed correctly and completed;
- (b) whether in the Project Schedules, there are duplicated projects, where a project may have been listed more than once or comprise part of another listed project.
- (c) whether the Estimated Project Costs for all projects in the Project Schedules are reasonable; and
- (d) whether the procedures for the calculations of the “ILOS” Stand Alone Cost and the “AC” Stand Alone Cost of each project have been carried out.

9.4 The Subcommittee shall make recommendations to the Economic Development Committee which shall in turn make recommendations to the Council, by no later than the last Council meeting of the calendar year prior to the calendar year in which the LTCCP is to be adopted and the Council shall formally receive the recommendations in open meeting.

9.5 The Subcommittee shall recommend to the Committee that the documents listed in 9.2(a) to (g), should either:

- (a) be approved by the Council; or
- (b) be approved by the Council, subject to amendments which the Subcommittee shall specify; or
- (c) not be approved by the Council until documents have been re-examined and revised for reconsideration by the Subcommittee.



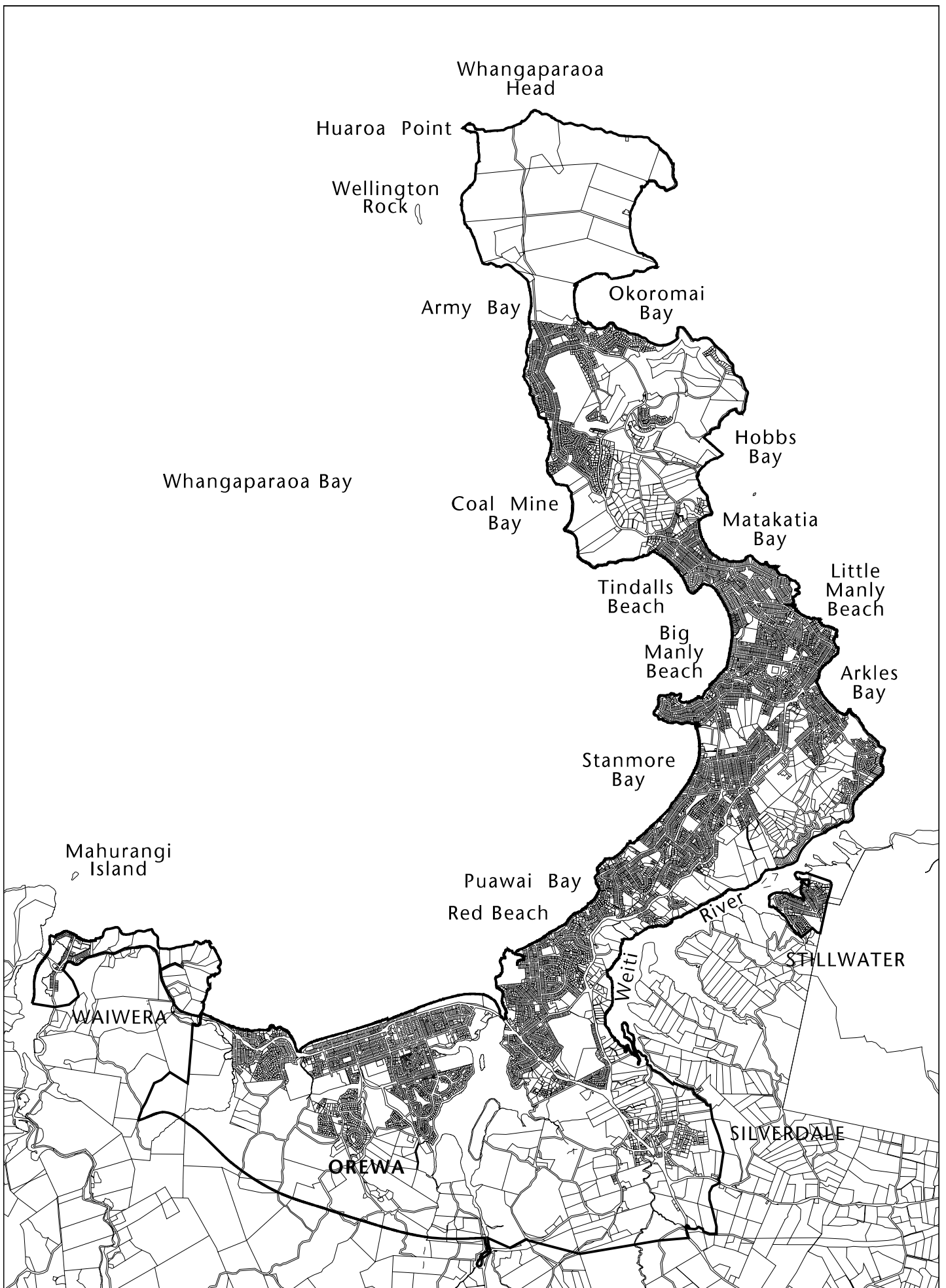
- 9.6 In each of the cases set out in 9.5(a) to (c), the Subcommittee shall identify and explain;
- (a) the reasons for its recommendation; and
  - (b) the matters of difference, in cases where the views of all members of the Subcommittee were not unanimous.
- 9.7 Prior to making any recommendation under 9.5, the Subcommittee may require the Council to provide such further information and carry out such further work as it deems reasonably necessary, to enable it to make its recommendation.
- 9.8 In considering any matter and in making any recommendation, the Subcommittee shall resolve any matters of difference by majority vote.
- 9.9 The Council shall consider if the further information requested under 9.7 is reasonably necessary to enable the Subcommittee to make its recommendation and may decline to provide such information and shall give the reasons for doing so.
- 9.10 The Council shall formally adopt the documents listed in 9.2(a) to (g), with or without amendment, and then notify the Financial Contributions Schedule in accordance with section 83 of the Local Government Act 2002.
- 9.11 In notifying the Financial Contributions Schedule, the Council shall make the Subcommittee's report publicly available.

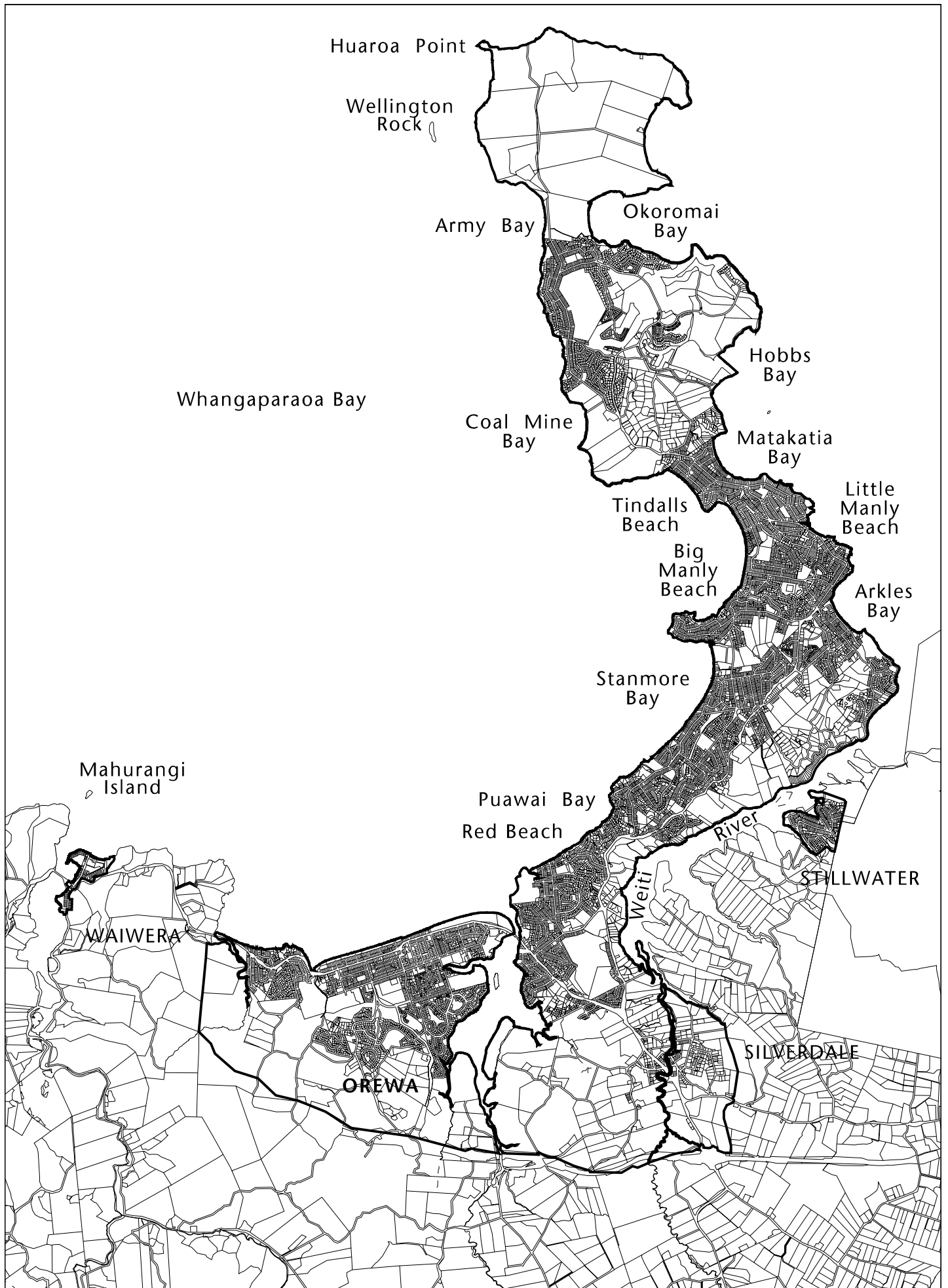


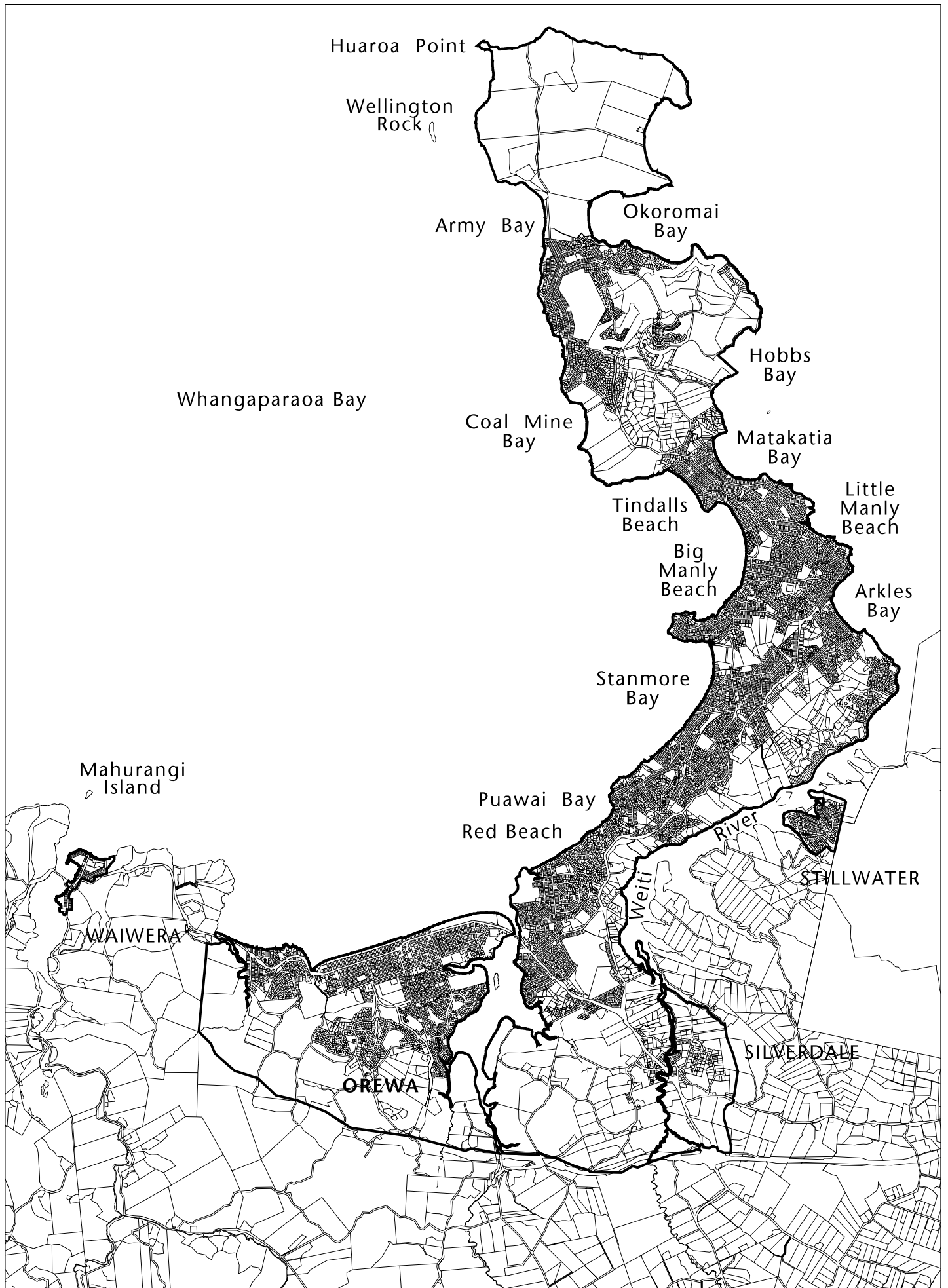
## APPENDIX C TO APPENDIX 14J

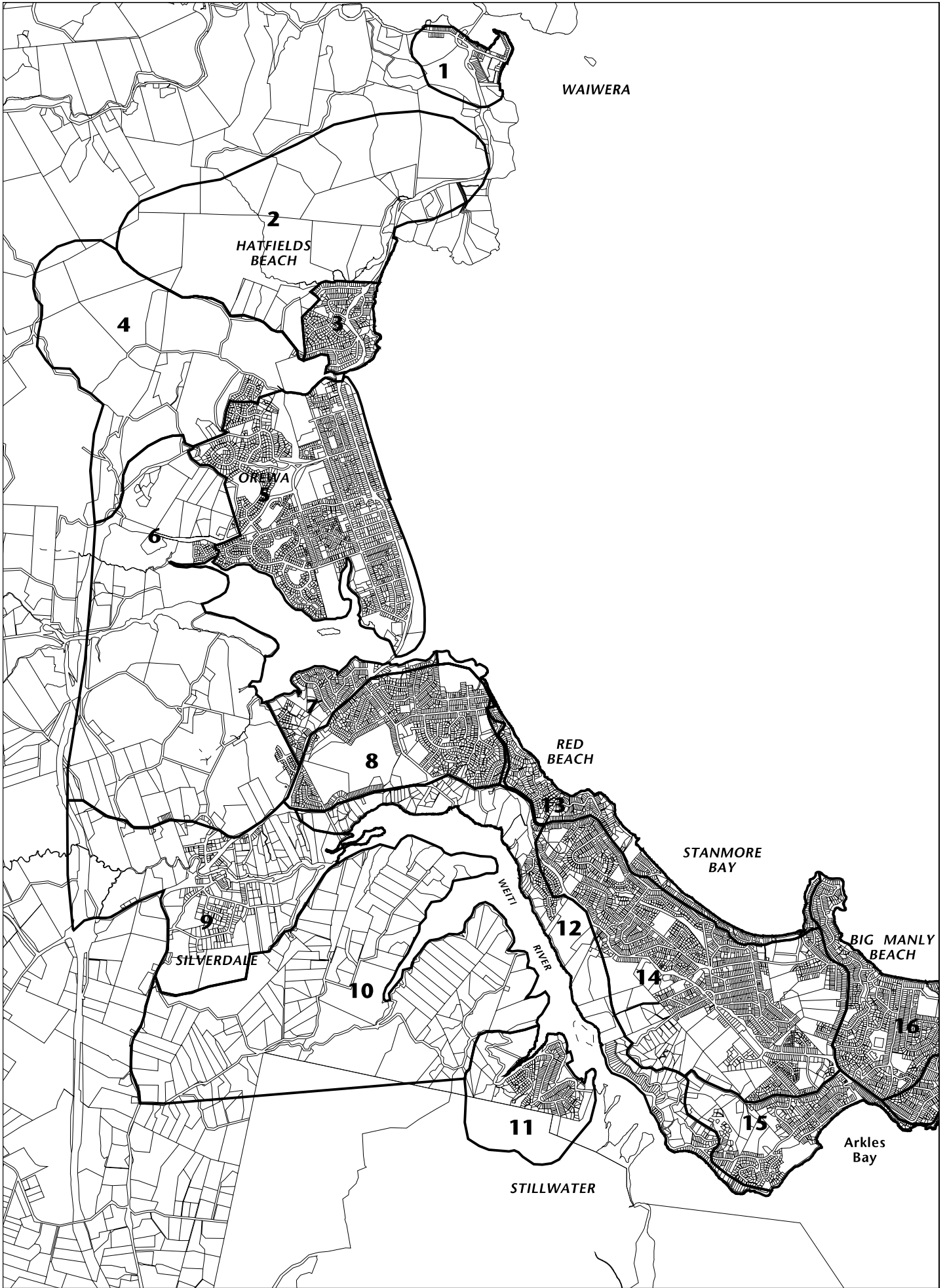
### CATCHMENT MAPS

- B1**            **URBAN HIBISCUS COAST ROADING CATCHMENT**
- C2**            **HIBISCUS COAST SEWERAGE CATCHMENT**  
(Two separate schemes - Orewa/Whangaparaoa and Waiwera)
- D2**            **HIBISCUS COAST WATER SUPPLY CATCHMENT**
- E1(1)**        **HIBISCUS COAST STORMWATER CATCHMENT 9**
- F3**            **HIBISCUS COAST**  
                  •        Orewa Silverdale
- G3**            **SPORTSFIELDS MAP - AREAS FOR CALCULATING AVERAGE DWELLING OCCUPANCY  
HIBISCUS COAST**
- H1**            **URBAN HIBISCUS COAST COMMUNITY FACILITIES CATCHMENT**









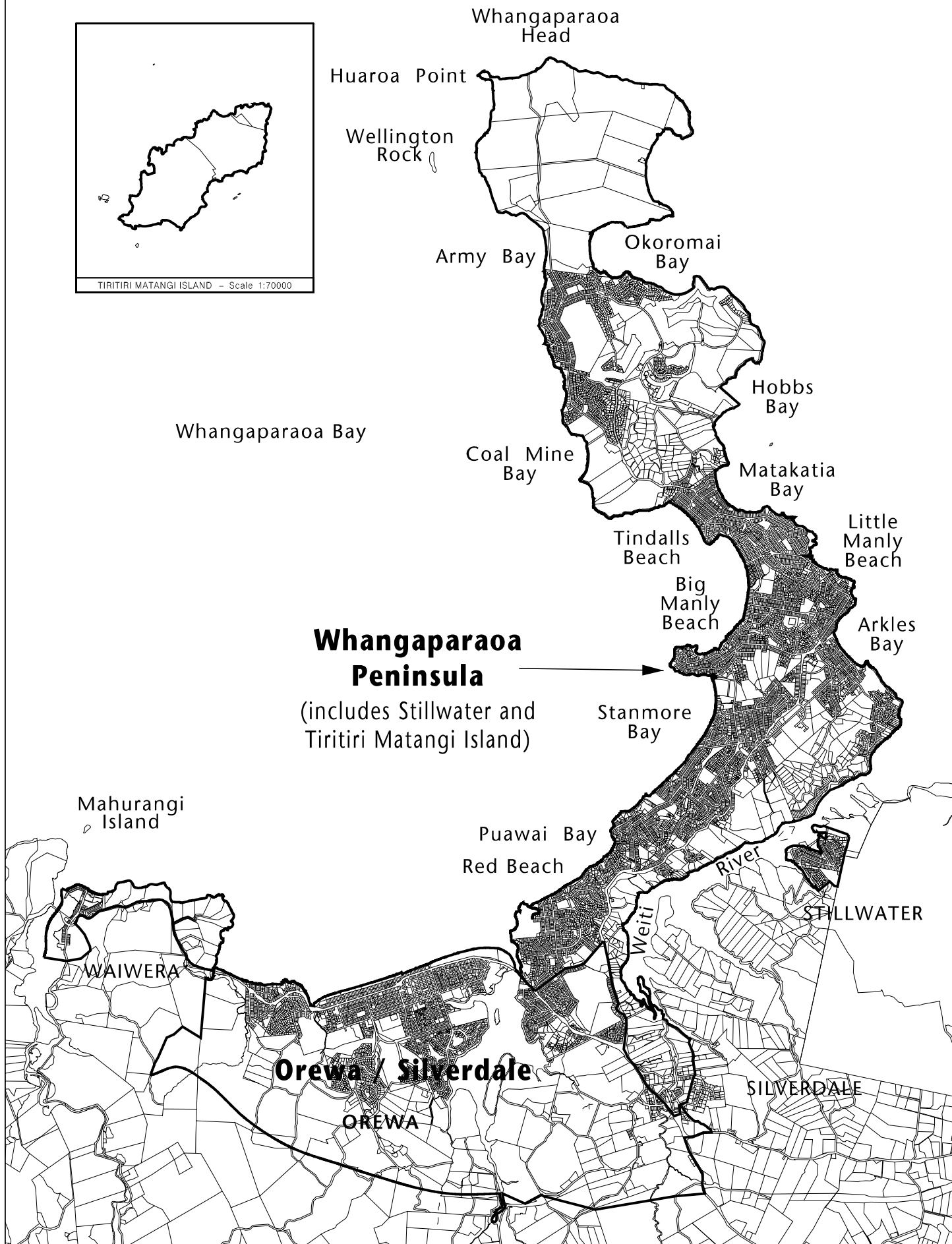
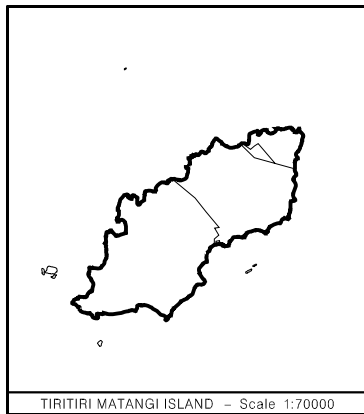
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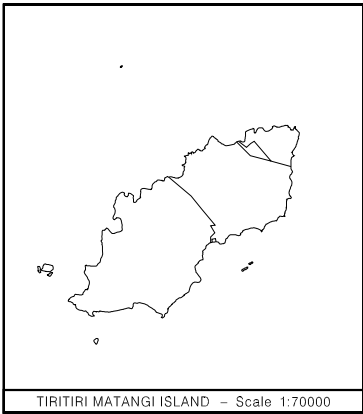
Rodney District Plan : Restricted Activity 310  
**STORMWATER MAPS**  
 Hibiscus Coast  
 Stormwater Catchments



