



14

SCHEDULED ACTIVITIES

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App 14AM Scott Road





14

SCHEDULED ACTIVITIES

14.1

INTRODUCTION

Scheduled Activities

There are a number of sites throughout the District, where existing or proposed activities are not provided for by the applying zone. These are activities that would not usually be permitted within the zone, but can be accommodated under certain circumstances. A way of accommodating and recognising such activities without having to individually zone each area, is to identify the activity as a Scheduled Activity. Scheduling is a method developed to enable the activities to exist "out of zone", and allows the activity to occur on a defined site, subject to particular controls. These Scheduled Activities are identified on the Planning Maps and in the Scheduled Activity Table at the end of this chapter.

Restricted Activities

This term applies to all sites where special controls have been imposed, over and above the standard zone controls. These additional restrictions have been placed on the development of a site to ensure that any adverse effects are avoided.

Restricted activities are also identified on the Planning Maps and in the Restricted Activity Table at the end of this chapter.

14.2

RESOURCE MANAGEMENT ISSUES

Issue

14.2.1

The quality of the natural environment may be adversely affected by specific activities that are operating as Scheduled Activities.

Natural environment

Scheduled Activities, particularly industrial type activities, can have adverse effects on water quality, air quality, soils, and other parts of the natural environment. For example, an industrial plant in a low intensity residential area can affect trees and bush, air, water and soils, through discharges.

Issue

14.2.2

The amenity values of areas adjoining Scheduled Activities may be adversely affected by those activities. Included are visual effects, noise, dust, odour, vibration, light overspill, loss of visual and aural privacy, glare and effects on road safety.

Amenity values

The adverse effects of Scheduled Activities are often experienced on neighbouring sites. In particular, business type activities can affect the amenity values of residential and rural areas. The potential adverse effects can arise from the scale and intensity of development, the number of vehicle movements, and hours of operation.



Adverse effects

The adverse effects which can be generated vary depending on the nature of the activity ie. whether it generates noise, vibration, air pollution, dust, odour, glare, visual impacts, traffic congestion, parking problems or reduced pedestrian safety.

Issues from other chapters

Readers should note that Issues from the following chapters are also relevant

Chapter 6 - Highly Valued Natural Resources

Chapter 7 - Rural

Chapter 8 - Residential

Chapter 9 - Business

Chapter 10 - Open Space and Recreation

Chapter 12 - Special Zones

Chapter 13 - Future Development and Structure Plans

Chapter 17 – Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing



14.3

Objective

14.3.1

OBJECTIVES

To maintain and enhance the quality of the natural environment within and in areas adjoining special activities.

(This objective relates to Issue 14.2.1)

Objective

14.3.2

To maintain and enhance the amenity values within special activity sites and in areas adjoining special activities.

(This objective relates to Issue 14.2.2)

Objective

14.3.3

To maintain and protect rural character, while enabling people and communities to meet their own needs.

(This objective relates to Issue 14.2.2)

Objective

14.3.4

To allow emergency services to operate effectively and efficiently so as to provide for the health and safety of the people and communities of the Rodney District while avoiding, remedying or mitigating any adverse effects of emergency services on the environment.

Objective s from other chapters

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

Chapter 6 - Highly Valued Natural Resources

Chapter 7 - Rural

Chapter 8 - Residential

Chapter 9 - Business

Chapter 10 - Open Space and Recreation

Chapter 12 - Special Zones

Chapter 13 - Future Development and Structure Plans

Chapter 17 – Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing



14.4

Policy
14.4.1
Effects on natural environment

POLICIES

Special activities should be sited, designed, and operated so as to avoid, remedy or mitigate adverse effects on the natural environment.

Explanation and Reasons

This policy seeks to achieve Objective 14.3.1.

Some of the Scheduled Activities, particularly those of a business nature, have the potential for adverse effects on the natural environment, including water and air quality. It is therefore important that any adverse effects of this nature are avoided, remedied or mitigated.