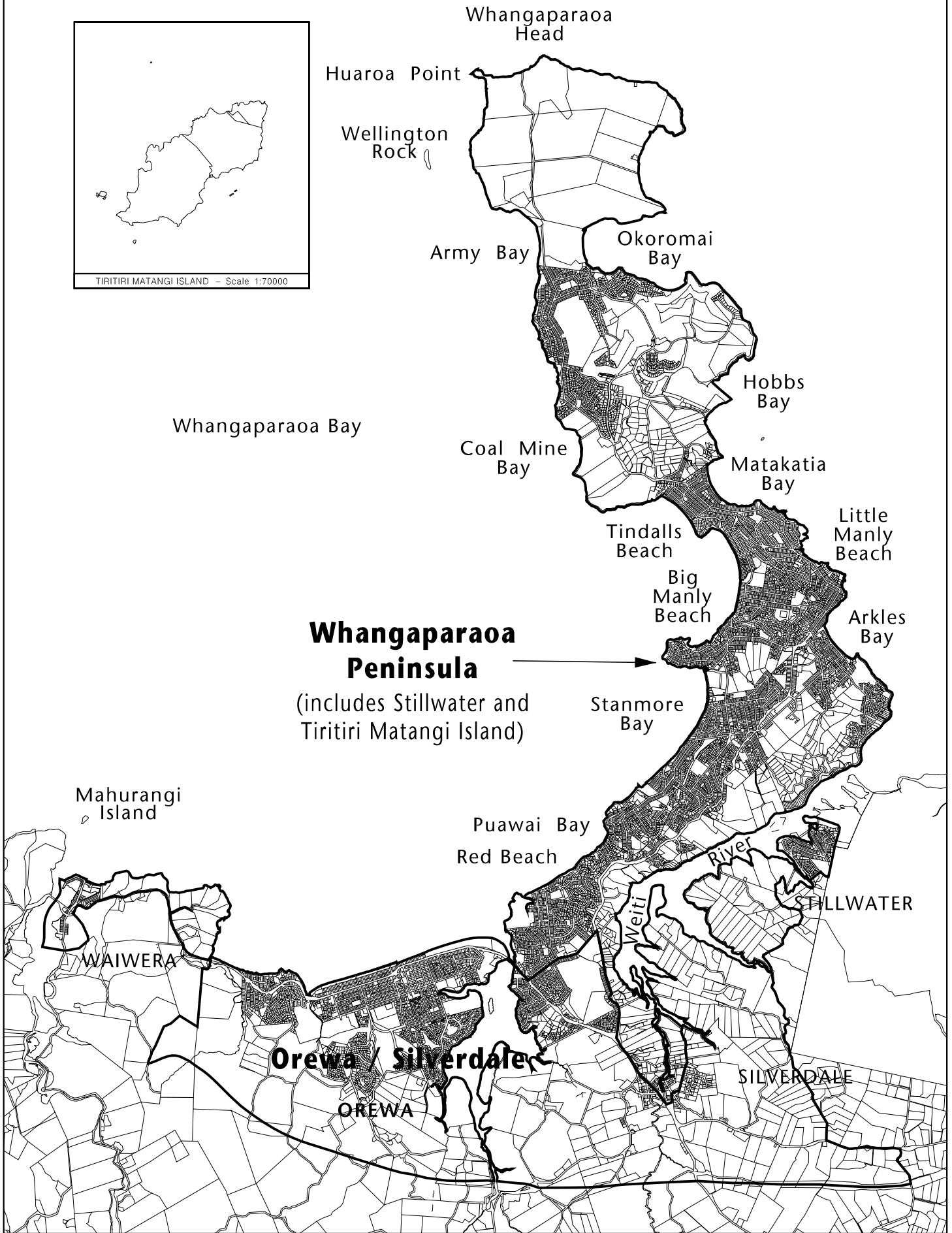
DATE: October 2003  
 SCALE: 1:50000 @ A4

RDC 16828 E1(i)





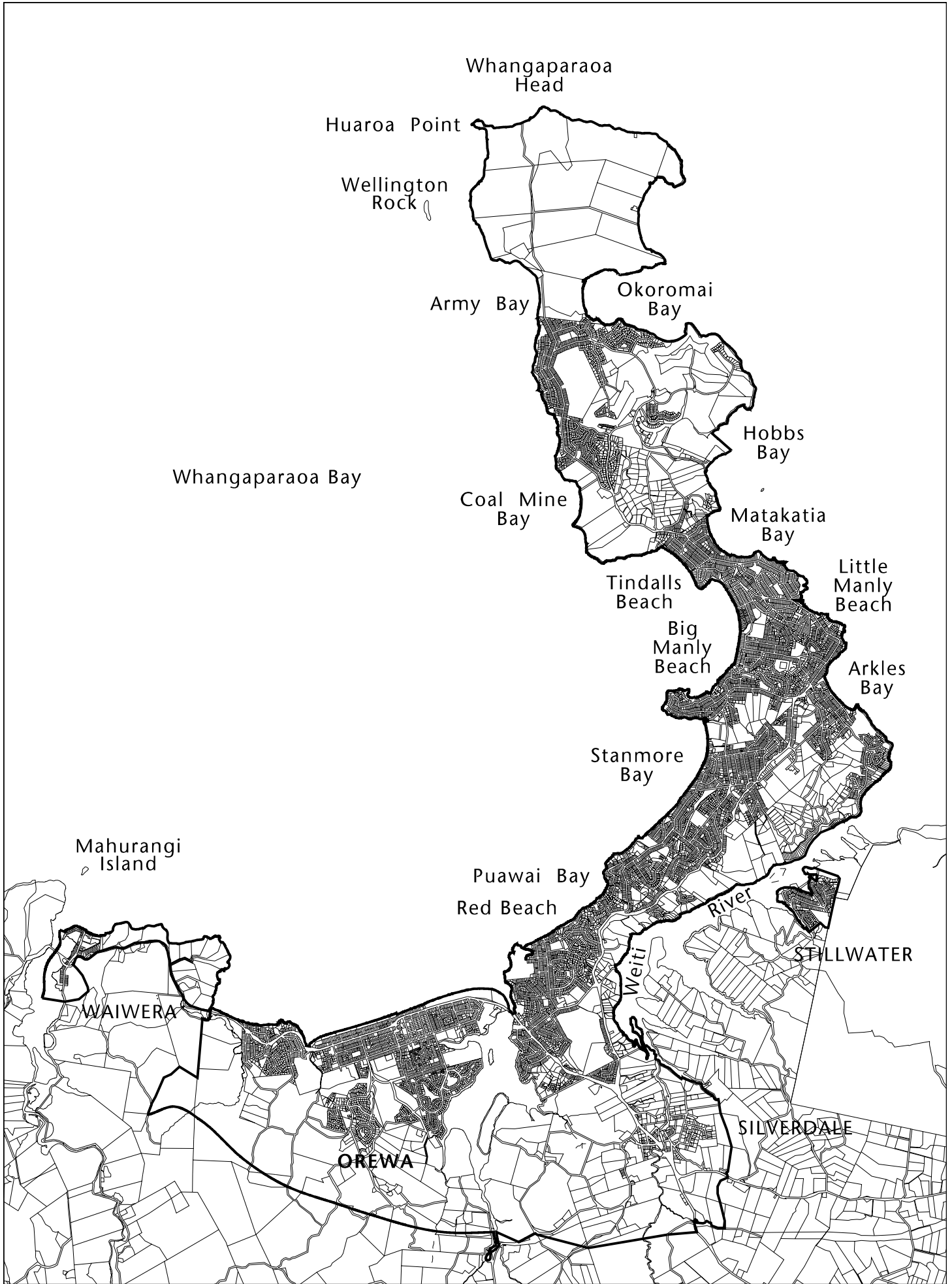
TIRITIRI MATANGI ISLAND - Scale 1:70000



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 Currency date: September 2003

Rodney District Plan : Restricted Activity 310  
**SPORTFIELDS MAPS**  
 Areas for Calculating Average Dwelling  
 Occupancy - Hibiscus Coast

DATE: October 2003  
 SCALE: 1:70000 @ A4  
  
 RDC 16828 G3

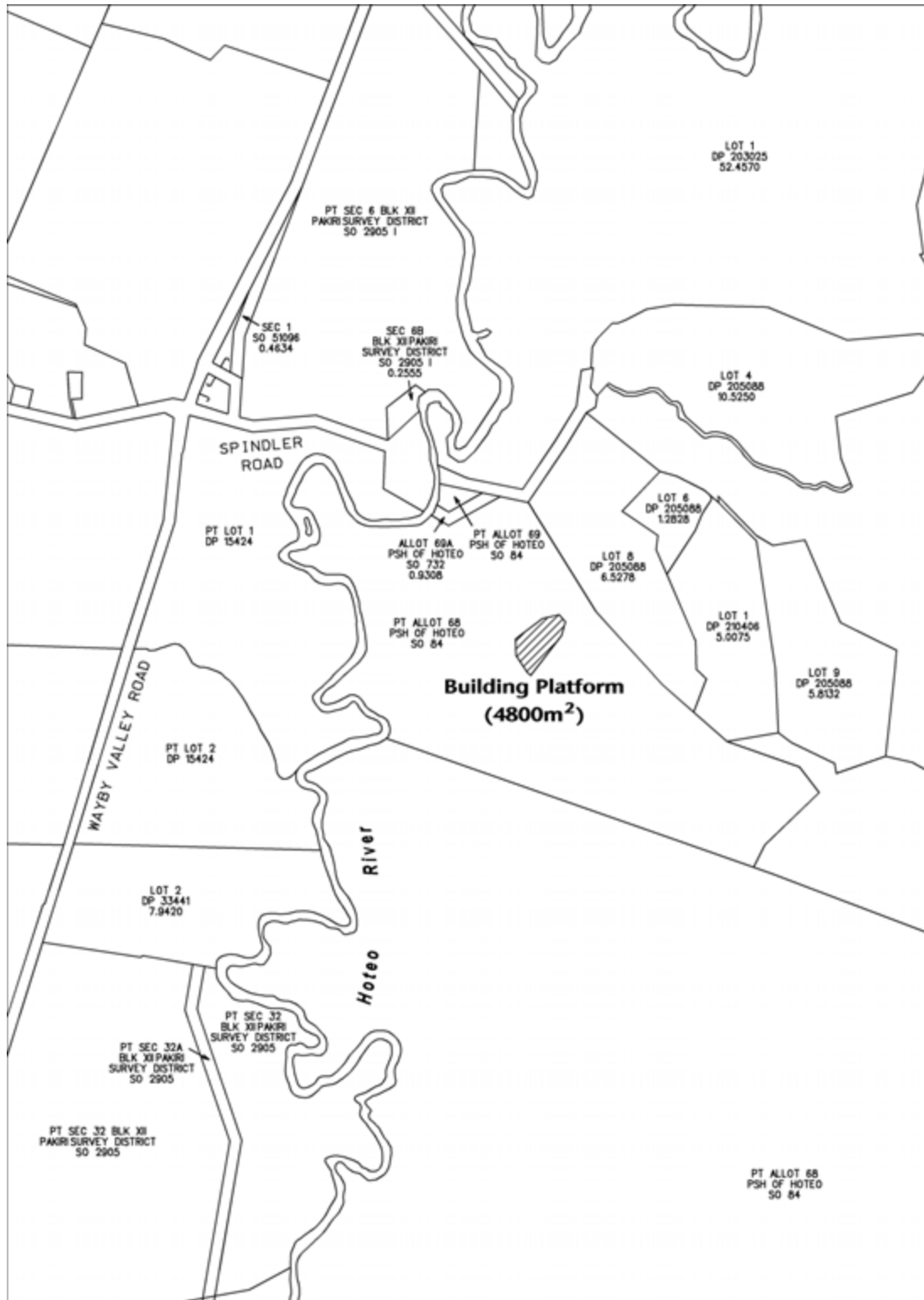






## APPENDIX 14L

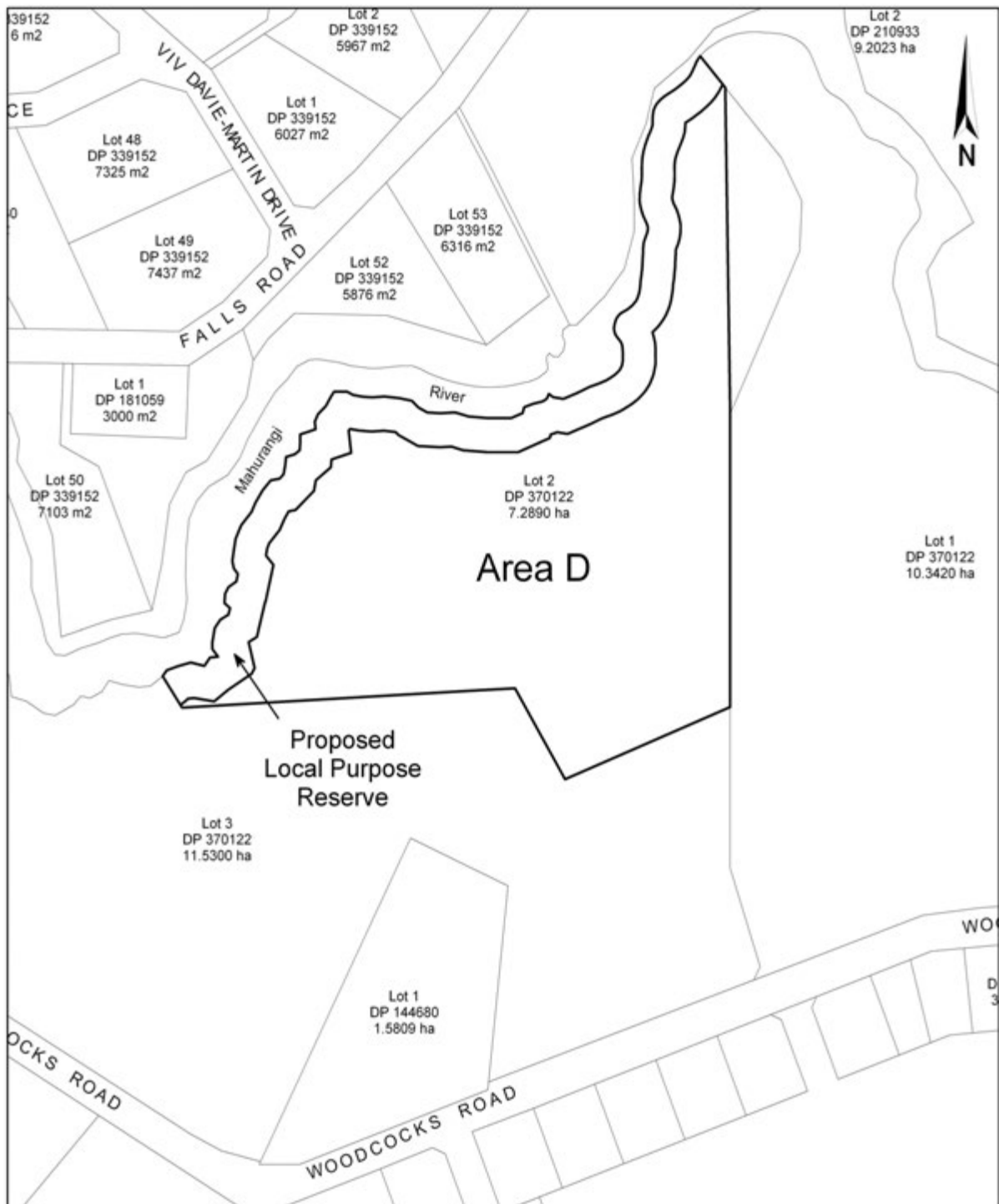
### BUILDING PLATFORM, IZARD AIRFIELD (Scheduled Activity 155)





## APPENDIX 14M

### INDICATIVE SUBDIVISION PLAN – RETIREMENT VILLAGE (Scheduled Activity 327)





## APPENDIX 14N(1)(a)

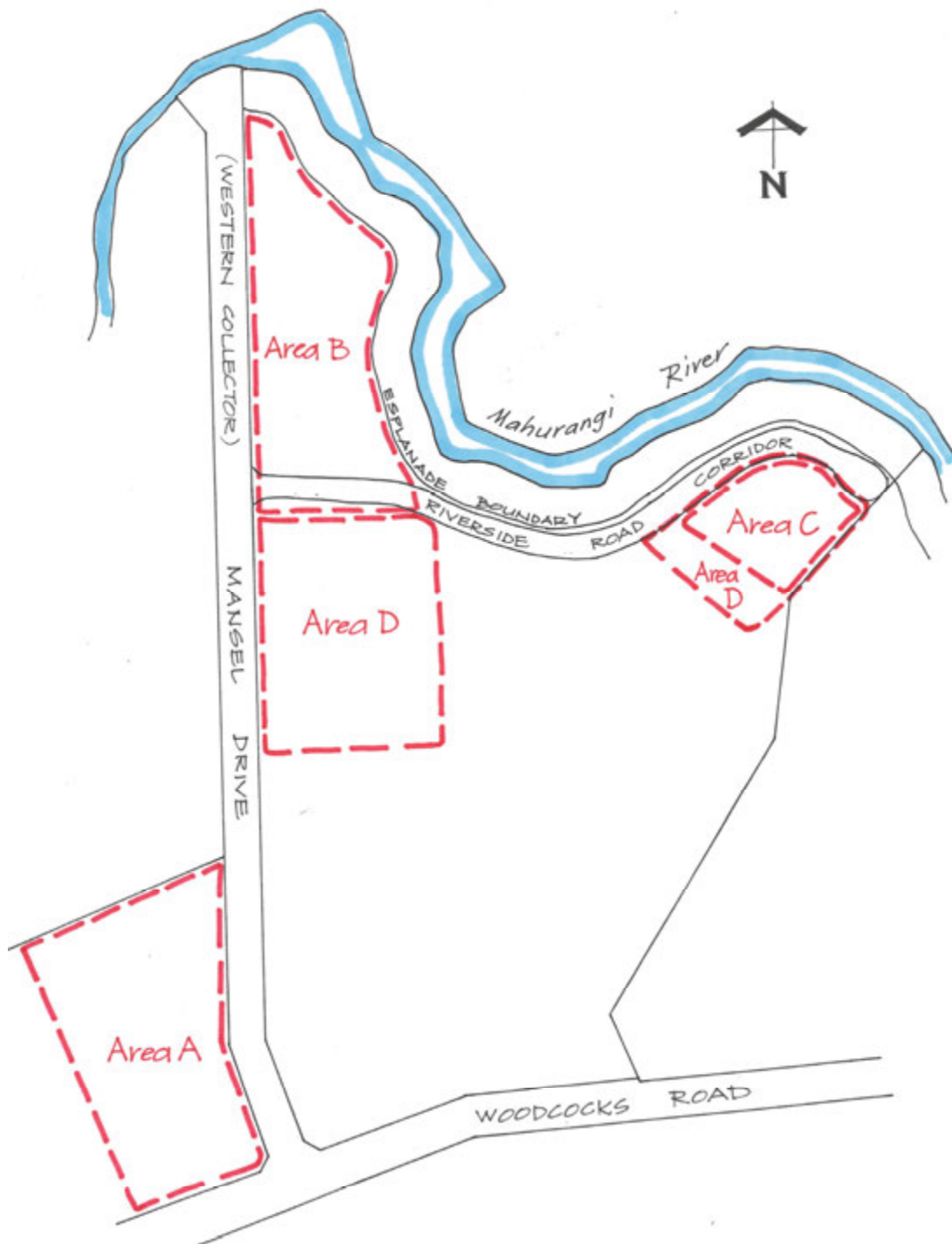
### STOCKYARD FALLS – INDICATIVE SITE DEVELOPMENT PLAN (Scheduled Activity 328 & Restricted Activity 210)





APPENDIX 14N(1)(b)

STOCKYARD FALLS – RESTRICTED AREA OVERLAY PLAN  
(Scheduled Activity 328 & Restricted Activity 210)





## APPENDIX 14N(2)

### STOCKYARD FALLS – INDICATIVE LANDSCAPING REGIME (Scheduled Activity 328 and Restricted Activity 210)

LANDSCAPE REGIME	DESIGN PURPOSE	PHYSICAL FORM AND FEATURE CHARACTERISTICS	TYPICAL PLANT SPECIES
<b>TYPE 1: RIPARIAN MARGIN</b> (MAHURANGI RIVER EDGE)	<ul style="list-style-type: none"> <li>Enhance pedestrian movement along the esplanade reserve.</li> <li>Enhance amenity value of existing native riparian vegetation.</li> <li>Riparian margin stabilisation.</li> </ul>	<ul style="list-style-type: none"> <li>Natural ambience.</li> <li>Mixed height canopy (mature trees, understorey, and ornamental).</li> <li>Walkways, park benches and furniture.</li> </ul>	<ul style="list-style-type: none"> <li>Mixed tall and medium height native tree species.</li> <li>Native shrubs and grasses (e.g. Titoki, Rewarewa, Ponga, Nikau, Tea Tree).</li> </ul>
<b>TYPE 2: AVENUE</b> (WESTERN COLLECTOR ROAD AND RIVERSIDE ROAD CORRIDOR)	<ul style="list-style-type: none"> <li>Create an avenue of trees.</li> <li>Create a sense of enclosure to reduce traffic speed.</li> <li>Visually guide vehicular and pedestrian traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Strong linear element of tall trees lining Mansel Drive avenue and Riverside road corridor.</li> <li>Strong linear internal pedestrian / park axis.</li> <li>Tough fast-growing, attractive specimens.</li> <li>Pairs of tall trees used to strengthen visual axis on Mansel Drive.</li> <li>Single tall trees at regular spacing's used to strengthen visual axis on Riverside road corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Pohutukawa tree (Mansel Drive).</li> <li>Kauri tree (internal pedestrian axis).</li> </ul>
<b>TYPE 3: VISUAL SCREENING</b> (EASTERN SERVICE ROAD CORRIDOR)	<ul style="list-style-type: none"> <li>Improve and soften the appearance of roadside frontages and site edges.</li> <li>Visually screen buildings from outside views of the site.</li> </ul>	<ul style="list-style-type: none"> <li>High and dense visual screen.</li> </ul>	<ul style="list-style-type: none"> <li>High dense coverage, rapid growing screen trees and plants (e.g. Pittosporums and Akeake with Flax and grasses as under-storey infill).</li> </ul>
<b>TYPE 4: AMENITY PLANTING</b> (WOODCOCKS ROAD AND THROUGHOUT)	<ul style="list-style-type: none"> <li>Local parks.</li> <li>Car parking area landscaping.</li> <li>Create more intimate spaces.</li> <li>Shelter.</li> <li>Improve and soften the appearance of road frontages and site edges.</li> <li>Stormwater attenuation and treatment.</li> </ul>	<ul style="list-style-type: none"> <li>Range of mixed trees, shrubs and flowers of varying heights &amp; sizes.</li> <li>Regional floral complementarily.</li> <li>Interspersed</li> <li>Ornamental.</li> <li>Low maintenance.</li> <li>Layer of shelter plantings of mixed heights and sizes to provide wind and sun shelter.</li> <li>Allow clear sightlines to ensure adequate pedestrian and traffic safety within the car parking area.</li> <li>Ground cover and small</li> </ul>	<ul style="list-style-type: none"> <li>Numerous and various species including Cabbage Tree, Kowhai, Hebes, Kakabeak, Puka, Coprosma etc.</li> <li>Ornamental exotic trees (e.g. Maple, and Birch).</li> <li>Small plants and shrubs (e.g. grasses, Flax, Hebes).</li> </ul>





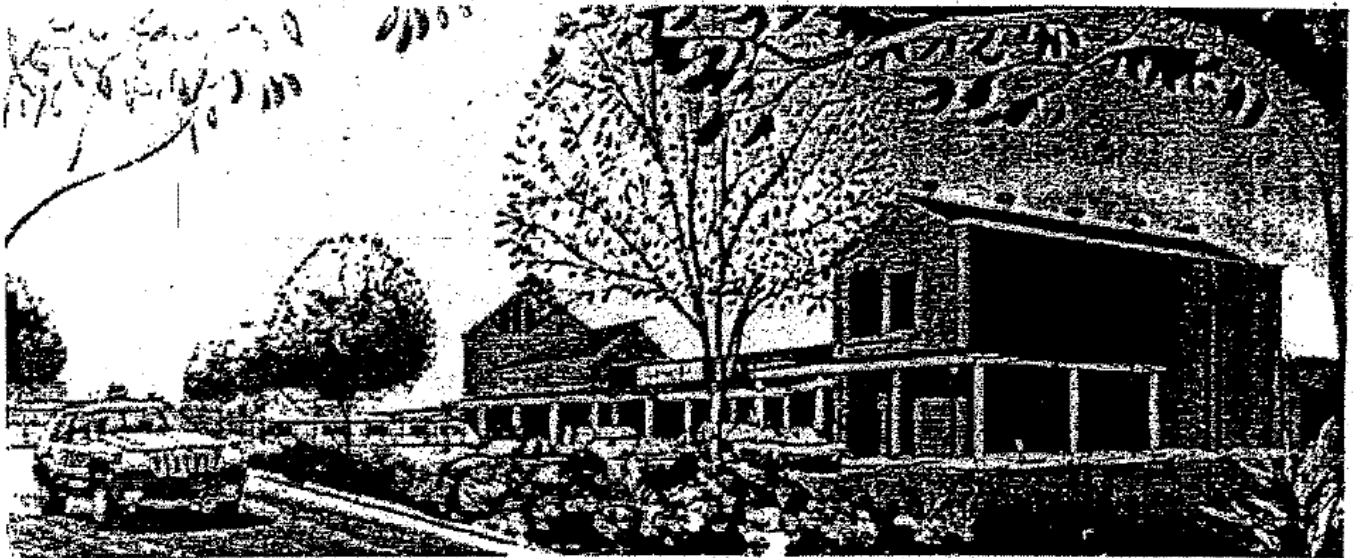
LANDSCAPE REGIME	DESIGN PURPOSE	PHYSICAL FORM AND FEATURE CHARACTERISTICS	TYPICAL PLANT SPECIES
		<p>plants and shrubs to 0.5m high</p> <ul style="list-style-type: none"> <li>• Paved areas with seating for shoppers.</li> <li>• Park and garden furniture. •</li> </ul> <p>Raingardens, swales, or stormwater ponds (eg in carparking areas) as appropriate.</p>	





## APPENDIX 14N(3)

### STOCKYARD FALLS – INDICATIVE DESIGN ELEMENTS AND FEATURES AND LIGHT INDUSTRIAL DESIGN GUIDELINES (Scheduled Activity 328)



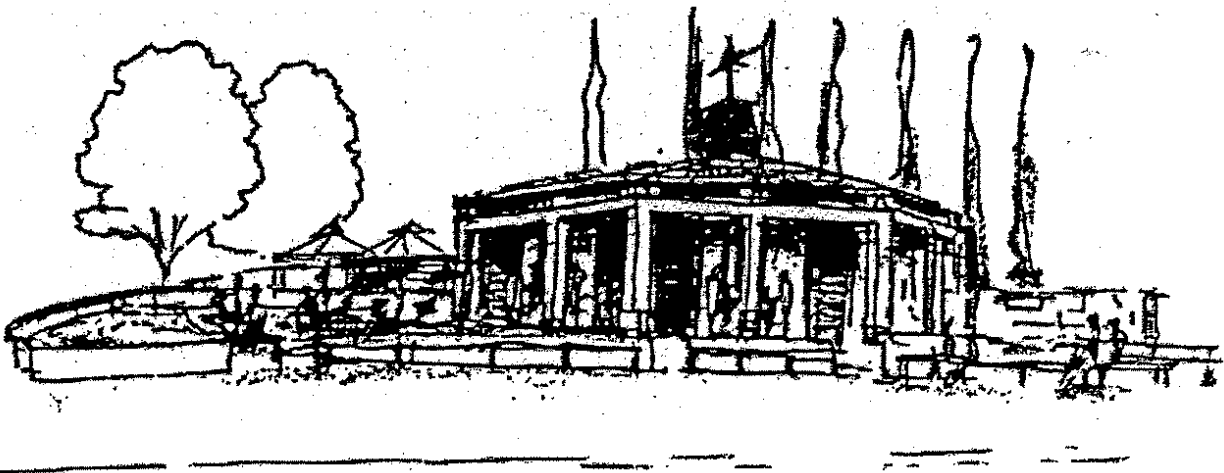
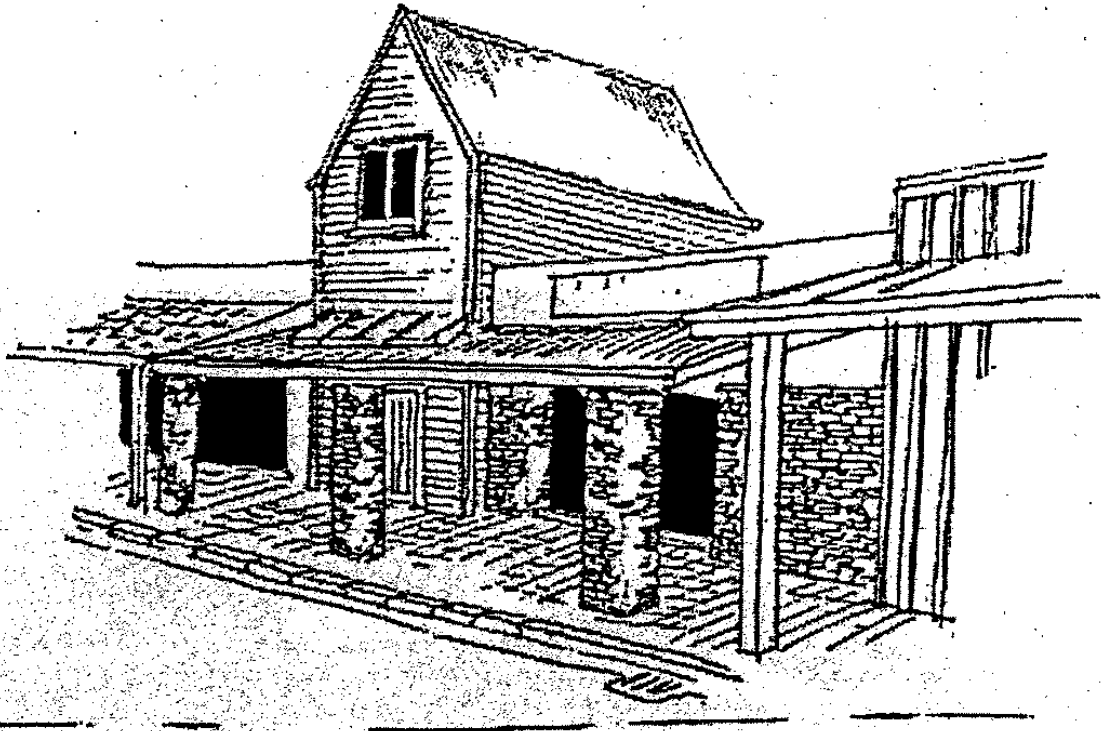
## BUILDINGS

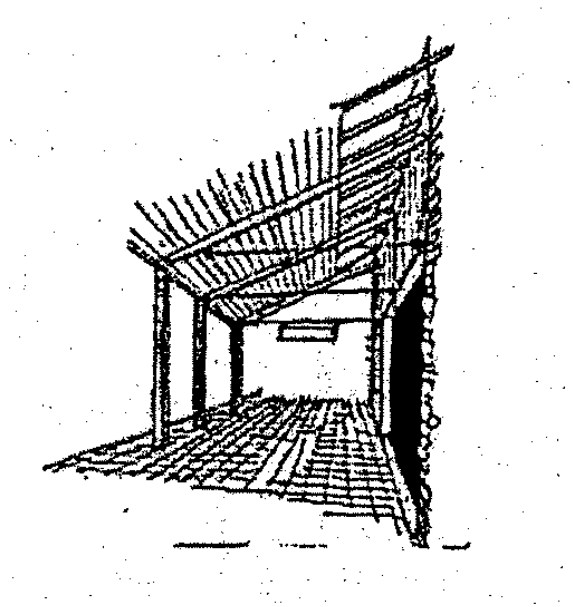
### Front and Public Side Faces

Building form to incorporate a NZ vernacular rural small town feel. Variety therefore is required to break up the visual bulk of the building. This variety to be achieved by :

- a) Utilising a variety of rural vernacular materials such as bricks, stone, timber, prefinished longrun metal, formed concrete or masonry, glass and steel to provide a robust building fabric. This is to be expressed in a way that is sympathetic to the smaller human scale and its rural location.
- b) Breaking up the line of the building frontage in plan, creating variation in footpath width, as well as bays and recesses in shop front.
- c) Varying the parapet line by introducing first floor or mezzanine floors over approximately 20% of ground floor area. Maximum height is to be 13m. These vertical elements are to be encouraged to break up the linear nature of the façade development and incorporate the use of a variety of gables and visible pitched roofs in longrun metal or shingles in keeping with a rural/small town vernacular.
- d) Shop front glazing design not to be continuous from one tenancy to another. Each separate tenancy to be encouraged to display its own character. Elements of solid wall to be incorporated all the way to the ground in selected areas.

Use of large areas of bright corporate colours is prohibited except in very limited areas associated with tenant signage.





## Verandah

A continuous verandah is required along retail frontages providing protection to pedestrians from the elements. Generally to be constructed of timber and steel. The line of this verandah is required to be broken up by changes in roof level typically following changes in ground level. The verandah may be constructed with additional details and materials in keeping with elements in the façade of the adjacent tenancy (e.g. such detail as incorporating the same brick as bases or columns support to verandah). The verandah roof is required to be pitched and constructed of prefinished longrun metal punctuated if required by glazed elements.

Soffits positioned to express verandah structure.

## Rear Service Areas

Generally precast concrete walls or profiled longrun metal cladding down to a 2m concrete base are to be utilised to rear of retail and service areas. Where exposed, these may be painted with a variety of earthy tones in a way to disguise the bulk and be sympathetic to the river edge native bush and shade.

Roofs are to be profiled longrun metal.

Rubbish skips to be enclosed in fenced off areas.

## Lighting

Under verandah lights required and additional floodlights atop of verandah to feature-light first floor facades.





## SIGNAGE

### Main Development Signage

Incorporated in specific design features such as windmill/bore and water tanks, illuminated at night time.

To incorporate overall development name and identity plus a tenant directory board.

### General Information and Traffic Signs

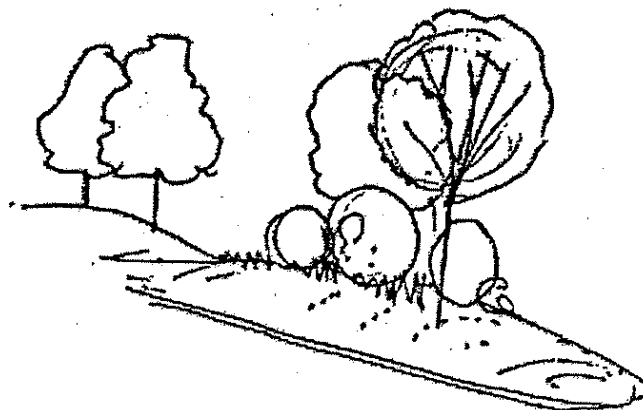
Utilising generally accepted international symbols but incorporated in specific designed timber frame work in keeping with rural vernacular character of the development. Well lit at night.

### Tenants Signage

Apart from appearing on the main directory board, tenants are permitted signage not exceeding four square metres back on the parapet face of their tenancy or on first floor office face (flood-lit at night). In addition, tenants are permitted one under-verandah sign perpendicular to pedestrian flow and one sign above entry door (both of which can be backlit or spotlight). All advertising signage is to be confined behind shop front windows, except for restaurants and cafes which are permitted sandwich blackboards out on paving positioned so as not to interfere with pedestrian flow. No signage is to be permitted on verandah facing.

## LANDSCAPING

Generally to soften the extensive building bulk and carparking area required. Provides shelter and shade from the elements. (Especially from the impact of west to south westerlies). Landscaped in a sensitive way to the indigenous planting and environment while maintaining visibility of tenants. Safety and security for carpark users is to be a priority.





## Planting

Use of specimen trees with minimum height of 1.8m when planted to be visually effective. Trees to be grouped in informal clumps along with varying height small trees, shrubs and ground cover. Planting to utilise a variety of colour, texture and shape. Position planting strategically to allow for :

- a) Visibility, where necessary, for carpark manoeuvring.
- b) Visibility down manoeuvring lanes and in part across carparking to retail tenancies to maximise as practicable their exposure.
- c) Security of carpark users day and night while going to their cars.
- d) Shelter from wind, driving rain and sun shading for carpark users moving from covered ways to their cars.
- e) Breaking up of visual impact of extensive carparking area.
- f) Screening of service area.

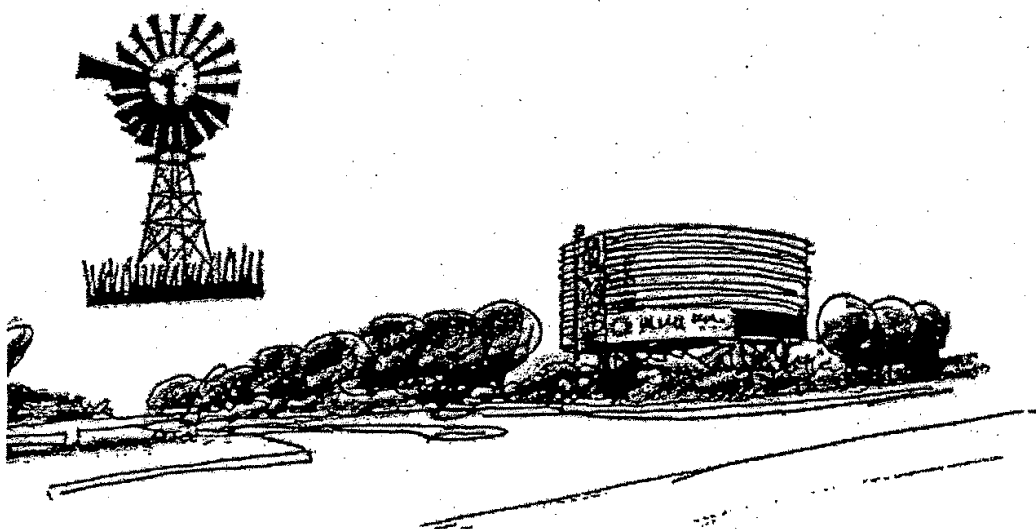
## Landform

Contoured landforms, in sympathy with and blended into natural landforms, to be incorporated to break up flatness of carpark area. Generally grassed and planted. Berms and low hillocks to cradle depressions incorporating water features such as man made ponds. Berms used also in conjunction with planting to screen service areas.

## Landscape Construction

Covered ways to extend out into strategic carpark areas to minimise distance for carpark users' exposure to the elements when accessing their cars.

Construction of these generally in timber, steel, stone and brick with elements of glazing. Walls, fences and screens in brick, stone or timber. Bridges are to be timber or steel. Lamp standards and bollards to be in keeping with a rural and small town vernacular. Stand-alone towers and water tanks incorporated as signage to built in a sympathetic rural vernacular design and construction.





## Hard Surfaces

Roads and manoeuvring aisles generally in asphalt.

Pedestrian walkways differentiated by selected paving (earthy colours) bounded by concrete kerbing and gutters. These walkways to gently follow undulations in contours between landforms.

Main footpath to be of similar paving broken by the use of feature paving with change in pattern and/or variations in shade or colour.

Pedestrian crossing of similar paving as contrast to asphalt but incorporated in a speed bump.

## Landscaping Lighting

Feature lighting in addition to general carpark and pedestrian accessway lighting to a standard providing safety and security for carpark users.

This feature lighting to generally light up the planting, landscape structures and man-made ponds, in a way to enhance atmosphere.

Service lighting to provide security and safety around service areas to back of building.





## LIGHT INDUSTRIAL DESIGN GUIDELINES

In order to provide a broader range of business activities within Stockyard Falls, it is necessary to develop additional specific design cues to cater for Light Industrial activities whilst still retaining design integrity of Stockyard Falls.

### Site Design Overview

The fundamental organisation of any site can be divided into three basic blocks

- Landscape element
- Office element
- Warehouse/Workshop element

The office and landscape elements constitute the public face of the development and as such need to more obviously reflect the NZ 'rural feel' sought by the Stockyard Falls Scheduled Activity, whilst the warehouse/workshop element is a more private component which should be organised to be less prominent in terms of its relationship to the public realm. The adjoining diagram illustrates the basic organisation of the elements.

### Office Element: Built Form and Orientation

The office component of each development provides the best opportunity to portray each business' unique self image or corporate style whilst also reflecting the design intentions of the Scheduled Activity. Additionally the office component if organised thoughtfully can help to screen the less sensitive building types such as warehousing, workshop areas or service yards.

The sketch opposite shows the basic relationship of the office to the warehouse/workshop. Note the importance of the orientation the office building which is organised to be parallel to the street whilst the warehouse/workshop is perpendicular. Overall the site characteristic is a narrower frontage and deeper plan.

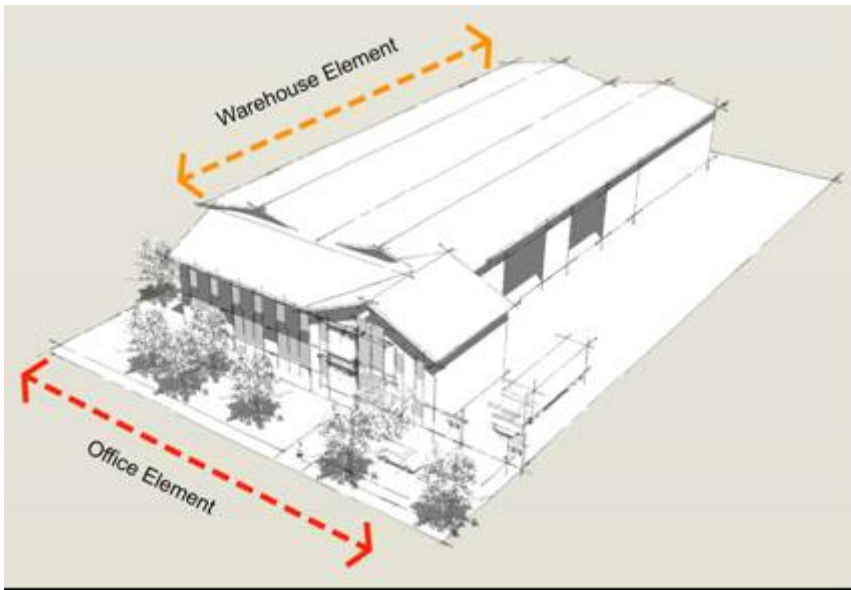
In terms of best reflecting the rural character of the development through the architectural approach some basic design cues can be followed:

- Use simple building forms which are additive in nature and reflect traditional building spans.
- Use simple roof forms and pay attention to shadow lines.
- Articulate facades with glazed areas appropriate in scale and that complement the main walling material.
- Consider the use of traditional building elements eg large sliding doors often seen on agricultural buildings but with a contemporary detail.