Policy
14.4.2
Effects on amenity

Scheduled Activities should be sited and designed so as to avoid, remedy or mitigate adverse effects on:

- (a) visual amenity values, including the location, design, external appearance and scale of buildings;
- (b) the landscape;
- (c) admission of sunlight and daylight to adjoining sites;
- (d) traffic movement;
- (e) the acoustic environment;
- (f) air quality, eg. from dust, fumes and odour;
- (g) cultural heritage resources;
- (h) the extent of vibration;
- (i) the darkness experienced at night.

Explanation and Reasons

This policy seeks to achieve Objective 14.3.2.

Some of the activities occurring on Scheduled sites have the potential for adverse effects on the amenity values of adjacent areas. Factors such as the scale and intensity of development, the design and external appearance of buildings and site layout, can have an effect on the visual amenity values and access to sunlight of neighbouring sites.

The traffic congestion and movement associated with such activities can also have a significant effect on adjacent sites, particularly residential areas. Congestion, noise and parking difficulties can have an adverse effect on the amenity values of adjacent areas.



Policy
14.4.3
Effects within site

Scheduled Activities should where appropriate be sited and designed so as to avoid adverse effects within the site.

Explanation and Reasons

This policy seeks to achieve Objective 14.3.2.

In some instances the location and design of buildings can cause adverse effects on the amenity values of the site. An example of this is inadequate or overly shaded outdoor living areas. This policy requires that adverse effects be managed on site so that a minimum level of amenity value is provided on scheduled sites used for residential activity in the District.

Policy
14.4.4

The continued health and safety of the people and communities in the Rodney District needs to be provided for through the provision of emergency service activities that avoid, remedy or mitigate adverse effects on the environment .

Policy
14.4.5

Policies from the following chapters are also relevant.

Chapter 6 - Highly Valued Natural Resources

Chapter 7 - Rural

Chapter 8 - Residential

Chapter 9 - Business

Chapter 10 - Open Space and Recreation

Chapter 12 - Special Zones

Chapter 13 - Future Development and Structure Plans

Chapter 17 – Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing



14.5

STRATEGY

The strategy is to recognise that there are a number of activities in the District which are not provided for by the zone that is applied, and to formalise the existence and continuing operation of these activities through scheduling (as long as adverse effects are of minor significance). Most Scheduled Activities are existing activities, but some proposed activities are included.

For the latter, the Council has normally received sufficient information from the owner of the land concerned, about the proposed activity and the way in which potential adverse effects are to be avoided, mitigated or remedied. Specific provision can be made for that activity and that land in the Plan.

In addition, there are sites which accommodate activities which require the imposition of special controls over and above the standard zone controls, if adverse effects are to be avoided. These additional restrictions have been placed on particular identified sites under the 'Restricted Activities' mechanism. Similarly with Restricted Activities, the notation on the Planning Maps will signal the restriction on development rights.

Rather than using the "spot" zoning technique for "out-of-zone" existing and proposed activities, the Council will schedule activities it considers appropriate in the long term. The noting of such sites on the Planning Maps ensures that all parties will be aware of the additional development rights at an early stage.

For any proposal not covered by the Scheduled Activity, the provisions of the zone in which the site is situated will apply.

14.6

IMPLEMENTATION

14.6.1

District Plan Regulatory Methods

14.6.1.1

Zones

All Scheduled and Restricted Activities have an underlying zone. This zone applies to any activity not otherwise covered in the schedule.

14.6.1.2

Effects Based Activity Types

Permitted Activities in the Schedule are those which are considered unlikely to generate any adverse effects on the environment. Some of these Permitted Activities are scheduled because the zone does not recognise them as a Permitted Activity. Other activities are scheduled as Permitted Activities to recognise their ability to operate as such. Some of the Permitted Activities in the Schedule have conditions imposed. Unless otherwise stated in the Schedule, all Permitted Activities have to comply with the Development Controls and Performance Standards in the underlying applying zone.

Controlled Activities are those which are unlikely to generate adverse effects, but which may have particular elements that require the Council to exercise discretion and impose conditions. Matters for Control and Assessment Criteria for each Controlled Activity are set out in the Schedule. Unless otherwise stated, Controlled Activities have to comply with the Development Controls and Performance Standards in the underlying/applying zone.



	<p>Restricted Discretionary Activities are those which may be appropriate in the zone but which comprise elements that may generate adverse effects. It is to these elements that the Council has restricted the exercise of its discretion and may impose conditions. Matters for Discretion and Assessment Criteria are set out in the Schedule.</p> <p>Discretionary Activities are those that may be appropriate in the zone but have the potential for adverse effects on the environment. Assessment Criteria for each Scheduled Discretionary Activity are set out in the Schedule.</p> <p>Restricted Activities are sites within the District where Council has considered it appropriate to place special controls on the development of the site. The particular restrictions on the activity are noted in the Schedule.</p>
14.6.1.3	<p>Development Controls and Performance Standards</p> <p>All Permitted and Controlled Scheduled Activities will have to meet the Performance Standards and Development Controls set out in the Scheduled Activity Table, as well as those for the underlying zoning (unless otherwise specified).</p> <p>Where the activity is 'Restricted' the provisions set out in the Scheduled Activity Table shall apply.</p>
14.6.2	<p>Other Regulatory Methods</p>
14.6.2.1	<p>Bylaws</p> <p>The Council will continue to use and apply bylaws where appropriate, in respect of inappropriate activities.</p>
14.6.3	<p>Other Methods</p>
14.6.3.1	<p>Information and Education</p> <p>This method encompasses the publication of 'state of the environment' reports, information pamphlets and design guidelines, and the holding of public meetings and urban design workshops. Essentially, it involves persuading developers and other resource users to act in a manner which is environmentally responsible, and which achieves the resource management objectives and policies set out in the Plan.</p>
14.6.3.2	<p>Provision of Works and Services and Land Acquisition</p> <p>Depending on the location of a Scheduled Activity, the Council may carry out works and services to achieve its resource management objectives. Capital works and land acquisition need to be signalled in the Council's Annual Plan, with significant long term expenditure being dealt with in a Strategic Plan. These processes are open to public debate and are subject to a political process, rather than the legal process involved in the preparation of a District Plan.</p>



14.7

ANTICIPATED ENVIRONMENTAL RESULTS

The anticipated environmental results from the implementation of the above objectives, policies and methods are:

- (a) A high standard of amenity values in Scheduled areas and areas adjoining Scheduled and Restricted Activities.
- (b) The quality of the natural environment is not diminished by Scheduled and Restricted Activities.
- (c) Development and growth in a controlled manner, but also allowing for people and communities to meet their own needs.



Rule 14.8

Rule 14.8.1 Activities relating to this Chapter

Rule 14.8.1.1

Rule 14.8.1.2 Rules in other Chapters of the Plan

Rule 14.8.1.2.1

ACTIVITY RULES

Activities relating to this Chapter

- (a) Land or buildings on a site shown as a Scheduled Activity on the Planning Maps may be used for the activities set out in the Scheduled Activity Table in Rule 14.8.2, and shall comply with the conditions set out in the Table.
- (b) Permitted and Controlled Activities in Rule 14.8.2 - Scheduled Activity Table, shall comply with the development controls for the zone, unless otherwise specified in Rule 14.8.2.
- (c) In accordance with section 76(3A) of the Act the Council will limit its control to matters listed against each activity when considering resource consent applications for Controlled Activities.
- (d) In accordance with sections 76(3B) and 105(3A) of the Act the Council will restrict its discretion to the matters listed against each activity when considering resource consent applications for Restricted Discretionary Activities.
- (e) Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications the Council will have regard to the Assessment Criteria specified, and any relevant Discretionary Activity Assessment Criteria in any chapter of this Plan, and the relevant matters set out in section 104 of the Act.
- (f) Where land is noted on the Planning Maps as being subject to a restriction, the provisions set out in Rule 14.8.3 - Restricted Activity Table, shall apply.

Rules in other Chapters of the Plan.

Relevant rules in other chapters of the plan shall also be complied with.