The sketches illustrate these principals.

The images below whilst not specifically of 'Light Industrial' buildings, further illustrate the simplicity of design desired and the balance between creating contemporary architectural solutions whilst also having a respect for the rural character of their settings.





### Warehouse Element: Built Form and Orientation

The warehouse or workshop building is for many businesses the most important element. It is however also the most challenging in terms of providing a cost effective design response to the broader public realm. For this reason it is the position of the building on the site and the relationship to the Office and Landscape elements that is most important in design terms. Secondary to position is the material selection and other detailed aspects of the building.

The following design cues should be followed:

- The warehouse/workshop element of the development should be positioned perpendicular to the street frontage, where this is practical with regard to the overall effect of the streetscape.
- The warehouse/workshop is positioned behind the office and landscape zones.
- The warehouse/workshop building should have a pitched roof incorporating noticeable eaves and verge detail.
- Material selection and use should seek to reduce the visual impact or apparent massing of the structure. This may be achieved by choosing different materials or tones/colours for example.



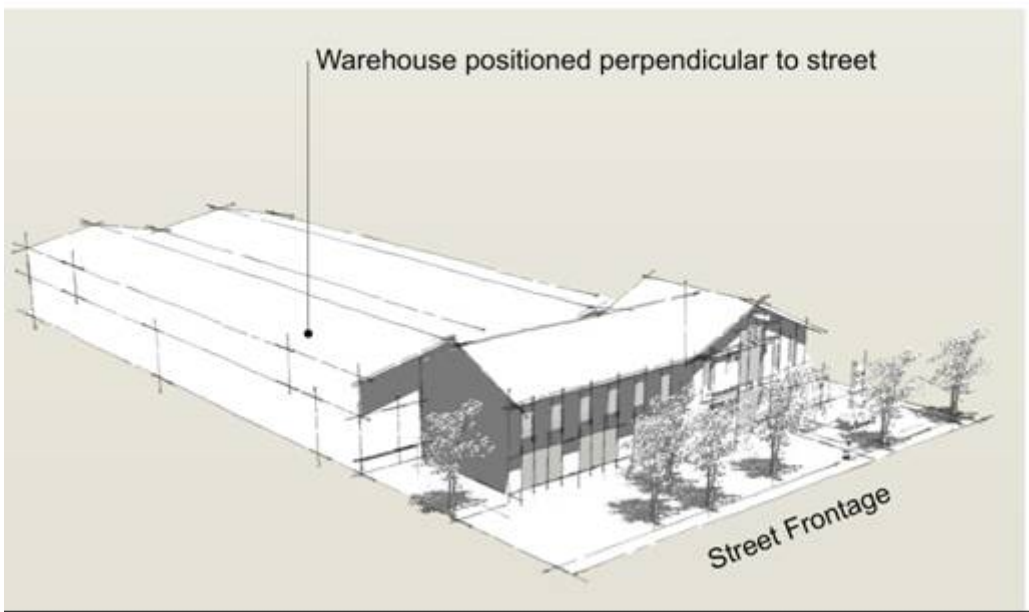


## Landscape Element and Surface Treatments

The landscape treatment to front yards, boundaries and car parking areas should be considered as a complementary approach to the design and not a means of mitigating a design strategy that is unsympathetic to the rural 'look and feel'.

The following design cues should be followed:

- Trees and shrubs should be incorporated into the front landscape zone.
- Trees and shrubs should not be grouped with symmetrical or strip planting (unless fulfilling a swale function) avoided to better reflect rural informality.
- Planting should be used to reinforce/complement design features e.g. entrance points.
- Trees and shrubs should be species relevant to the rural environment.
- Surface materials should be sympathetic to rural context and permeable to retain and treat storm water on site. In areas likely to be subject to some contaminant (e.g. from engine oil) contaminant traps should be incorporated.
- Informal landscaping to the front yard area helps to integrate the buildings into the vegetated escarpment above the Falls Road River, scale the visual effect of large buildings on the street frontage & reflects the less structured built character in rural areas.



## Entrances

Entrances to the site will fall into one of two categories either:

- Public entrances to the administration and personal face of the business, or
- Private entrances which are for service vehicles or staff vehicles.

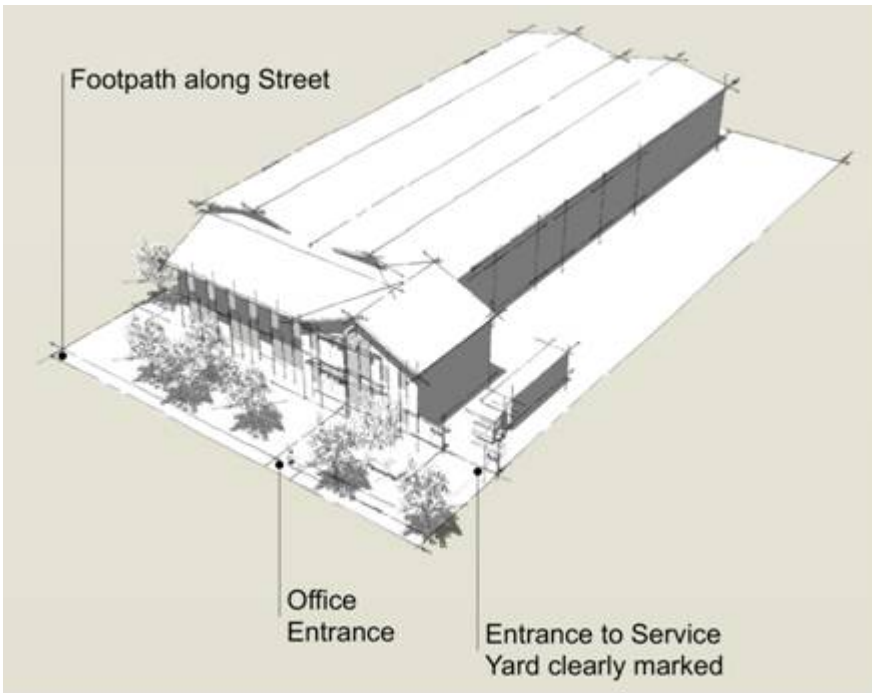
Public entrances will:

- Face the street environment and be obvious from the public footpath or for passing traffic.
- Contribute to the overall architectural identity of the business. They may comprise a projected element or be distinguished by a different colour or finish to help signal their role.
- Have a clearly marked footpath leading to them.

Private entrances will be:

- Subservient to the main public entrance in visual precedence.
- Be clearly defined by flanking entrance walls, planting or other device.
- Be of a minimum suitable width - excessive over specified entrances should be avoided.



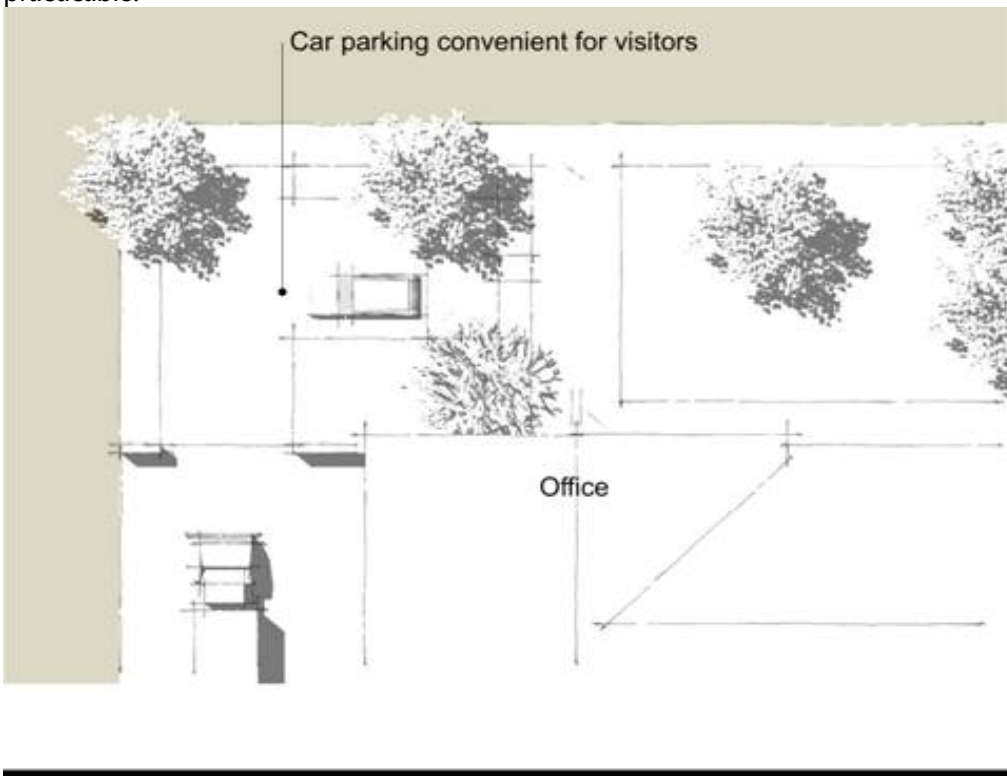


### Car Parking

Parking for visitors should be convenient for access to the public entrance to the business and incorporated as part of the overall landscape design.

A clear path should be defined for pedestrians moving from car parking areas to the office building.

Staff car parking should be provided separate to the public parking and be located within the site where this is practicable.





Sign style, size and position should be carefully considered

## Signs and Illumination

Signs should be carefully positioned to adequately convey their purpose but still retain coherence within the overall design approach.

For multi tenant sites signs should be slender and located at the entrance to parking areas.

Highly reflective materials should be used sparingly and never to the office building street facing elevation.

Electrical, internally illuminated or variable message signs are not appropriate.

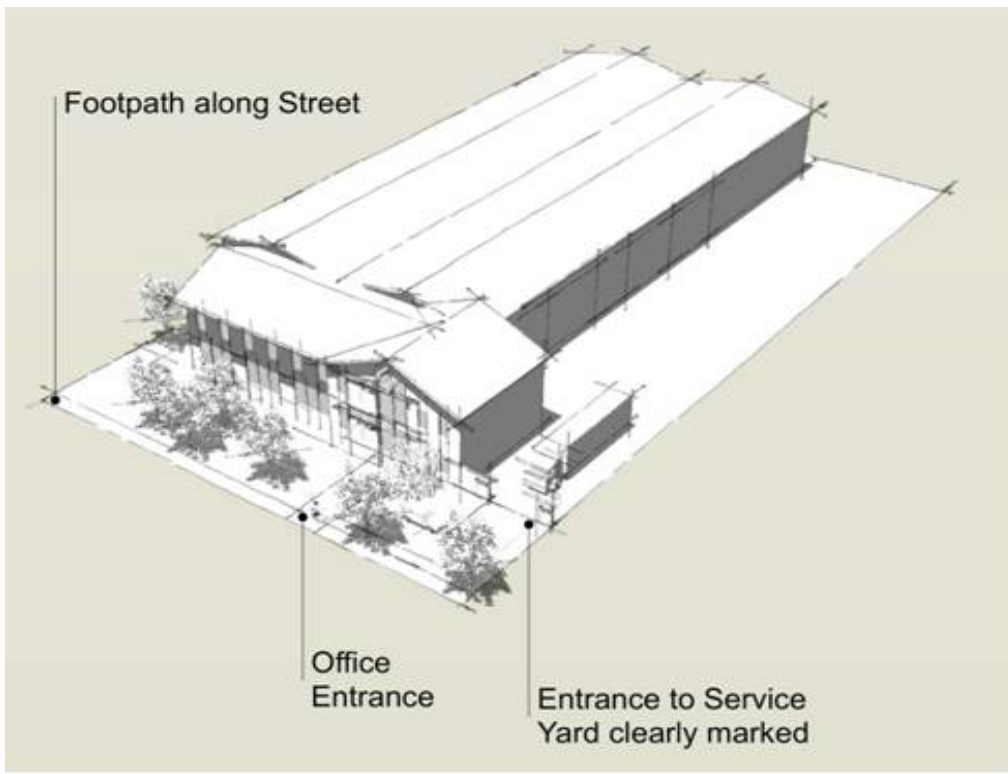
Sign illumination should be down lit or of a halo type to avoid light spill particularly to residential properties. Box illuminated signs are not considered to be appropriate.

## Service Areas

Service areas are the least public and likely to be the least attractive areas of the business overall. They are clearly necessary however but should be effectively screened or visually mitigated from the street and or other 'public' viewing points. The following guidance shall apply:

- Service areas will be positioned to the rear and side of the office building.
- Screen walls or suitable landscaping measures will screen or significantly reduce the visual appearance of these areas from the street or other public viewing areas.
- Service areas shall be laid out to effectively accommodate and manage the turning around of vehicles within the area - reversing large vehicles out of service areas will not be permitted.





### Materials and Key Architectural Elements

Achieving the rural 'look and feel' of Stockyard Falls will be significantly effected by the material selection and method of use of materials in each design. The range of materials which could be used is evidently broad but there are certain materials which are more characteristic of the rural environment than others. Such materials include:

- Various weather boards and timber finishes with dark or light finishes for walls.
- Profiled coated steel most usually 'corrugated' with a variety of coloured finishes for walls and roofs.
- Profiled or plain concrete, solid plastered brickwork, painted or unpainted (eg New Zealand diary factories)

If these materials are used in an unimaginative way, eg the domination of plain concrete tilt slabs, then the architectural results are neither likely to reflect any business ambitions of the company nor best reflect the rural character of the developments context. For these reasons the following architectural elements should be considered:

- roof pitches should reflect those of the rural buildings of the countryside.
- roofs should incorporate a notable eaves line and verge detail or similar effect.
- roof and wall façade colours should not be the same - to avoid an excessive bulk effect .
- window apertures should be vertical in emphasis.
- door apertures can be a variety of sizes but should be a coherent element to the broader elevation. This is particularly important for office buildings.

### Example

An example of an industrial building that is consistent with these design guidelines is shown in Attachment 1.

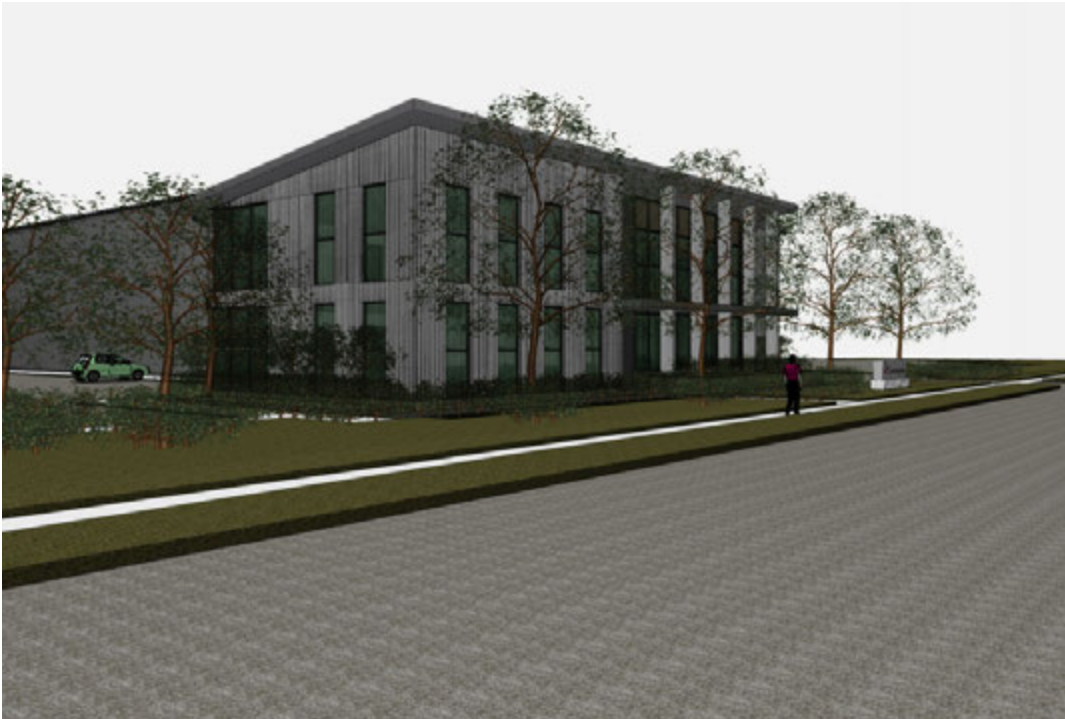




## ATTACHMENT 1

### Example of a building design that meets the Light Industrial Design Guidelines







## APPENDIX 14N(4)

### STOCKYARD FALLS-FINANCIAL CONTRIBUTIONS (Scheduled Activity 328 & Restricted Activity 210)

\* Any reference to "Bulk Retail Centre" includes any Light Industrial activity to be located in "Area D" as shown on the Plan in Appendix 14N(1)(b).

- (1) Prior to the opening of the "Bulk Retail Centre\*", but no later than September 2008, the Council shall upgrade Woodcocks Road between the intersection of Woodcocks Road with State Highway 1 (exclusive of any works required in conjunction with the Intersection Works) up to the midpoint of the intersection of Woodcocks Road with Morrison Drive.
- (2) The grantee(s) of resource consent (other than any resource consent granted for land modification works) shall, prior to the occupation of any building associated with the development of all or part of the "Bulk Retail Centre\*", upgrade Woodcocks Road between the midpoint of the intersection of Woodcocks Road with Morrison Drive to the intersection with Mansel Drive to the Council's Standards for Engineering Design and Construction or alternatively in some other manner acceptable to the Council, and in either case to the same standard as the works referred to in (1) above.
- (3) The grantee(s) of resource consent (other than any resource consent granted for land modification works) shall, in its discretion but prior to allowing the occupation of any building associated with the development of all or part of the "Bulk Retail Centre\*":
  - (a) Form and seal at no cost to the Council that portion of Mansel Drive identified on the Indicative Subdivision Plan at Appendix 14N(6) as "Area X" to the same standard as the Council's proposed upgrade of Woodcocks Road between Morrison Drive and the Woodcocks Road / State Highway 1 intersection, which would be in accordance with the Council's Standards for Engineering Design and Construction or alternatively in some other manner acceptable to Council.
  - (b) Form at no cost to the Council the remaining portion of Mansel Drive up to the Proposed Utility Reserve (Area Y) to the same standard as (a) above (excluding the requirement for sealing).
  - (c) Vest both portions of Mansel Drive, referred to in subclauses (a) and (b) (Area X and Area Y), in the Council at no cost to the Council.
- (4) The vesting of Mansel Drive shall discharge all obligations on Perrendale Holdings Ltd in respect of off-site future roading improvements required by the first 25,000m<sup>2</sup> GLA of the "Bulk Retail Centre\*", and shall constitute full and final payment of all future financial contributions that would otherwise be payable by those owners seeking consent in respect of Lot 1 or 3 DP 370122 or that portion of Lot 2 DP 370122 lying to the east of Mansel Drive.
- (5) Contributions shall be payable for water, wastewater and stormwater services used by the Bulk Retail Centre\*.



## APPENDIX 14N(5)

### STOCKYARD FALLS - DEFINITIONS SPECIFIC TO THE STOCKYARD FALLS DEVELOPMENT (Scheduled Activity 328 and Restricted Activity 210)

**CONCESSIONAIRE STORE** means an independently owned and operated store and/or other enterprise with a GLA not exceeding 150m<sup>2</sup>, and accessed from either (i) within a retail store of 2,000m<sup>2</sup> or more RETAIL GLA, or (ii) externally from the surrounding site or road.

**DEPARTMENT/VARIETY STORE** means a shop, other than a SUPERMARKET, displaying and selling a representative range of general merchandise, including goods for home and household use or adornment, for personal attire, use, adornment or entertainment and for leisure/recreational use.

**CHILDCARE FACILITIES** means land and buildings for the care, education and welfare of pre-school age children, and includes a child care centre, creche, day nursery, playcentre and kindergarten.

**EDUCATIONAL FACILITIES** means land and/or BUILDINGS used to provide regular instruction or training in accordance with a systematic curriculum, by suitably qualified instructors, and includes schools, technical institutes, teachers colleges and universities, kura kaupapa (primary school), and kura MAORI (high school), and their ancillary administrative, cultural, health, retail and communal facilities.

**HEALTH AND WELFARE SERVICES** means services relating to the health and welfare of people and animals including dentistry, medicine, homoeopathy and veterinary services.

**INDIVIDUAL RETAIL OUTLET** means a retail activity (other than a CONCESSIONAIRE STORE) carried on under a distinct, single-store brand or trading logo.

**LIGHT INDUSTRIAL** means industrial activities and ancillary offices (such as warehousing and showrooms) which do not involve discharges to air categories listed in Appendices 9A (Part A) or 9B (Part B), and which exclude manufacturing.

**OTHER COMMERCIAL ACTIVITY** means any commercial activity in the zone, including a SHOP (other than a SUPERMARKET or DEPARTMENT/VARIETY STORE),

**PERSONAL AND BUSINESS SERVICES** means COMMERCIAL SERVICES or SHOPS in which primarily services are sold.

**PREPARED FOOD OUTLETS** includes DRIVE THROUGH ACTIVITIES (except banks and service stations), RESTAURANTS, TAKEAWAY FOOD BARS and TAVERNS.

**RETAIL GROSS LEASABLE AREA (RETAIL GLA)** means retail space, measured in m<sup>2</sup>, defined to include SUPERMARKETS and DEPARTMENT/VARIETY STORES, but to exclude GLA devoted to TRADE SUPPLY OUTLETS, GARDEN CENTRES, OUTDOOR DISPLAY AREAS, PREPARED FOOD OUTLETS, SERVICE STATIONS and PERSONAL AND BUSINESS SERVICES.