Chapter 7 - Rural
Chapter 8 - Residential
Chapter 9 - Business
Chapter 10 - Open Space and Recreation
Chapter 12 - Special Zones
Chapter 13 - Future Development and Structure Plans
Chapter 18 - Urban Land Modification and Vegetation Protection
Chapter 20 - Hazardous Substances and Contaminated Sites
Chapter 21 - Transportation and Access
Chapter 22 - Financial Contributions and Works
Chapter 23 - Subdivision and Servicing



Rule 14.8.2 Scheduled Activity Table

ACTIVITY NUMBER	DETAILS	
101	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>2, 6, 7, 10, 11, 13, 14, 17, 18, 21, 23, 24, 25, 26, 29, 30, 31, 42, 68, 109, 110.</p> <p>Riverhead, Woodhill, Mahurangi and Mangawhai Forests, excluding those areas identified as Significant Natural Areas (SNAs) and the area within the Coastal Protection Yard.</p> <p>Refer to the Planning Maps for locations.</p> <p><u>Permitted Activity</u></p> <p>Outdoor Recreation, Horse Trekking, Dog Sled Racing and Motor Sports which do not involve the construction of permanent hardseal track surfaces.</p> <p>Buildings of less than 100m² gross floor area per activity, ancillary to Outdoor Recreation, Horse Trekking, Dog Sled Racing and Motorsports.</p> <p><u>Conditions</u></p> <p>Compliance with Rule 7.10 in <i>Chapter 7- Rural</i>.</p>
102	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>7</p> <p>State Highway 1, Dome Valley. Lot 1 DP 80082.</p> <p><u>Discretionary Activity</u></p> <p>Handcraft shop and any additions, alterations or redevelopment of the existing shop for the sale of handcrafted goods.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 7.13.1 in <i>Chapter 7 - Rural</i> and the relevant matters set out in section 104 of the Act.</p>
103	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>8</p> <p>Pakiri River Road. Pt Allot 42 Parish of Pakiri (DP 62077).</p> <p><u>Discretionary Activity</u></p> <p>Additions, alterations or redevelopment of the existing Motor Camp.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 7.13.1 and 7.13.2 in <i>Chapter 7 – Rural</i>, and the relevant matters set out in section 104 of the Act.</p>



ACTIVITY NUMBER	DETAILS	
104	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>44</p> <p>Mount Pleasant Drive, Cape Rodney Road, and Omaha Block Access Road, Omaha Cove.</p> <p>Lots 1 - 3 DP 149767 and Allotments 43 and 44, Village of Leigh (SO 731).</p> <p><u>Controlled Activity</u></p> <p>Housing Development - Minor household units and multiple household units not exceeding the number allowed as single household units if the land had been subdivided in accordance with the subdivision standards of the zone.</p> <p><u>Conditions</u></p> <p>Each application for consent shall include a comprehensive development plan showing how the following matters are to be addressed, both for the area subject to the application and for all the land subject to the scheduled activity:</p> <ul style="list-style-type: none"> (a) preservation of the visual aspects of the Mt Pleasant Road - Cape Rodney Road ridge; (b) identification of existing bush and trees that are to be preserved and their future status; (c) landscaping and nature of new planting; (d) location of building sites; (e) building style guidelines; (f) earthworks; (g) rationalisation of legal and practical access; (h) access to beach; (i) protection of areas of important wildlife habitat. <p><u>Matters for Control</u></p> <p>The Council will limit its control to the following matters:</p> <ul style="list-style-type: none"> (j) Building siting, design and external appearance. (k) Landscape and landform modification. (l) Access. (m) Remedial/mitigation landscaping. <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 7.11.1.2 <i>Chapter 7- Rural</i>.</p>



ACTIVITY NUMBER	DETAILS	
105	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>44</p> <p>24 Hauraki Road, Leigh Wharf, Leigh. Leigh Wharf and Part Bed Omaha Cove SO 57531.</p> <p><u>Permitted Activity</u></p> <p>Buildings ancillary to commercial fishing.</p>
106	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>45</p> <p>Opango Creek Reserve, Tramcar Bay, Whangateau. Allot 186 Parish of Omaha SO 42813.</p> <p><u>Discretionary Activity</u></p> <p>Extensions to the use of the site for boat-building purposes.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 10.13.1 in <i>Chapter 10 – Open Space and Recreation</i> and the relevant matters set out in section 104 of the Act.</p>
107	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>15, 51.</p> <p>Morris and James Pottery, Tongue Farm Road, Matakana. Lot 1 DP 158589.</p> <p><u>Permitted Activities</u></p> <p>(a) The design, manufacture and retail of arts and crafts made from clay, fibrous cements, glass, bronze or other materials. [Amendment 163]</p> <p>(b) Storage and processing of clay for use on site for the manufacture of clay products.</p> <p>(c) Construction of buildings for the above purposes, generally in accordance with the layout shown on the plan at Appendix 14A.</p> <p>(d) Extraction of clay for on-site manufacture of clay products from the area indicated on the plan at Appendix 14A.</p> <p>(e) Tourism tours of the factory and on-site manufacturing activities. [Amendment 163]</p> <p>(f) Hosting of events for up to 200 people on not more than three days in any 12 month period. [Amendment 163 decision]</p>