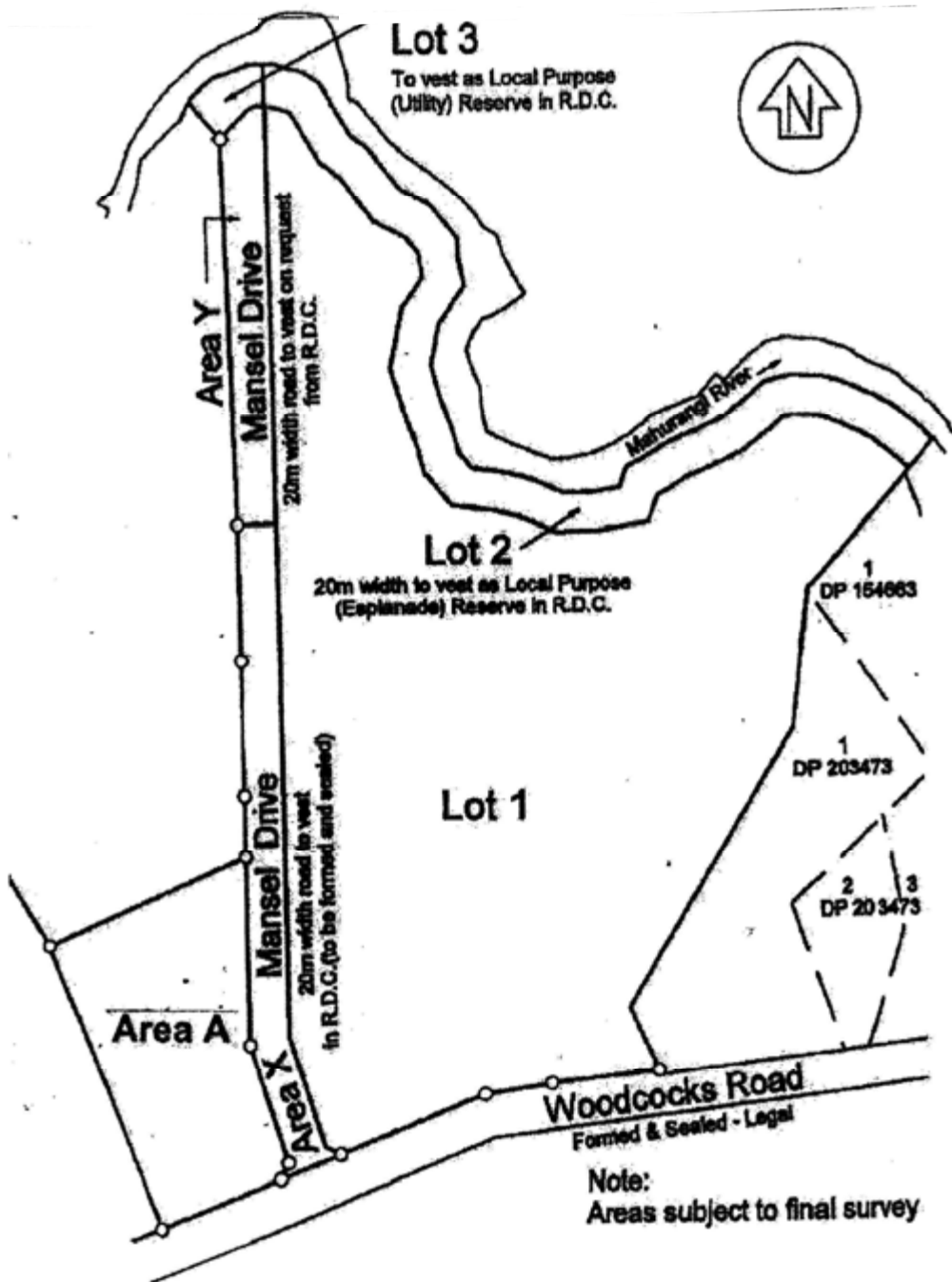
**SUPERMARKET** means an independently operated single business enterprise primarily selling a wide range of fresh produce, meat and other foodstuffs, and a wide range of packaged food and non-food grocery items.

**TRADE SUPPLY OUTLET** means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, decoration or outfitting of buildings (other than businesses where the processing and machining of timber and other construction materials and products is carried on) and without limiting the generality of this term, includes building supply outlets, glaziers and suppliers of kitchen, laundry, bathroom and toilet installations.



APPENDIX 14N(6)

STOCKYARD FALLS – INDICATIVE SUBDIVISION PLAN  
(Scheduled Activity 328)





## APPENDIX 14N(7)

### STOCKYARD FALLS – DESCRIPTION OF ROADING IMPROVEMENT WORKS (Subject to possible amendment during detailed design) (Scheduled Activity 328)

#### STAGING OF ROAD WORKS

##### 1. STAGE 1A ROADING WORKS

###### 1.1 Woodcocks Road/State Highway 1 intersection:

- Signalised intersection;
- Additional through lane in northbound direction on State Highway 1 towards Woodcocks Road intersection (minimum 150m) and corresponding additional merge lane to the north of the intersection (minimum 80m).
- Additional eastbound lane on Woodcocks Road towards State Highway 1 intersection (minimum 50m).
- Extend existing right turn lane southbound on State Highway 1 into Woodcocks Road (minimum 120m).

###### 1.2 Hill Street Intersections:

- Signalised Matakana Road / Sandspit Road intersection.
- Additional eastbound through lane to Sandspit Road from State Highway 1 and corresponding additional merge lane to the east of the intersection (minimum 75m).
- Extend existing westbound through lane on Sandspit Road (minimum 75m).
- Provision of a free left turn from Matakana Road into Sandspit Road.
- Provision of a free left turn slip lane eastbound to Matakana Road.
- Removal of the right turn movement from State Highway southbound into Hill Street.



## 2. STAGE 1B WORKS

### 2.1 Woodcocks Road / State Highway 1

- Widening to two lanes southbound between Whitaker Road and Woodcocks Road

### 2,2 Hill Street Intersections:

- Signalised intersection at Elizabeth Street.
- Alteration to existing lane arrangement on Elizabeth Street to include two right turn lanes (towards Sandspit) and one left turn lane (towards State Highway 1).
- An additional westbound lane on Matakana Road.
- Provision of free left turn into Hill Street from State Highway 1 northbound.
- An additional right turn lane northbound on State Highway 1 (minimum 80m) at Hill Street Intersection.
- Additional through lane southbound on State highway 1 (minimum 150m).
- Provision of a slip lane from State Highway 1 southbound to Elizabeth Street.





# APPENDIX 140

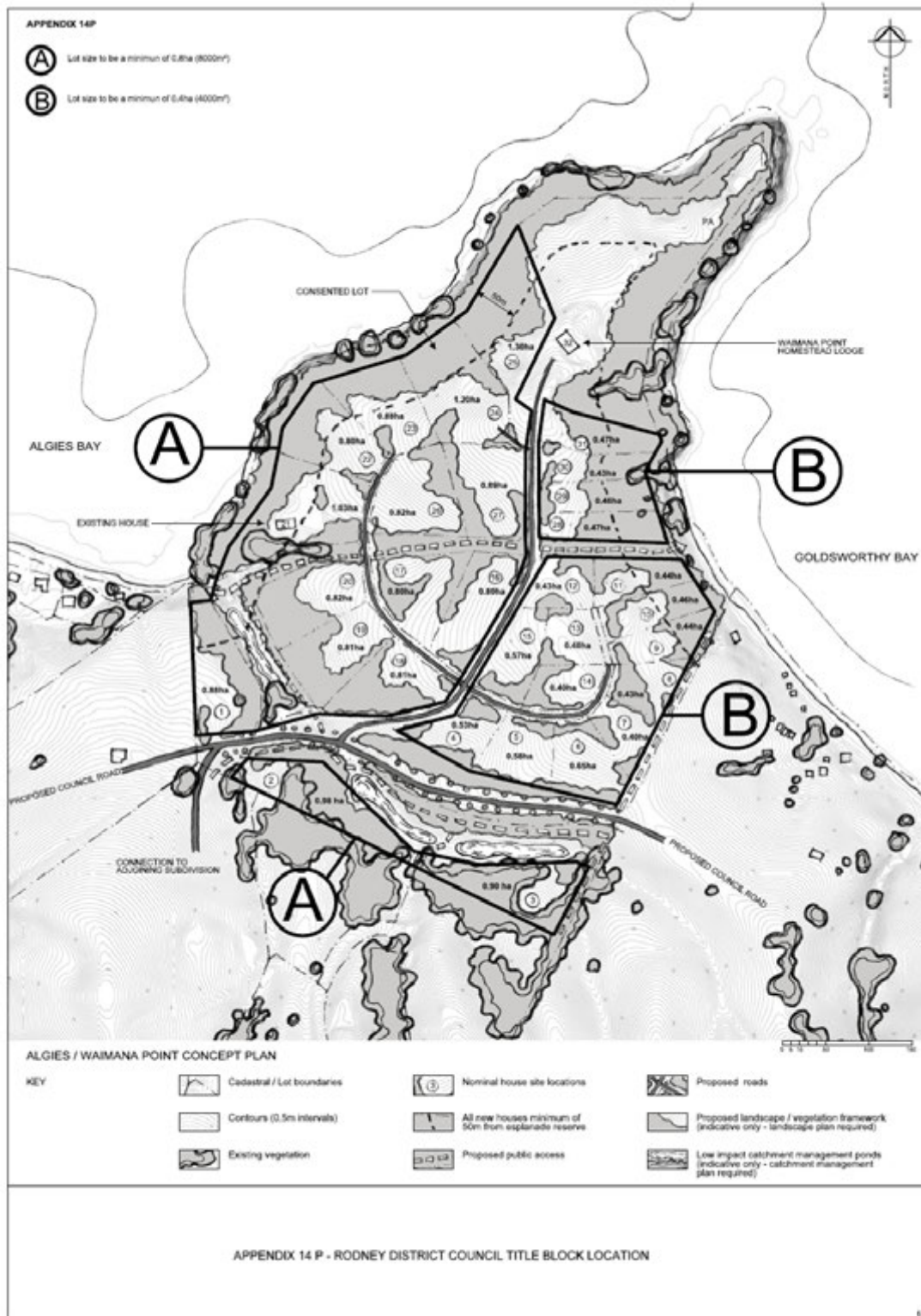
## Permitted Building Area – Kumeu Showgrounds (Scheduled Activity 135)





# APPENDIX 14P

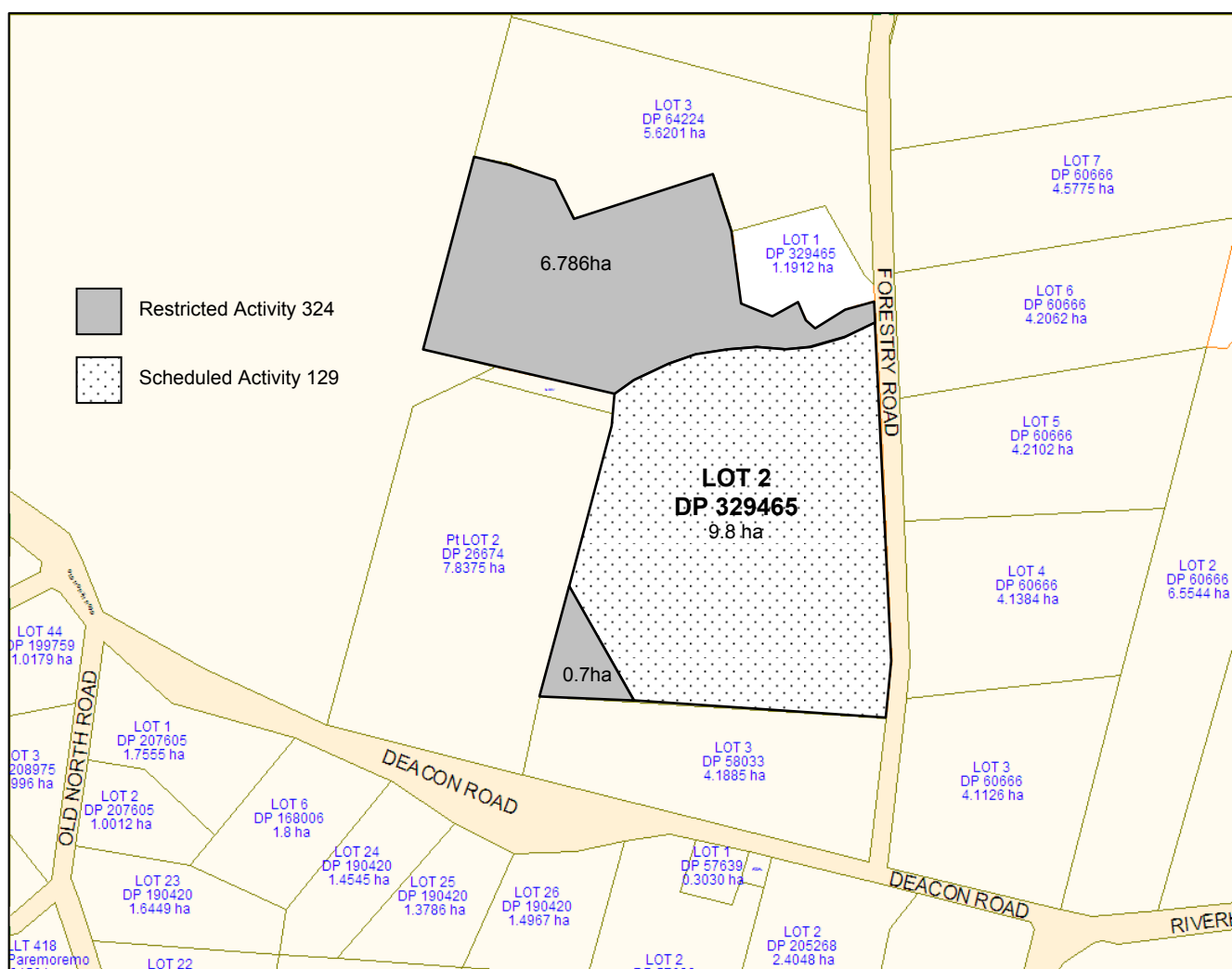
## CONCEPT PLAN (Scheduled Activity 329)