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> (a) Greater than 3 metres in height; and (b) Less than or equal to 500m² in area provided that this is the maximum total area cut, damaged or destroyed on the site after 28 November 2000.
	<p>ACTIVITY</p> <p>ACTIVITY</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Discretionary Activity</u></p> <p>The cutting, damaging or destroying of any individual native tree or number of trees constituting native bush, which is:</p> <ul style="list-style-type: none"> (a) greater than 500m² in area; or not otherwise a Permitted Activity or Restricted Discretionary Activity. <p>Earthworks</p> <p><u>Permitted Activity</u></p> <ul style="list-style-type: none"> (a) The excavation or deposition of soil, spoil or earth for the following activities, are Permitted Activities: <ul style="list-style-type: none"> (i) Those activities associated with good farm management practice (eg. fencing, tilling/hoeing and fertilising of the soil, planting or erecting shelter and planting of other trees). (ii) The construction of stock races, and the construction and maintenance of farm drains, except that the construction and maintenance of such drains shall not lead to the modification of natural watercourses or wetlands, in excess of the limits specified as a Permitted Activity in Rule 7.9.5.3 in <i>Chapter 7 - Rural</i>. (iii) The formation and maintenance of forestry roads and forestry landings within plantation forests provided that associated excavation or deposition does not occur within 10m of a wetland or watercourse. (iv) The formation of silage pits provided that associated excavation or deposition does not occur within 10m of a wetland or watercourse. (b) For any other activity, the excavation or deposition of soil, spoil or earth less than or equal to 50m³ is permitted. <p><u>Restricted Discretionary Activity</u></p> <ul style="list-style-type: none"> (a) The excavation or deposition of soil, spoil or earth greater than 50m³ but less than or equal to 200m³. <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Scale, location and visibility of vegetation removal and earthworks. (b) Scale of riparian vegetation removal and wetland modification.



ACTIVITY NUMBER	DETAILS	
		<p>(c) Duration of the works proposed.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p>
		<p>(a) Whether the works are clearly based upon the interpretation of, and have a strong functional relationship with, natural resources in the immediate vicinity of the site on which it is to be located.</p> <p>(b) Whether the works have a need for a rural rather than urban location.</p> <p>(c) Whether the earthworks and vegetation removal for buildings and structures, including grave sites (for cemeteries and Urupa), require removal of extensive areas of native trees or bush, or modification of the lake, river or stream margins, or impact adversely upon the habitat of any indigenous species, and how these effects could be mitigated or minimised.</p> <p>(d) Whether the earthworks and vegetation removal for buildings and structures, including grave sites (for cemeteries and Urupa), require extensive landform modification, and are sited so as to utilise the existing landform as a basis as far as practicable, to minimise landscape impacts and discharge of silt; whether access and servicing involve minimal earthworks/landform modification and any adverse effects of providing access and servicing are minimised or mitigated.</p> <p>(e) Whether the earthworks or vegetation removal adversely impact upon the natural quality of any native tree or area of bush, or water areas, or the seacoast, including the sand dune system.</p> <p>(f) Whether the earthworks or vegetation removal results in the alteration of any wildlife habitat and whether there is no alternative location for the proposal.</p>
109	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS &</p>	<p>53, 54.</p> <p>Totara Park Retirement Village, Westpark Glen, Warkworth. Lot 1 DP 136686, Flat 1 DP 151683, DP 146485, Flat 2 DP 161145, Lot 2 DP 146485.</p> <p><u>Permitted Activity</u></p> <p>Use of existing buildings for housing the elderly or disabled, including pensioner housing; day care for the elderly; social and resource centre for the elderly; community halls; medical centre; facilities for the provision of community services; and living accommodation for staff.</p> <p><u>Conditions</u></p>