## APPENDIX 14Q

### FORESTRY ROAD (Scheduled Activity 129 and Restricted Activity 324)

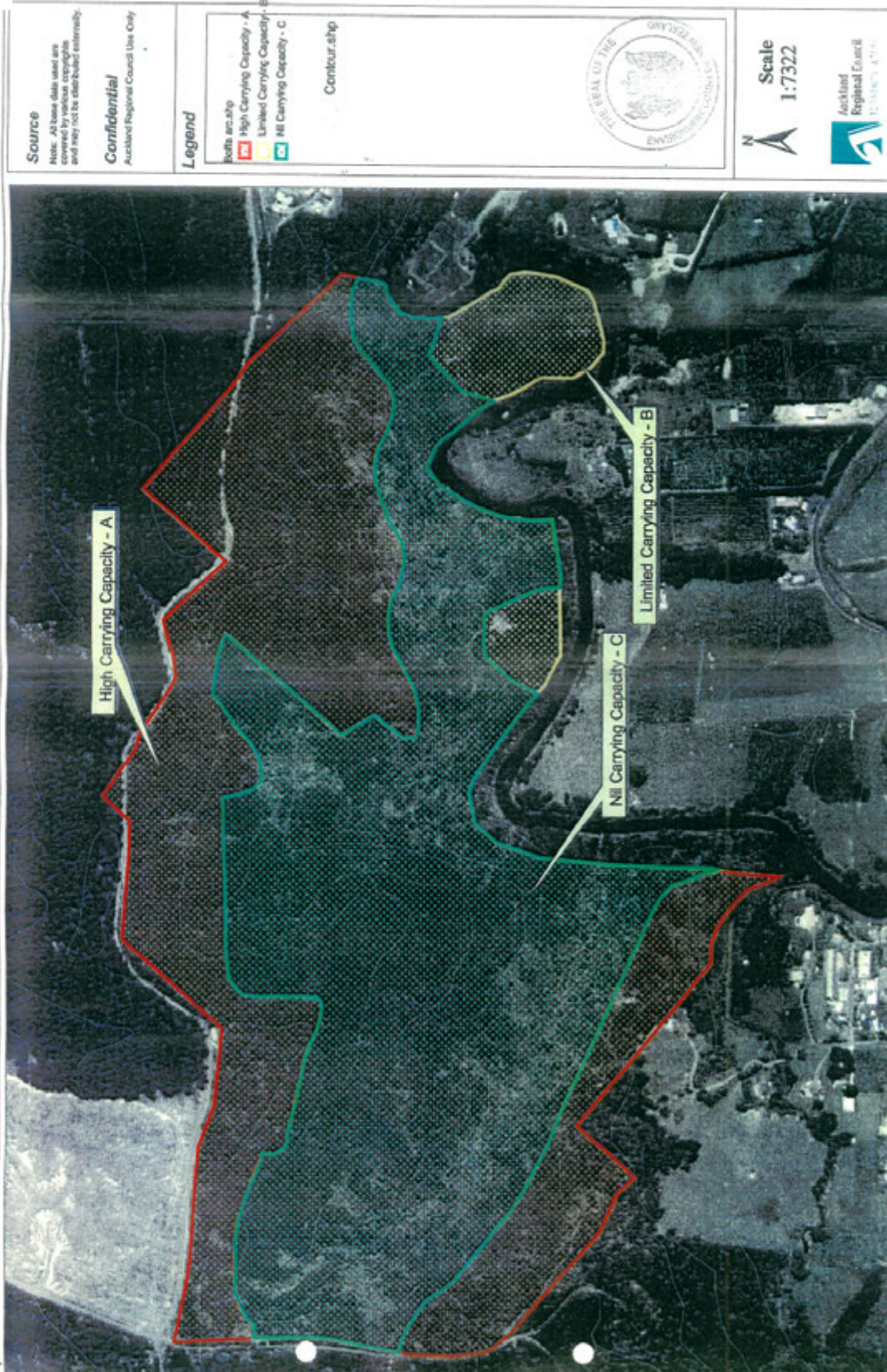




# APPENDIX 14R

## Ecological Sensitivity Map (Scheduled Activity 196)

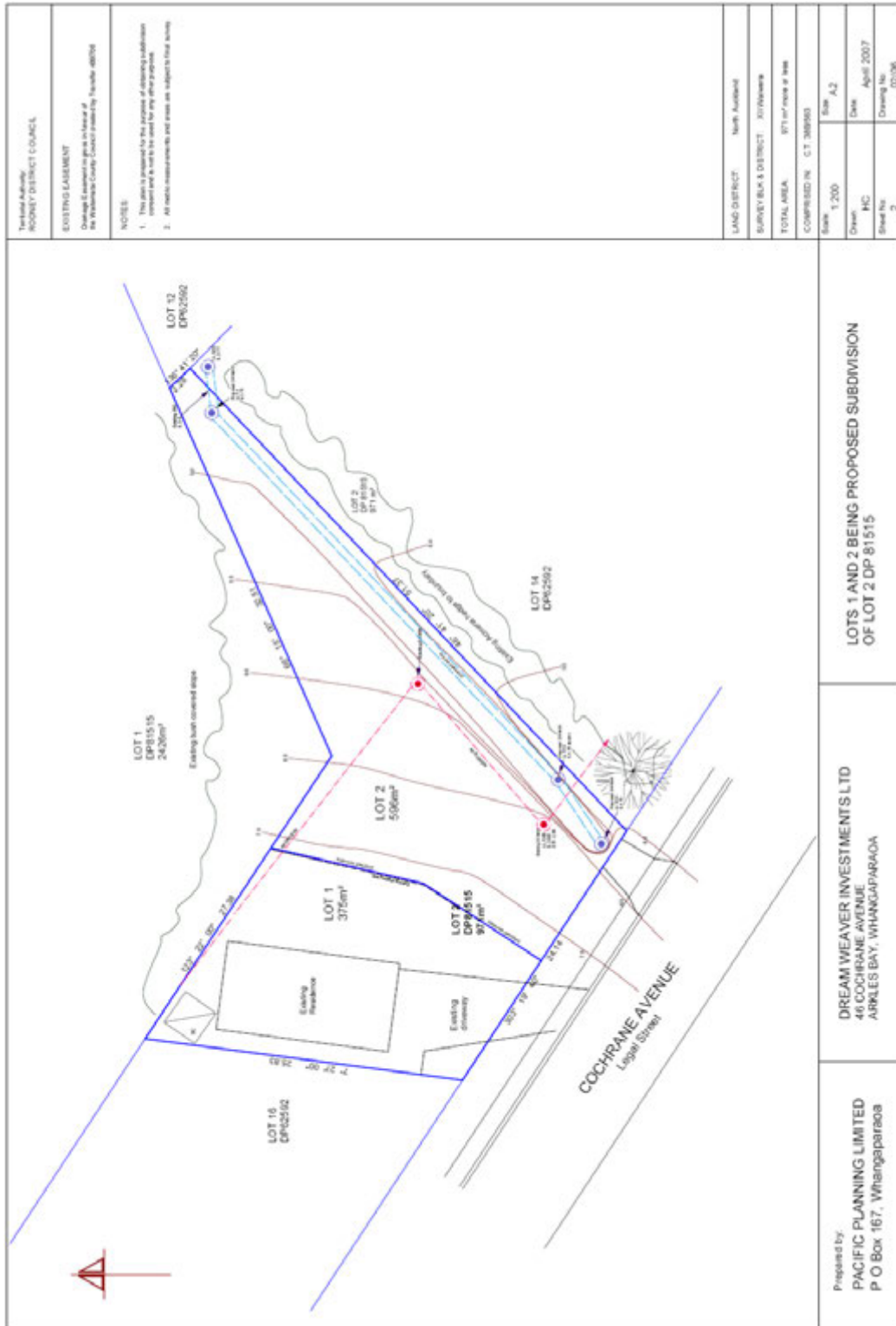
Power Site - Updated Map 20.10.06





# APPENDIX 14S

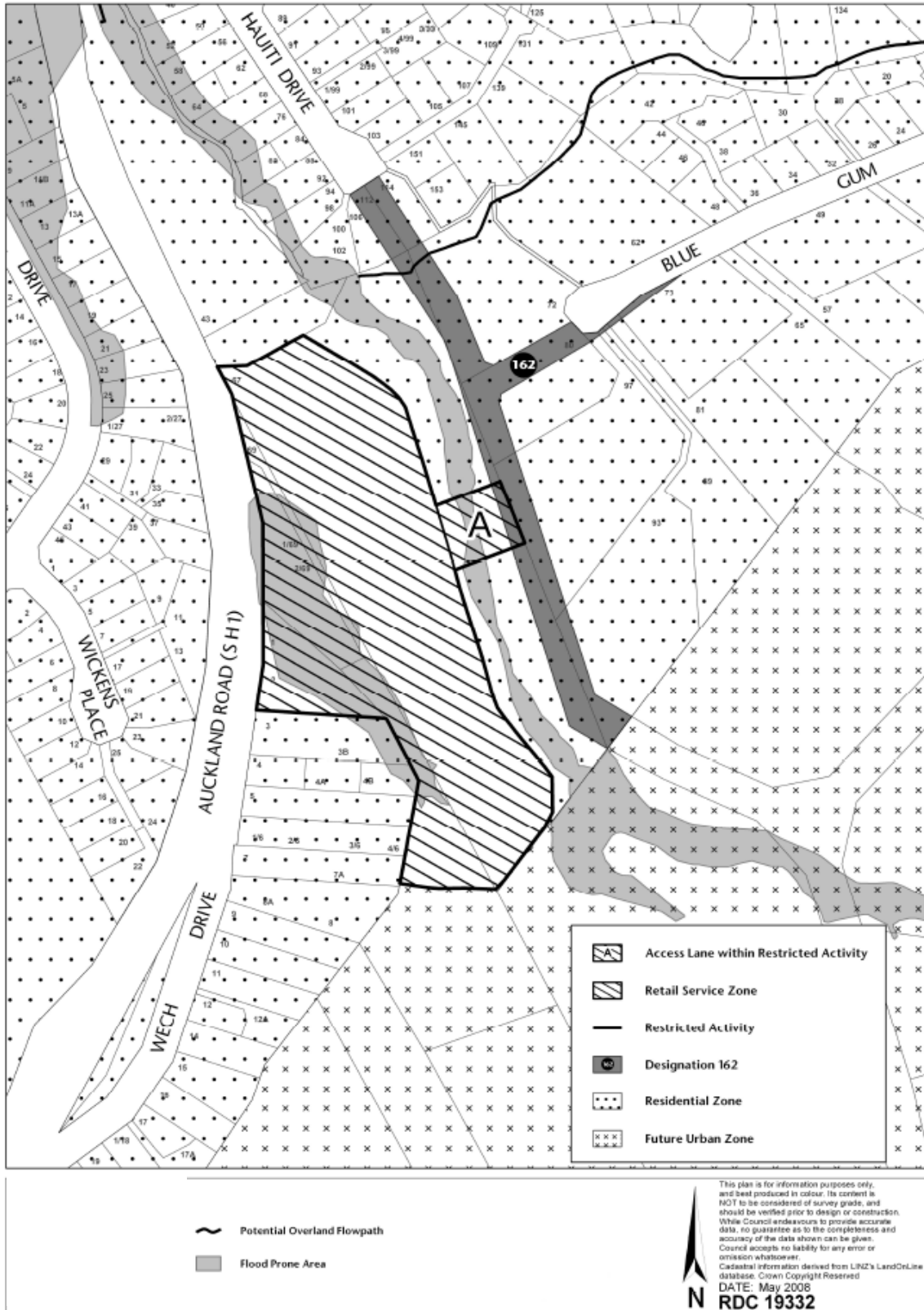
## Proposed Form of Subdivision at 46 Cochrane Avenue, Arkles Bay (See Scheduled Activity 199)





# APPENDIX 14T

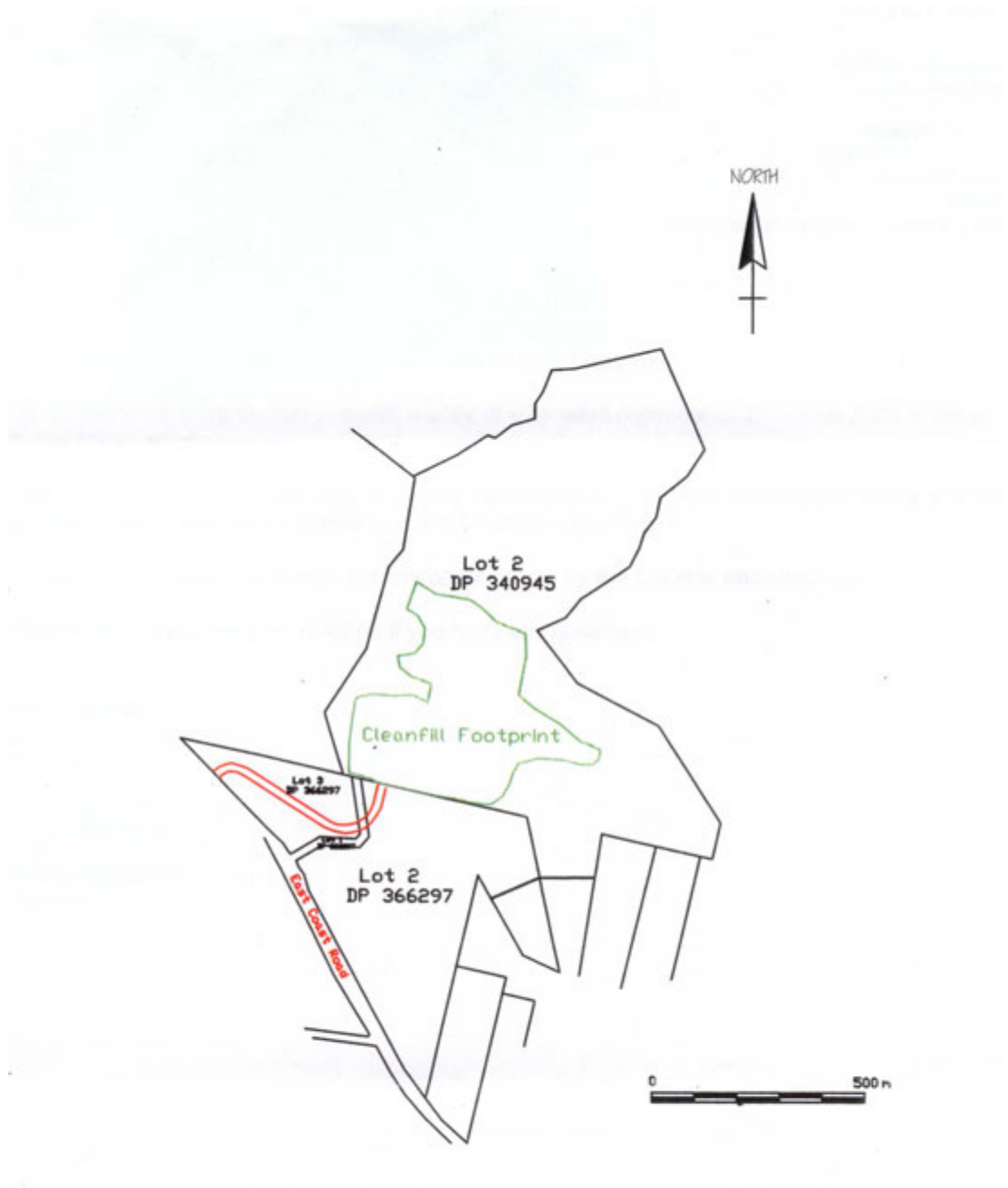
## The Warkworth Grange (Restricted Activity 330)





# APPENDIX 14U

## Bral Cleanfill: Footprint (See Scheduled Activity 139)

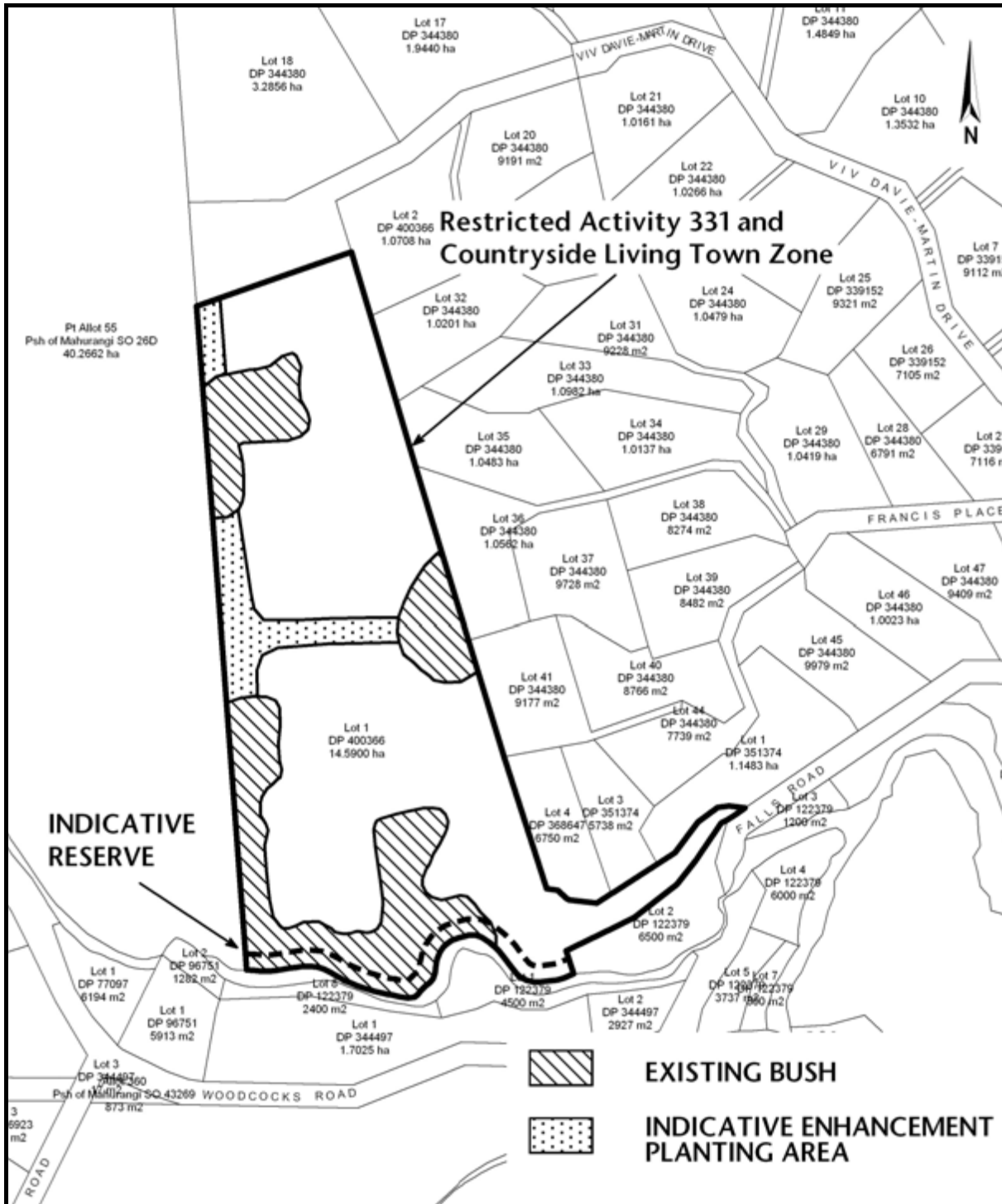


# Bral Cleanfill: Footprint



# APPENDIX 14V

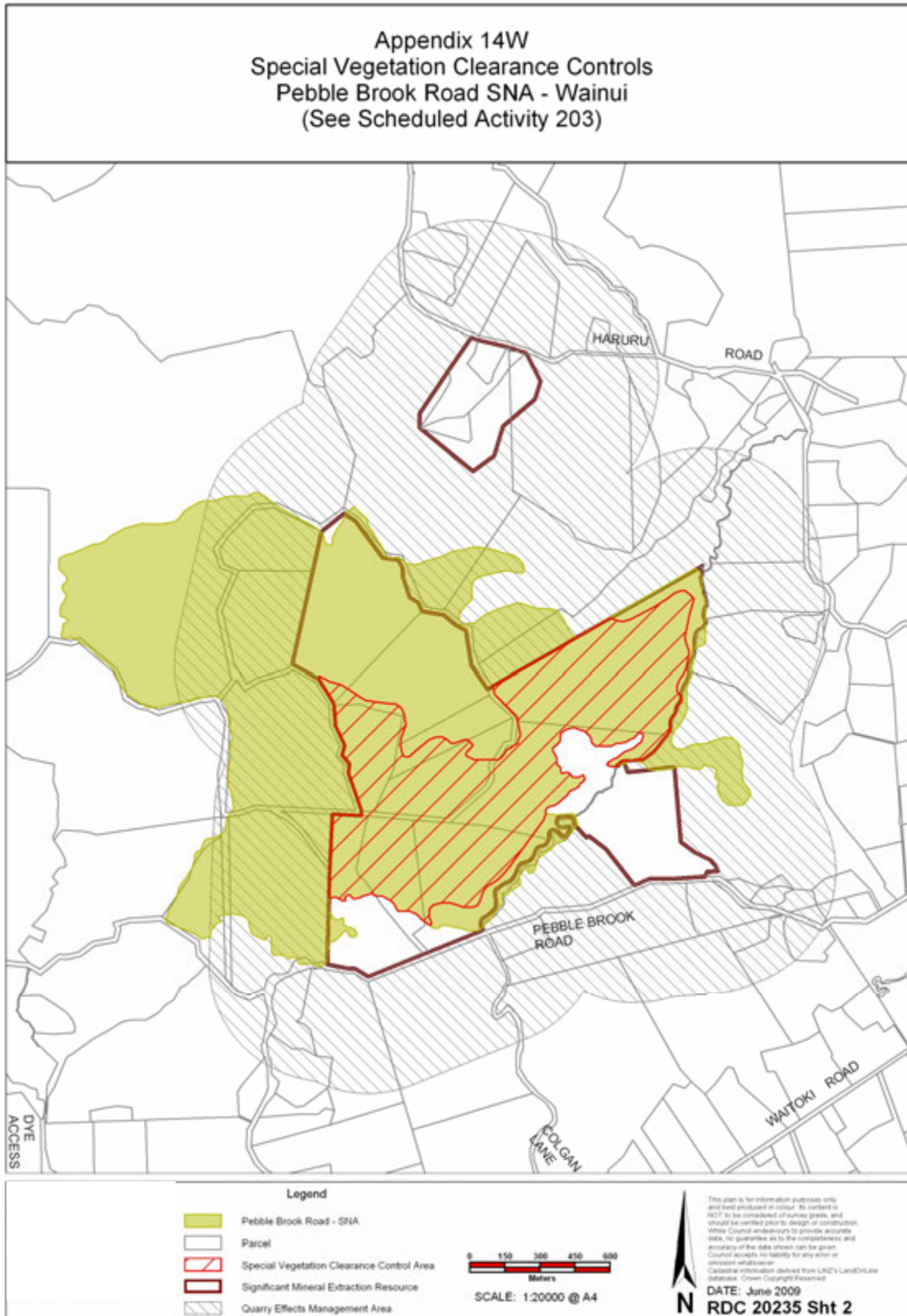
## FALLS ROAD COUNTRYSIDE LIVING BUSH COVENANTING PLAN (Restricted Activity 331 & Countryside Living Town Zone)





# APPENDIX 14W

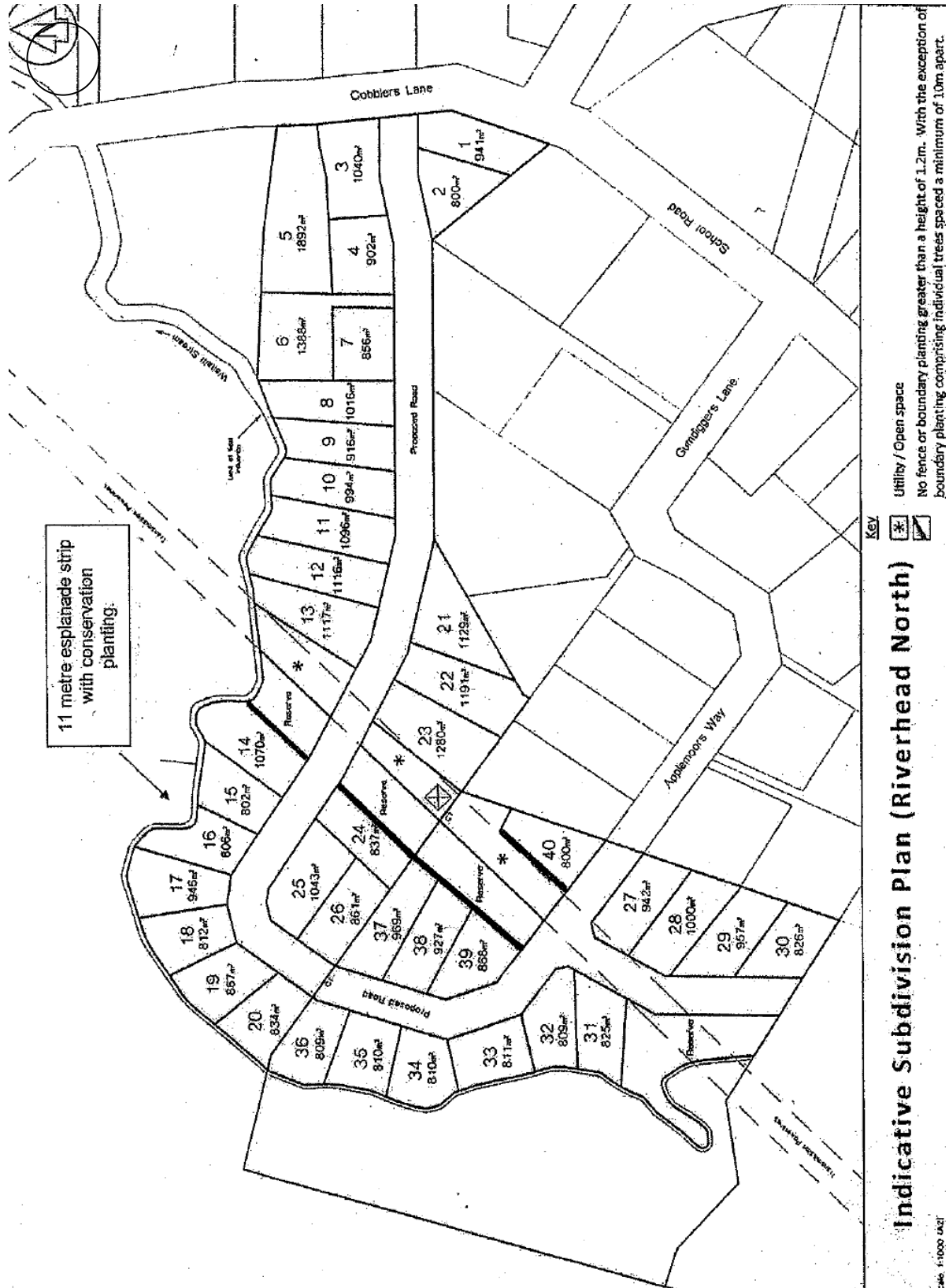
## Special Vegetation Clearance Controls Pebble Brook Road SNA - Wainui (See Scheduled Activity 203)





# APPENDIX 14X

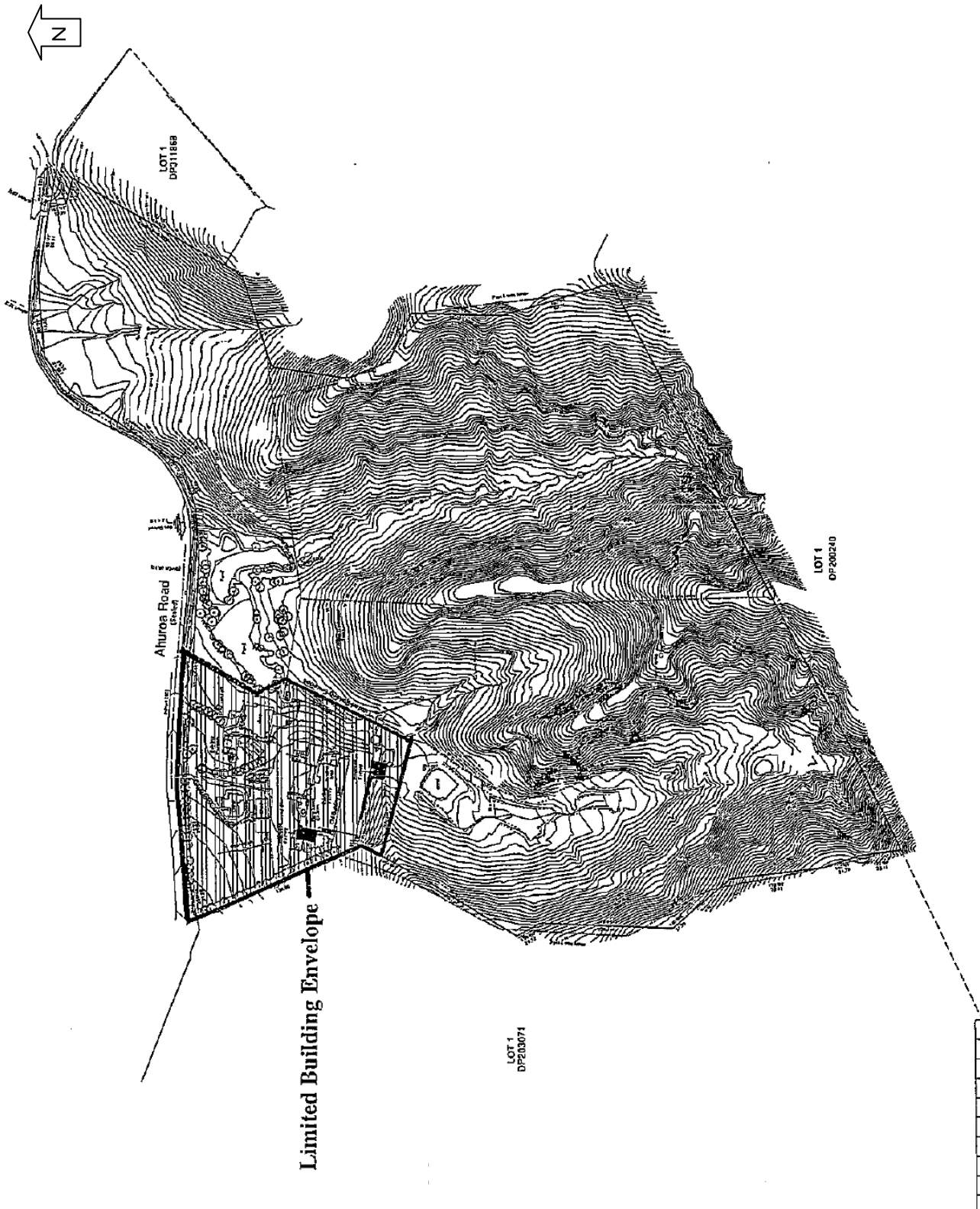
## Indicative Subdivision Plan Riverhead North (See Scheduled Activity 333)





# APPENDIX 14Z

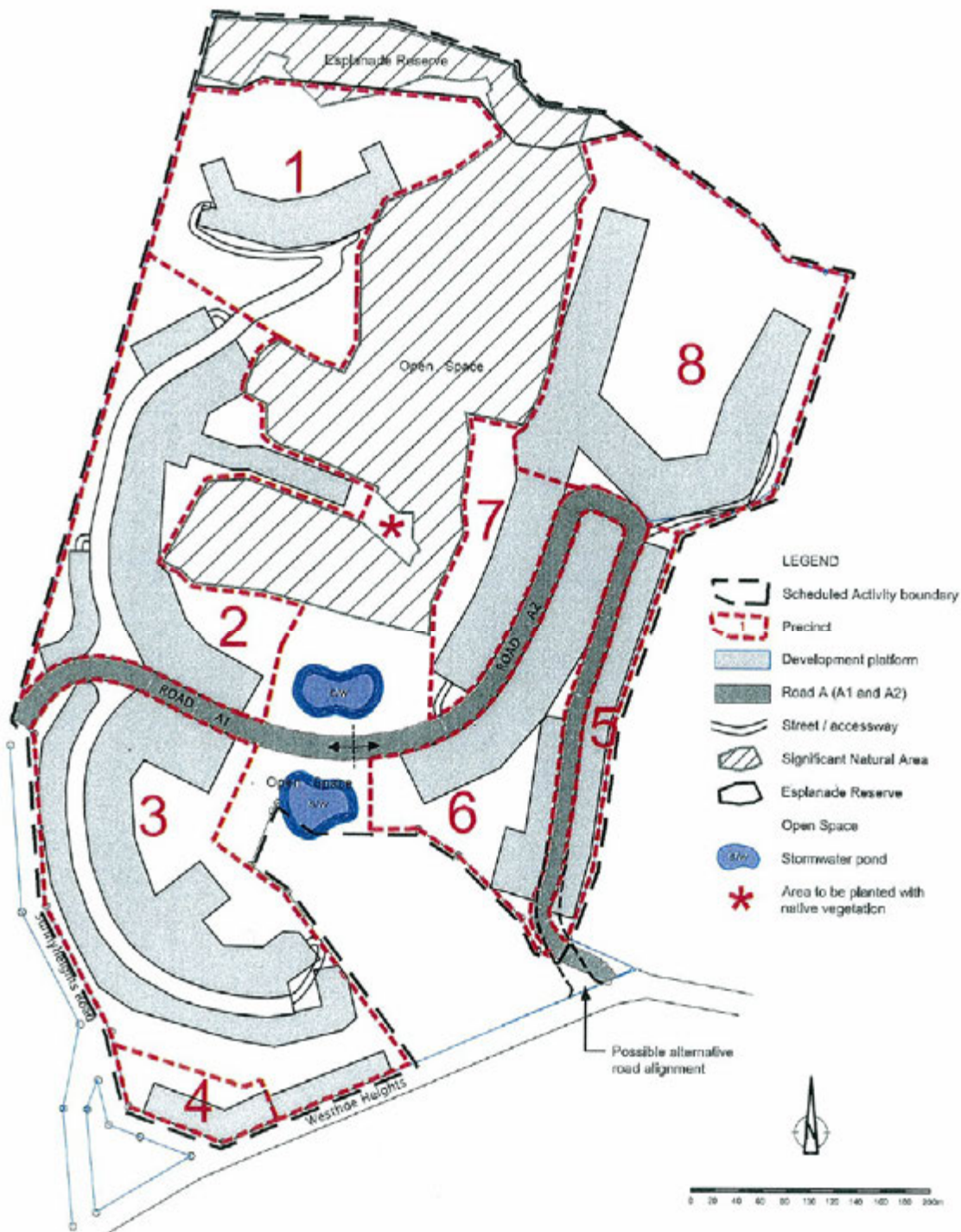
## Limited Building Envelope (See Scheduled Activity 160)





# APPENDIX 14AA

## Sunnyheights – Site Outline Plan (See Scheduled Activity 334)





## APPENDIX 14AB

### Definitions Specific to Sunnyheights

**SITE OUTLINE PLAN:**

means the plan encompassing the entire DEVELOPMENT SITE, as shown in Appendix 14AA, which outlines the location of key physical elements, including PRECINCTS, development platforms, roads and streets, Significant Natural Area, reserves, open spaces and stormwater ponds.

**PRECINCT:**

means a local area of development within the SITE OUTLINE PLAN.

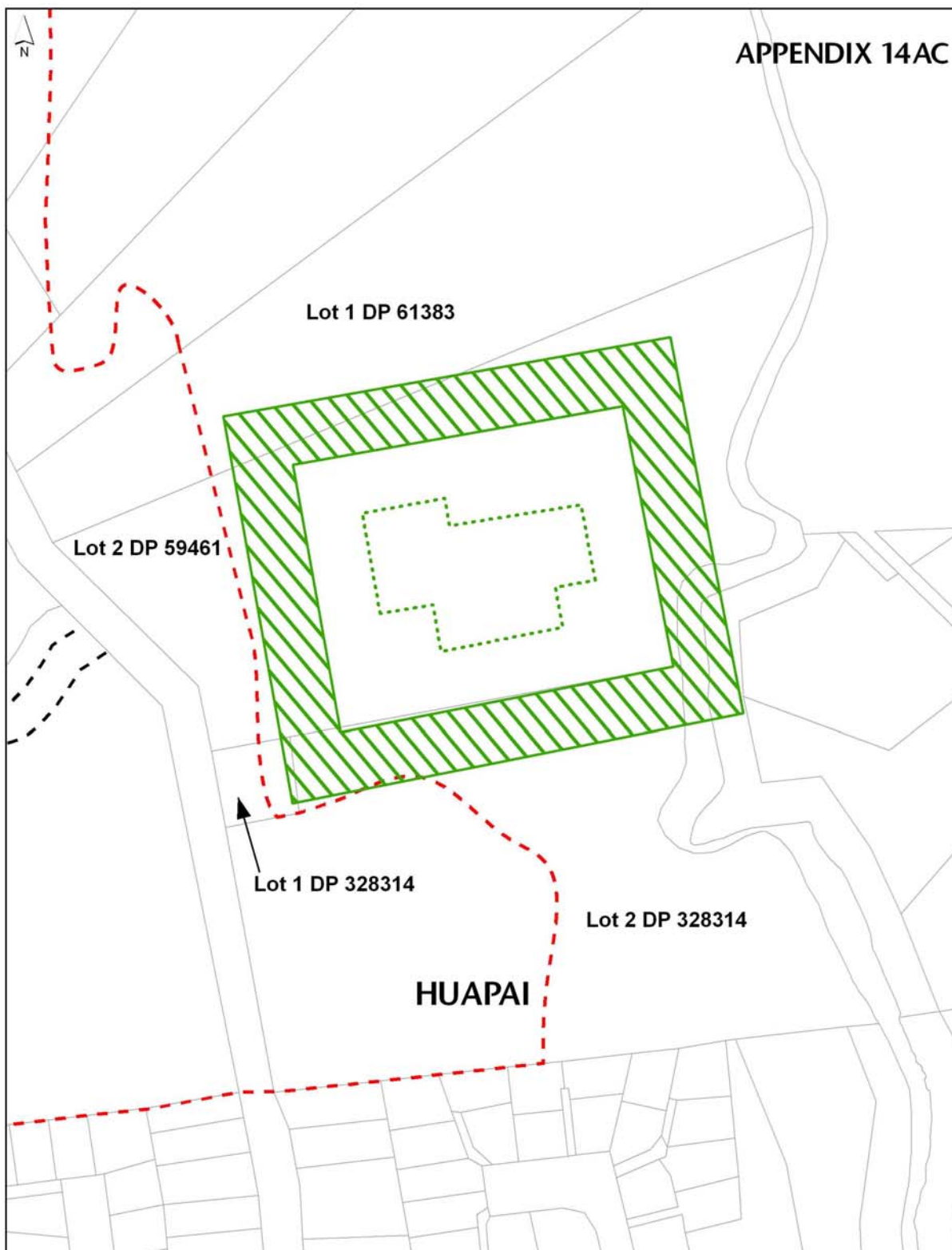
**DEVELOPMENT CONCEPT PLAN:**

means a plan, or suite of complementary plans, showing how physical integration will be achieved across a PRECINCT, and specifically including consideration of: the finished landform contours; the layout and sectional view of roads and streets; land use activity types; the location, size and form of buildings, retaining walls, reserves, open spaces, utility services networks, and landscaping consistency.





APPENDIX 14AC



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**Restricted Activity:  
Horticultural Buffer Area**

-  Residential Zone Boundary
-  Horticultural Building Outline
-  Horticultural Buffer Area
-  Proposed Roading

RDC18683





**APPENDIX 14AD**

**See Restricted Activity 342**



































Trees subject to Restricted Activity 342





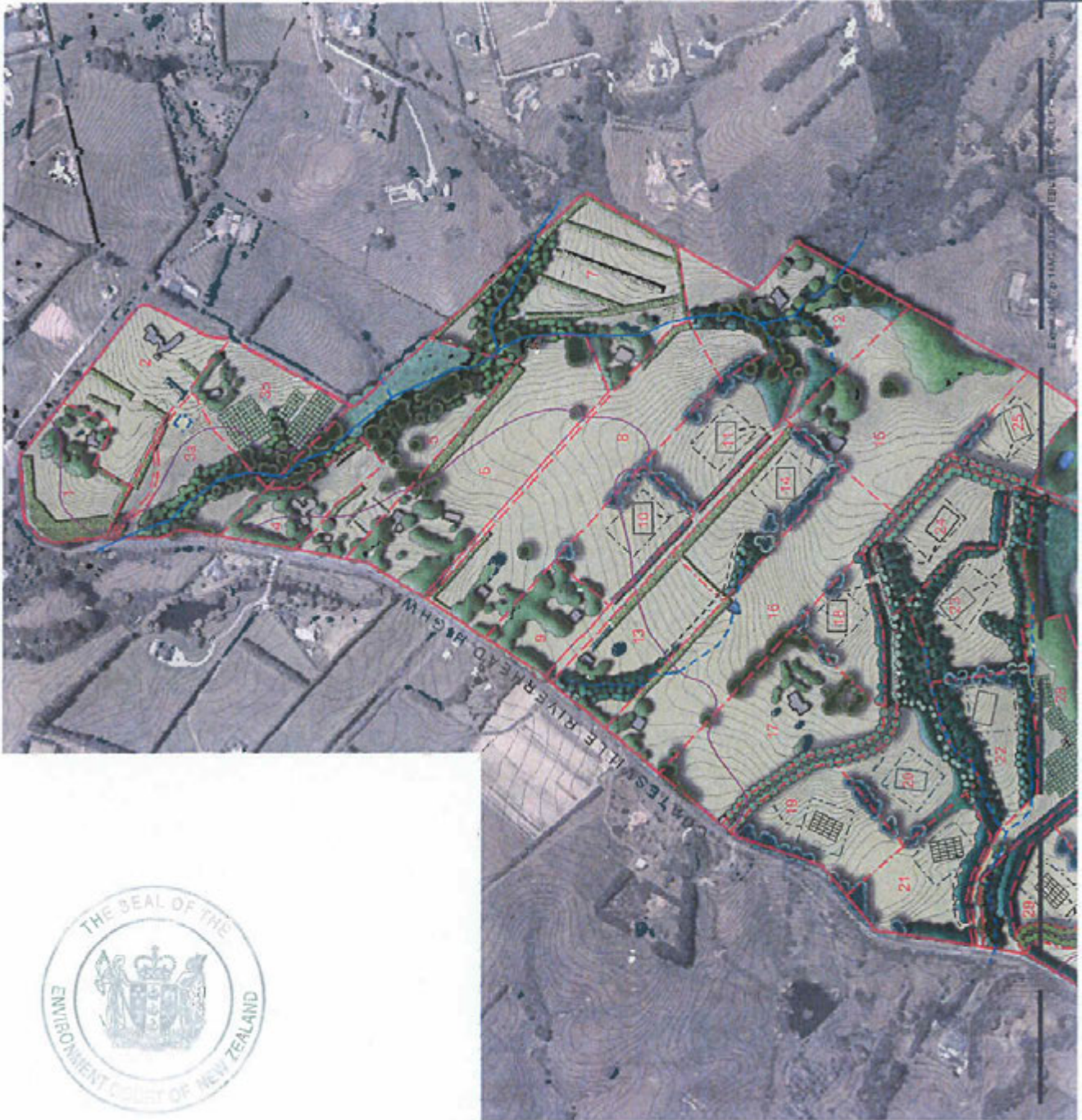
# APPENDIX 14AG

## Coatesville – Concept Plan Legend (See Restricted Activity 350)

EXISTING SITE FEATURES	PROPOSED SITE FEATURES
 Amenity planting: exotic and/or native planting around house	 Avenue tree planting
 Avenue tree planting: exotic	 Specimen trees
 Exotic shelterbelt	 Native framework
 Exotic woodlot planting	 Shelterbelt
 Orchard	 Native restoration
 Specimen trees: exotic and native	 Native riparian
 Street trees: exotic	 Native wetland restoration
 Amenity riparian	 Rural productive area
 Native riparian (augment as necessary to achieve minimum 10m width)	 Proposed lot boundaries
 Scrub	 Proposed driveway
 Existing native planting	 Proposed 60 x 60 or 72 x 50 Defined Building Area (3600 sq m)
 Perennial stream	 Proposed 40 x 25 Building Platform (1000 sq m)
 Ephemeral stream	 Proposed 40 x 25 Building Platform (1000 sq m) Development controls: 7.0m high maximum height, building profile stepped to follow contour, minimum 500mm eave generally - 250mm eaves on gable end
 Pond	 Note: Lot size measurements inclusive of all native riparian and native restoration planting areas
 Existing lot boundaries	
 Existing house/building	
 Existing approved building platform	
 Extent of Class II Soils	



APPENDIX 14AG(1)  
Coatesville – Concept Plan North





# APPENDIX 14AG(2)

## Coatesville – Concept Plan South





## APPENDIX 14AG(3)

### Coatesville – Lot layout, access and approved building platform location: North





# APPENDIX 14AG(4) Coatesville – Lot layout, access and approved building platform location: South





## APPENDIX 14AG(5)

### Coatesville – Concept Plan Landscape Statement (See Restricted Activity 350)

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## INTRODUCTION

The following Landscape Statement has been prepared by Bridget Gilbert Landscape Architecture Limited for the Coatesville Countryside Living Residence Group in support of their appeal to the Environment Court to have their land at Coatesville rezoned from General Rural to Countryside Living Rural.

The Interim Decision of the Court<sup>1</sup> directed the Residence Group to prepare a Concept Plan and other specific plan provisions for circulation to the other parties. At minimum the Concept Plan was required to include:

- areas of land showing waterways;
- areas of land to be rehabilitated and revegetated;
- areas of land on which building platforms are not allowed and which will remain available for productive uses;
- proposed access routes to each property;
- general configuration of sites;
- building platforms of each site;
- set back from state highway;
- any other particular features identified in the Interim Decision.

This Landscape Statement seeks to provide background as to the methodology and reasoning underpinning the landscape and visual aspects of the Coatesville Concept Plan and Coatesville Countryside Living Rural plan provisions that have been prepared in response to this request from the Court.

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<sup>1</sup> Environment Court Decision No. A 077/2009 dated August 2009



## METHODOLOGY

The following methodology was adopted with respect to landscape architectural inputs:

1. Preliminary GIS mapping

Including:

- high quality soils (Class II) (based on ARC soils expert's mapping)
- watercourses (based on Rodney District Council GIS data)
- riparian planting margins (assuming 10 metres width planting on either side of watercourse)
- Slopes in excess of 1:4 ie areas that should ideally be retired and revegetated (based on Rodney District Council GIS data)
- Slopes 1:5 or greater ie areas generally suitable for roading and building platforms (based on Rodney District Council GIS data)
- Existing vegetation (based on Rodney District Council GIS data)

The purpose of this preliminary base mapping was to roughly scope where built development could be located and areas where development was precluded.

2. Workshop with Fraser Thomas Engineers and Coatesville Countryside Living Residence Group to generate draft Concept Plan layout.
3. Field checking of draft Concept Plan with particular reference to potential visual effects of building platform and driveway/access road locations, existing vegetation mapping and planting proposals.
4. Refinement of draft Concept Plan layout to incorporate findings of field survey.
5. Refinement of draft Concept Plan to incorporate technical engineering constraints identified by Fraser Thomas Ltd.
6. Preparation of draft Development Controls to accompany Concept Plan.
7. Second workshop with Fraser Thomas Ltd, Coatesville Countryside Living Residence Group, Mr Putt (Metro Planning Ltd) and Mr Cavanagh to finalise Concept Plan layout and Development Controls.
8. Preparation of final Concept Plan, Development Controls (for inclusion into District Plan provisions) and Landscape Statement.



## CONCEPT PLAN: DEVELOPMENT LAYOUT

### Building Platforms and Defined Building Area

The location of building platforms has been driven from a desire to provide attractive, practical and buildable house sites that enjoy a favourable aspect (ideally north/north west) and provide a sense of privacy both for existing and proposed house sites. Where appropriate, building platforms have also been configured to optimise attractive views out over landscape features including riparian corridors (eg lots 22 and 23), ponds (eg lot 34), wetlands (eg lots 36 and 37), and the Coatesville valley generally (eg lots 26 and 27).

Building Platforms indicated on the Concept Plan allow for the construction of a dwelling of some 1000 square metres, consistent with the scale of building footprints typical within the local area. A dashed line identifying a Defined Building Area for each of the proposed building platforms demarcates the area in which the 1000 square metre building footprint can be located. It is intended that this aspect of the proposal provides some flexibility for landowners without compromising planting proposals in particular, thereby safeguarding the landscape and visual character of the development.

In general, Building Platforms and Defined Building Areas have been aligned to run along the contours to minimise cut and fill requirements.

### Access Roads and Driveways

Access roads and driveways have been aligned to follow the contour wherever possible to minimise cut and fill requirements.

The proposed Development Controls require all shared access ways to be constructed in visually recessive materials. This anticipates the use of such materials as exposed aggregate concrete, chipseal, or charcoal coloured concrete. This requirement coupled with the extensive planting proposed in association with access roads (eg access to lots 36-44) will ensure that this aspect of the development is neither visually prominent nor dominant and does not detract from the existing attractive landscape character of the local area.

The requirement for stormwater associated with access roads to be managed via swales or raingardens rather than kerb and channelling, will ensure that this aspect of the development is rural in character and therefore in keeping with the character of the local area.

### High Quality Soils (Class II)

The Interim Decision identifies that the versatile soils to the south and east of Goldflats Lane represent the greatest possibility for preservation and utilisation and suggests that the Concept Plan explores the potential for building clustering to enable their preservation and management.<sup>2</sup>

The Concept Plan proposes the clustering of house sites to enable the retention of high quality soils in two locations as follows:

- Lots 63, 64 and 65 to enable the retention of a manageable parcel of high quality soils on lot 66.
- Lots 67, 68, 69, 72, 73, 74, 75, 76, 77, 78 and 79 to enable the retention of a manageable parcel of high quality soils on Lots 70 and 71.

### Coatesville Riverhead Highway

Building setbacks and planting along the Coatesville - Riverhead Highway frontage of the site have been identified to be of importance in screening views from the state highway.

<sup>2</sup> Environment Court Decision No. A 077/2009 dated August 2009 para 80



To this end, the existing vegetation along the highway has been assessed and it is proposed to retain a significant proportion of this vegetation as part of the development. Extensive planting is proposed to augment the existing vegetation and screen or filter views of built form, access roads and driveways.

The proposed planting comprises a range of planting typologies including native and exotic species consistent with the range of planting characters existing throughout the wider valley landscape. In limited locations (eg lots 19, 21, 67 and 70), breaks in the planting will allow glimpses of more open areas, also consistent with the patterning of intermittent open views available from the highway to the north and south of the site, that encourages the perception of a relatively spacious, rural residential landscape.



## CONCEPT PLAN: PLANTING PROPOSALS

The Concept Plan anticipates a range of planting typologies derived from the array of planting characters prevailing in the local area. These include:

- Native framework planting
- Native restoration planting
- Native riparian planting
- Wetland restoration planting
- Specimen tree planting
- Exotic avenue planting
- Shelterbelt planting

The general design intention of the planting proposals is to create an attractive well treed and 'green', rural residential environment that reinforces the hydrological and landform patterning of the site, encourages the perception of a non urban or rural character and assists the visual integration of built development into the wider landscape setting. The use of a range of native and exotic planting characters is consistent with the complex patterning and character of existing plantings throughout the Coatesville valley.