ACTIVITY NUMBER	DETAILS	
	ASSESSMENT CRITERIA ACTIVITY	<p>The activity shall comply with Rule 8.10, <i>Chapter 8- Residential</i>, and Rule 21.10, <i>Chapter 21 – Transportation and Access</i>.</p> <p><u>Restricted Discretionary Activity</u></p> <p>Construction of buildings for the purposes described above.</p>
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Building form. (b) The relationship between outdoor space and buildings. <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Building Form - Whether the proposal is sensitive, in terms of scale and form, with respect to adjoining sites. The Council will discourage "sausage-type" development and other designs where the bulk, unrelieved mass or repetitive nature of buildings will detract from adjoining sites. (b) The Relationship Between Outdoor Space and Buildings - Outdoor living courts and balconies should be designed and located to provide privacy to the users and to be able to receive sunlight in mid-winter.
110	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p>56</p> <p>Building Supplies Retailer, State Highway 1, Warkworth. Lot 1 DP 53836 and Lot 1 DP 94349.</p> <p><u>Permitted Activities</u></p> <ul style="list-style-type: none"> (a) Sales of builders' supplies, building and construction materials, tools and equipment. (b) Security Fencing. <p><u>Conditions</u></p> <ul style="list-style-type: none"> (a) A continuous line of trees to effectively screen the yard and its contents from the road, shall be planted and maintained along the road frontage, except for the length required for access to Lot 1 DP 53836. (b) No materials shall be stored within 3 m of the front boundary. (c) Controls <ul style="list-style-type: none"> (i) front yard 7.5m



ACTIVITY NUMBER	DETAILS	
		(ii) rear yard 6m (iii) site coverage 60% (iv) maximum height 9m (d) Lots to be held together. No re-subdivision.
111	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	59 Motorcamp, Sandspit Road, Sandspit. Pt Allot 23, Parish of Mahurangi. <u>Permitted Activity</u> Sandspit Motor Camp as existing on 28 September 1989. <u>Discretionary Activity</u> Motor camp extensions and additions not provided for as a Permitted Activity. <u>Assessment Criteria</u> The Council will have regard to the Assessment Criteria 10.13.1, <i>Chapter 10 – Open Space and Recreation</i> and the relevant matters set out in section 104 of the Act.
112	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	50 Baddeleys Beach Road, Baddeleys Beach. Part Lot 74 DP 46354 and Allot 146 Parish of Matakana SO 46162. <u>Permitted Activity</u> Sites for up to 4 household units. <u>Conditions</u> Land shall previously have been subdivided into up to 4 sites generally in the manner shown, and subject to conditions noted in Appendix 14B.
113	MAP REFERENCE LOCATION & LEGAL	63 Beach Settlement, Scandrett Road, Martins Bay. Part Allot 8, Parish of Mahurangi SO 891C and Part Allotment 8A Parish of



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>2. Relocation of existing dwellings within Martins Bay bach settlement.</p> <p>3. Subdivision of scheduled activity area from remainder of the site.</p> <p>The Council will restrict its discretion to the following matters:</p>
		<p>(a) Location, design, scale and appearance of buildings.</p> <p>(b) Landscaping and screening.</p> <p>(c) Earthworks and land modification.</p> <p>(d) Land suitability for building.</p> <p>(e) That the existing access is maintained to the bach settlement.</p> <p>(f) Methods and design of water supply, sewage disposal and drainage.</p> <p>(g) Financial contributions and contributions for works and services.</p> <p>(h) Provision of an esplanade reserve.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p> <p>(i) Whether the proposed overall development, location and design of buildings and provision of open space is in general accordance with Appendix 14C.</p> <p>(ii) Whether buildings and structures are sited so that they do not require extensive landform modification, to minimise adverse effects on natural landform and discharges of silt.</p> <p>(iii) Whether appropriate methods are proposed to avoid adverse effects on land stability, water quality, and the habitats of flora and fauna.</p> <p>(iv) The extent to which the conditions for permitted activities are complied with.</p> <p>(v) Whether development would be in scale with development on site existing at 1 September 2006.</p> <p>(vi) Whether retention of the informal character of the existing coastal village is maintained by development:</p> <ul style="list-style-type: none"> - no requirement for individual sealed driveways or parking areas - avoid kerb and channelling <p>(vii) Whether subdivision provides for an esplanade reserve extending to the western side of the drip line of the trees along the foreshore as shown on</p>