### Existing Vegetation

The Concept Plan identifies existing vegetation that has been assessed to be worthy of retention and is to be retained. This vegetation is assessed to be of value for a range of reasons including:

- the positive contribution that it makes to the vegetative character of the site and/or local area (eg predominantly exotic amenity and riparian planting on lot 46);
- the soil stabilisation benefits that the planting affords (eg amenity planting on lot 50);
- the visual screening, filtering or softening potentials of the planting in light of the Concept Plan layout (eg exotic shelterbelts on lot 14, vegetation along the Coatesville – Riverhead Highway frontage).

### Native Riparian Planting

Fundamental to the general development layout, and more particularly the native planting proposals, is the establishment of native riparian planting associated with the network of perennial streams, ephemeral streams and ponds throughout the site.

Suggested species are derived from the Auckland Regional Council Technical Publication 148 Riparian Zone Management dated June 2001 and comprise a mix of locally appropriate native species. Riparian planting proposals require a minimum planting width of 10 metres on either side of watercourses and have been configured to reinforce the landform patterning of the site (eg wider riparian margin on lot 71 corresponding to floodplain type landform adjacent watercourse).

The exception to this is the riparian planting on lots 46 and 48. This comprises well established and generously proportioned exotic plantings around ponds and alongside watercourses as part of a large scale mature ornamental garden. The existing garden is recognised by the New Zealand Gardens Trust as a Garden of National Significance and is assessed to make an appreciable contribution to the amenity of the local area. For these reasons it is considered to be appropriate that this planting is retained intact rather than required to be removed and replaced with native riparian species.

In the case of the existing native riparian planting on the south side of the watercourse bounding lots 50, 51, 53 and 54, and the along the south boundary of lot 31, additional native riparian planting may be required to achieve the 10 metre minimum width requirement.



## **Native Restoration and Framework Planting**

Native restoration planting is proposed on lots 11, 12, 20, 21, 26, 27, 36, 37, 38, 39, 40, 41, 42, 43 and 44. In the majority of these cases, this planting coincides with relatively steep slopes.

Aside from the obvious benefits of such planting to biodiversity and habitat values, the preclusion of grazing implicit with this planting, in combination with revegetation will assist soil stabilisation and improvements in water quality.

The suggested planting list comprises locally appropriate species and includes a number of species that are also recommended for use in native riparian planting areas. In so doing it is intended to achieve a degree of continuity between the various native plantings proposed throughout the site thereby encouraging a distinctive and cohesive native planting character throughout the area as a whole.

Native framework planting is proposed in the vicinity of lots 72, 73, 74, 75, 76, 77 and 78, and along the boundaries (or part thereof) of lots 18, 21, 24, 29, 32, 34 and 35,. In general this planting is proposed to soften and filter views of building platforms and/or access ways and driveways and has been configured to link with native riparian or restoration plantings.

The native framework planting list builds on the native restoration plant list and sees the introduction of a wider range of native species several of which are considered to be particularly appropriate in close proximity to dwellings and in garden areas (eg akeake, hoheria).

Again, it is the intention that this planting coordinates with the native riparian and native restoration planting characters described above, to encourage a distinctive and cohesive native planting character throughout the area as a whole.

## **Native Wetland Restoration Planting**

Native wetland restoration planting is proposed on lots 36, 37 and 38 throughout an existing wet area. This planting will reinforce the hydrological patterning in the area and form an appreciable landscape feature that will contribute positively to biodiversity, water quality and habitat values in addition to the general amenity of the local area.

## **Specimen Tree Planting and Exotic Avenue Planting**

Specimen tree planting is proposed along the boundaries of many of the lots to provide a sense of privacy between lots and to soften views of building platform areas.

The suggested species list for this category of planting includes a range of native and exotic species drawing from the assortment of tree species popular throughout the wider Coatesville valley. The inclusion of exotic species is intended to provide seasonal interest, enhance the existing 'deciduous and leafy' character of the valley and enable tree planting in relatively close proximity to buildings without compromising winter sun.

Exotic avenue planting is proposed on a number of the shared accessways (eg access to lots 55 / 56 and lots 20/26/27 environs) throughout the site. Such planting will soften views of carriageways (and headlights) and will form a distinctive planting element adding to the variety and complexity of the vegetative character of the site.

The exotic specimen and avenue planting will contrast with the native planting typologies described earlier encouraging a sense of vegetative complexity and richness. This is consistent with the richly varied planting character prevailing throughout the wider valley and will assist the integration of development into the larger landscape setting.



## Shelterbelt Planting

Shelterbelt planting is proposed on lots 10, 11, 63, 64 and 65. In each of these locations shelterbelts form part of the immediate landscape setting and it is considered appropriate to use this style of planting to provide a sense of privacy and to filter/screen views of building platforms.

As a planting style, shelterbelts are relatively popular throughout the wider valley landscape. In a similar manner to the exotic specimen and avenue, their distinctive character will add to the complexity of the planting character of the site. Such complexity is considered to be in keeping with the vegetative character of the wider area.

## Stockproof Fencing

Areas that are proposed to be planted in natives are required to be protected by stockproof fencing. This is consistent with District Plan fencing requirements for riparian, rehabilitation and restoration planting.

The exception to this is the existing exotic riparian planting on lots 46 and 48 and the proposed native riparian planting on the south side of the pond on lot 52. In each of these cases, the riparian planting forms part of a larger, highly modified and well managed ornamental garden landscape. As previously mentioned, in the case of lots 46 and 48, the existing garden is recognised by the New Zealand Gardens Trust as a Garden of Significance.

The introduction of stockproof fencing in these locations will detract from the high amenity value of these garden landscapes and is not considered to be appropriate. Importantly neither of these properties is currently grazed and given the extensive ornamental plantings existing, it is highly unlikely that they will be grazed in the future and therefore stockproof fencing is unlikely to ever be required.

Exotic planting areas (ie specimen trees, avenue plantings and shelterbelts) are required to be kept free of stock. This provision provides some flexibility for landowners to use cattle-stops or hot wires to control grazing while specimen trees establish rather than requiring that all individual or groupings of trees are stock proof fenced.

## CONCEPT PLAN: DEVELOPMENT CONTROLS

### Colours

Colour controls are proposed to ensure buildings sit comfortably within the landscape and do not dominate or draw the eye.

Building controls are proposed that require exterior walls to be finished in natural materials (stone, timber) or where colour is applied, exterior wall colours shall have a Light Reflectivity Value of no greater than 70%. This allows the use of such colours as Resene 'Tea', 'Half Tea', 'Double Spanish White', 'Biscotti' and 'White Rock'.

This colour control is relaxed to 80% where the building has a steep pitched roof (minimum 35°) that is finished in a dark colour and forms a substantial part of the visible building elevation (minimum 55%) in recognition of the 'grounding' effect of such a roof element.

Roof colours are required to be darker than external walls and shall have a colour which has a reflectivity value of no more than 40%.

### Heights and Eaves

Height controls are proposed on lots in elevated locations or in close proximity to roads to minimise the visual impact of built form within the wider Coatesville valley landscape.



Buildings on lots 19, 21, 29, 36, 37, 38, 39, 40, 41, 42, 43 and 44 shall be a maximum height of 7.0 metres (rather than 9.0 metres high under the provisions of the RDC Countryside Living Rural zone provisions). Lots 19, 21 and 29 are located on elevated land in relatively close proximity to the state highway. Lots 36 - 44 are located on the elevated land to the east of the site. In combination with the planting proposals in and around each of these house sites, these height provisions will assist the successful visual integration of built form within these more prominent locations.

For buildings on lots 36-44, additional controls are imposed requiring minimum eaves of 500mm (or 250mm for gable ends) to ensure shading of glazed areas thereby further reducing their visual prominence.

### **Fencing, Retaining Walls, Lighting and Infrastructure Controls**

Development Controls in relation to each of these aspects of the development seek to encourage and promote a rural development character considered to be appropriate to the Coatesville valley landscape character and the general rural character objectives associated with the Countryside Living Rural zone.

## **CONCEPT PLAN: PLANTING STANDARDS**

### **Native Restoration and Native Framework Planting**

Native restoration and native framework planting shall be undertaken as identified on the Coatesville Concept Plan and in accordance with the following:

- a) The planting of native restoration and native framework planting shall meet the following standards:
  - (i) 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;
  - (ii) plant densities as detailed in the Coatesville Native Restoration and Native Planting Schedules;
  - (iii) a stock proof fence shall be erected on the periphery of the planting or at the distance specified in Rule 7.14.2.5 - Riparian Margin Protection Standards;
  - (iv) the area shall be permanently protected via covenant from any activity which could adversely affect the planting;
  - (v) all plants shall be sourced from the ecological district and shall be selected from the species list detailed in the Coatesville Native Restoration and Native Planting Schedules;
  - (vi) slow release fertiliser shall be applied at the time of planting to each planting hole in accordance with manufacturer's recommendations; and
  - (vii) Planting undertaken shall reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
  
- b) The maintenance of native plantings shall meet the following standards:
  - (i) maintenance shall occur for a minimum of five years or until canopy closure has recurred within 5 years;
  - (ii) maintenance shall include the ongoing replacement of plants that do not survive;
  - (iii) 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;
  - (iv) Animal pest control shall occur.



**Table 1: Coatesville Native Restoration and Native Framework Planting Schedule**

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
<b>Native Restoration: Nurse Species</b>			
<i>Coprosma repens</i>	Taupata	PB2	1.0m
<i>Coprosma robusta</i>	Karamu	PB2	1.0m
<i>Cordyline australis</i>	Cabbage tree	PB2	1.0m
<i>Geniostoma rupestre</i>	Hangehange	PB2	1.0m
<i>Hebe stricta</i>	Koromiko	PB2	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB2	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB2	1.0m
<i>Melicytus ramiflorus</i>	Mahoe	PB2	1.0m
<i>Myrsine australis</i>	Mapou	PB2	1.0m
<i>Phormium tenax</i>	Flax	PB2	1.5m
<b>Native Restoration: Enrichment Species *</b>			
<i>Knightia excelsa</i>	Rewarewa	PB5	4.0m
<i>Podocarpus totara</i>	Totara	PB5	5.0m
<i>Vitex lucens</i>	Puriri	PB5	5.0m
<b>Native Framework Species</b>			
<i>Coprosma repens</i>	Taupata	PB5	1.0m
<i>Coprosma robusta</i>	Karamu	PB5	1.0m
<i>Cordyline australis</i>	Cabbage tree	PB5	1.0m
<i>Corynocarpus laevigatus</i>	Karaka	PB5	1.0m
<i>Dodonaea viscosa</i>	Akeake	PB5	1.0m
<i>Hoheria populnea</i>	Lacebark	PB5	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB5	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB5	1.0m
<i>Phormium tenax</i>	Flax	PB5	1.5m
<i>Pittosporum crassifolium</i>	Karo	PB5	1.0m
<i>Pittosporum eugeniioides</i>	Tarata	PB5	1.0m
<i>Pseudopanax arboreus</i>	Whauwhaupaku	PB5	1.0m
<b>Native Framework: Enrichment Species *</b>			
<i>Hedycaria arborea</i>	Pigeonwood	PB 5	4.0m
<i>Knightia excelsa</i>	Rewarewa	PB5	4.0m
<i>Podocarpus totara</i>	Totara	PB5	5.0m
<i>Vitex lucens</i>	Puriri	PB5	5.0m

\* Enrichment species planted once nurse crop established - approximately 3 years after commencement of planting

Applicants shall clearly and accurately provide information on the following:



- c) **Planting Plan and Maintenance Plan**
- (i) Location and extent of planting on a plan. To be in general accordance with Coatesville Concept Plan.
  - (ii) Site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control.
  - (iii) 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.
  - (iv) Preparation of Maintenance Plan detailing fertiliser, animal pest and weed control and mulching and replacement of plants which do not survive.
  - (v) Bond arrangements required.
- d) **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) State of the fencing and recommendations for maintenance to be undertaken.
  - (vi) Arrangements for release of bond.

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

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

### **Native Riparian and Wetland Planting**

Native riparian and wetland planting undertaken as identified on the Coatesville Concept Plan and in accordance with the following.

- a) A stock proof fence shall be erected the following distance from the top of the bank of the stream, wetland or river:
- (i) a minimum of 10 metres each side of the stream (including ephemeral streams) where the stream is an average width across the property of less than 3 metres; or
  - (ii) a minimum of 20 metres each side of the stream where the stream is an average width across the property of greater than or equal to 3 metres; unless a complete riparian margin analysis of the site is undertaken by an appropriately qualified person in accordance with the Auckland Regional Council "Riparian Zone Management Strategy and Guideline" is submitted with the application. In that case the appropriate standard shall be determined by assessment and shall be the subject of a condition of consent.
- b) A minimum of 10 metres from the stream or river shall be planted in native vegetation in compliance with Rule 7.14.2.3, except that where the distance between the stream or river and the stock proof fence is less than 10 metres it is only the area between the stream or river and the stock proof fence that is to be planted in native vegetation. The native vegetation shall be for the purpose of riparian margin protection and shall not be clear felled or removed. 10% of the required native planting may be



substituted with exotic specimens provided that the planting standard at Rule 7.14.2.3 is applied as if the planting were 100% native.

- c) A covenant providing for the permanent protection of the native vegetation in the planted area shall be applied.
- d) The planted area shall be kept free of stock.
- e) Bond arrangements required.
- f) Arrangements for release of bond.

Where the land adjacent the riparian/wetland planting is not grazed, the landowner may define the covenanted planting area by use of warratahs with 3 wires rather than stockproof fencing.

The riparian planting proposed around the amenity ponds and along watercourses on lots 46, 48 and the offline amenity pond on lot 52 shall not be required to be fenced with either stockproof fencing or warratahs.

Riparian and Wetland Planting within this zone shall be selected from the species list contained in the Coatesville Native Riparian and Wetland Planting Schedule. Proposed plant sizes and spacings for each species shall be as detailed in the Coatesville Native Riparian and Wetland Planting Schedule:

**Table 2: Coatesville Native Riparian and Wetland Planting Schedule**

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
Stream Edge Mix: Ground Tier *			
<i>Carex dissita</i>	Flat leaved sedge	PB2	0.5m
<i>Carex lessoniana</i>	Rautahi	PB2	0.5m
<i>Carex secta</i>	Purei	PB2	0.5m
<i>Carex virgata</i>	Small swamp sedge	PB2	0.5m
<i>Cortaderia fulvida</i>	Toe toe	PB2	1.0m
<i>Cyperus ustulatis</i>	Giant umbrella sedge	PB2	0.5m
Stream Edge Mix: Canopy Species *			
<i>Carpodetus serratus</i>	Putaputaweta	PB5	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB5	2.0m
<i>Dacrycarpus dacrydioides</i>	Kahikatea	PB5	4.0m
Clay Slope Mix: Nurse Species			
<i>Coprosma repens</i>	Taupata	PB2	1.0m
<i>Coprosma robusta</i>	Karamu	PB2	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB2	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB2	1.0m
<i>Phormium tenax</i>	Flax	PB2	1.5m
Clay Slope Mix: Canopy Species			
<i>Corynocarpus laevigatus</i>	Karaka	PB5	4.0m
<i>Dysoxylum spectabile</i>	Kohekohe	PB5	4.0m
<i>Vitex lucens</i>	Puriri	PB5	4.0m
Wetland Mix			



SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
<i>Apodasmia similis</i>	Oioi	PB2	0.5m
<i>Baumea sp</i>		PB2	0.5m
<i>Carex dissita</i>	Flat leaved sedge	PB2	0.5m
<i>Carex lessoniana</i>	Rautahi	PB2	0.5m
<i>Carex secta</i>	Purei	PB2	0.5m
<i>Carex virgata</i>	Small swamp sedge	PB2	0.5m
<i>Cordyline australis</i>	Cabbage tree	PB5	2.0m
<i>Cortaderia fulvida</i>	Toe toe	PB2	1.0m
<i>Cyperus ustulatis</i>	Giant umbrella sedge	PB2	0.5m
<i>Juncus pallidus</i>		PB2	0.5m
<i>Phormium tenax</i>	Flax	PB2	1.5m

\* Stream edge mix approximately 2 metres on either side of stream bank.

The requirements under (a) to (d) above shall not apply where the land within 20 metres of the stream/riverbank is to be vested as public reserve in the same application for subdivision.

The use of exotic species for riparian planting is appropriate on lots 46 and 48. For these lots in particular and generally, where exotics are included in a planting plan, written confirmation should be provided from a person qualified and experienced in vegetation restoration, that the exotic species will not compromise the long term sustainability of the native planting. Willow and Poplar species shall be avoided unless their use can be demonstrated as being necessary to control actively eroding sites.

Where a stream/river forms the boundary of a rural residential site and the boundary is common to the proposed rural residential site and the parent site, both sides of the stream/river shall be fenced and planted, otherwise only that side within the proposed rural residential site shall be fenced and planted.

For the purposes of this rule an ephemeral stream is a channel (including grassed channels) indicative of recurrent water movement of reasonable frequency.

### Amenity Tree Planting Standards (including avenue, specimen and exotic shelterbelt planting)

Amenity tree planting shall be undertaken as identified on the Coatesville Concept Plan and in accordance with the following:

The plantings of amenity vegetation shall meet the following standards:

- a) A survival rate of 90%.
- b) Species shall be selected from the species list detailed in the Coatesville Amenity Tree Planting Schedule. Proposed plant sizes and spacings shall be as detailed for each species in the Coatesville Amenity Tree Planting Schedule.
- c) All amenity tree planting to be kept free of stock.
- d) Amenity tree planting to be permanently protected via covenant.
- e) The maintenance of the amenity plantings shall meet the following standards:
  - (i) maintenance shall occur for five years;
  - (ii) all invasive weeds shall be eradicated from the planting site.



**Table 3: Coatesville Amenity Tree Planting Schedule**

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
<b>Avenue and Specimen Tree Species</b>			
<i>Alectryon excelsa</i>	Titoki	PB28	4.0m
<i>Alnus jorullensis</i>	Mexican alder	PB28	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB28	2.0m
<i>Dacrycarpus dacrydioides</i>	Kahikatea	PB28	4.0m
<i>Fraxinus sp</i>	Ash	PB28	4.0m
<i>Ginkgo sp</i>	Maidenhair	PB28	5.0m
<i>Knightia excelsa</i>	Rewarewa	PB28	3.0m
<i>Liquidambar styraciflua</i>	American sweet gum	PB28	4.0m
<i>Liriodendron tulipifera</i>	Tulip tree	PB28	4.0m
<i>Magnolia grandiflora</i>	Evergreen magnolia	PB28	6.0m
<i>Podocarpus totara</i>	Totara	PB28	5.0m
<i>Platanus acerifolia</i>	London Plane	PB28	6.0m
<i>Quercus palustris</i>	Pin Oak	PB28	5.0m
<i>Sophora microphylla</i>	Kowhai	PB28	5.0m
<i>Vitex lucens</i>	Puriri	PB28	5.0m
<b>Shelterbelt Species</b>			
<i>Alnus jorullensis</i>	Mexican alder	PB12	3.0m
<i>Aristotelia serrata</i>	Wineberry	PB12	1.0m
<i>Cupressocyparis leylandii</i>	Leyland cypress	PB12	1.0m
<i>Casuarina cunninghamiana</i>	She oak	PB12	1.0m
<i>Cryptomeria japonica</i>	Japanese cedar	PB12	1.0m
<i>Coprosma robusta</i>	Karamu	PB12	1.0m
<i>Dodonaea viscosa</i>	Akeake	PB12	1.0m
<i>Griselinia lucida</i>	Akapuka	PB12	1.0m
<i>Laurus nobilis</i>	Bay laurel	PB12	1.0m
<i>Melicetyis ramiflorus</i>	Mahoe	PB12	1.0m
<i>Phormium tenax</i>	Flax	PB12	1.5m
<i>Pittosporum crassifolium</i>	Karo	PB12	1.0m
<i>Pittosporum tenuifolium</i>	Kohuhu	PB12	1.0m
<i>Plagianthus regius</i>	Ribbonwood	PB12	1.0m
<i>Podocarpus totara</i>	Totara	PB12	1.0m
<i>Populus sp. (non invasive sp)</i>	Poplar	PB12	2.0m
<i>Sophora microphylla</i>	Kowhai	PB12	1.0m

Applicants shall clearly and accurately provide information on the following:

a) Planting Plan and Maintenance Plan

This shall contain the following information:

- (i) Location and extent of planting. To be in general accordance with Coatesville Concept Plan.



- (ii) Identification of any exotic trees identified on the Coatesville Concept Plan proposed to be removed and identification of appropriate mitigation planting.
- (iii) Site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, and sourcing of plants.
- (iv) Maintenance of planting, including releasing plants, fertiliser, animal pest, weed control and pruning.
- (v) Bond arrangements required.

b) Annual Monitoring Programme

Monitoring shall be undertaken for five years at which point Council will review the planting. The monitoring report shall include information on the following:

- (i) Success rates, including growth rates and number of plants lost.
- (ii) Recommendations for replacement of dead plants.

c) The vegetation shall not be clear felled or removed.

d) Upon satisfactory completion of a) and b) above, as well as appropriate consent notices being in place to secure c), arrangements for release of any bond required will need to be made with Council.

## CONCLUSION

In conclusion, the careful siting of all built elements and introduction of site specific development controls will ensure that the proposed rezoning of the General Rural land to Countryside Living Rural of land at Coatesville will not detract from the landscape and visual character of the Coatesville valley.

In general, the proposed planting will enhance the existing attractive and leafy character of the Coatesville valley. Specifically, the extensive native planting proposed suggest a significant environmental enhancement to the wider landscape.



APPENDIX 14 AM