ACTIVITY NUMBER	DETAILS	
	NOTIFICATION	<p>Appendix 14C and on the Planning Maps.</p> <p>In relation to Restricted Discretionary Activities under this scheduled activity, applications for resource consent need not be notified and the written approvals of affected persons will not be required, nor in terms of limited notification under the Resource Management Act, will notice to adversely affected persons be served</p>
	EXPLANATION	<p>The site of the Martins Bay Structure Plan is on Scandrett Road, adjacent to Martins Bay beach and the entrance to the Scandrett Regional Park.</p> <p>The existing development and character of the site is unique, historically providing a bach settlement for the past 50 years. In the 1980's the Rodney District Council acknowledged the existence of the settlement and gave it legal status, through the Scheduled Activity provisions of the District Scheme.</p> <p>Relocation of existing dwellings and provision for up to 10 additional dwellings within the bach area enables the settlement to redevelop without compromising the upper slopes and coastal landscape character.</p> <p>Development of new or relocated dwellings will require an application for resource consent as a restricted discretionary activity, and will be subject to the permitted activity controls to ensure the scale and form of development within the settlement area is maintained.</p> <p>Retaining the informality of the settlement through unformed driveways and parking areas throughout the bach areas ensures the historical bach character is retained.</p> <p>The Scheduled Activity also provides for the establishment of an esplanade reserve that includes the trees running along the foreshore of the site.</p>
114	NOT ALLOCATED	
115	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	<p>72</p> <p>445 Hibiscus Coast Highway. Part Lot 47 DP 12795.</p> <p><u>Permitted Activity</u></p> <p>The erection of two household units.</p>
116	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	<p>75</p> <p>Rodney District Council Building, Centreway Road, Orewa. Lot 1 DP 147350.</p>



ACTIVITY NUMBER	DETAILS	
117	<p>ACTIVITY</p> <p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p><u>Permitted Activity</u></p> <p>Administrative, professional and commercial offices and services on the site of the Council offices.</p> <p>75, 78.</p> <p>Camping Ground, State Highway 1, Orewa. Part Allot 319, Allot 345 and 346.</p> <p><u>Permitted Activity</u></p> <p>Camping ground.</p>
118	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>78, 79</p> <p>Camping Ground, 23 Marie Avenue Red Beach Lot 3 DP 70403.</p> <p><u>Permitted Activity</u></p> <p>Camping ground.</p> <p><u>Condition</u></p> <p>The extent and layout of any development is in general accordance with the site plan at Appendix 14E.</p>
119	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>84</p> <p>15 Titan Place and State Highway 1, Silverdale. Lot 3 DP 185606.</p> <p><u>Permitted Activity</u></p> <p>The use of access from Titan Place across that part of Lot 3 DP 185606 zoned Industrial, to Lot 2 DP 185606 zoned Residential Low Intensity, for any purposes allowed for that lot.</p>



ACTIVITY NUMBER	DETAILS	
120	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	86 131-135 Vipond Road, Whangaparaoa. Lots 16,17 and 18 DP 36391. <u>Controlled Activity</u> Professional, administrative and commercial offices and tradesmen's depots/offices.
	CONDITIONS & ASSESSMENT CRITERIA	<u>Conditions</u> (a) That there are no extensions, or additions to or replacement of the existing buildings, except as provided for by the zone. (c) Any activity shall not operate outside the hours of 7.00 a.m. to 7.00 p.m. Monday to Friday and 9.00 a.m. to 4.00 p.m. Saturday and Sunday. (c) There shall be no sale of goods from the site. (d) There shall be no flags, bunting or similar sales devices displayed on the buildings. (e) The activity shall comply with the noise standards in Rule 16.9.2 in <i>Chapter 16 – General Rules</i> . (f) A maximum of 17 persons shall operate from the site (ie. excluding the dance school). (g) Parking for vehicles shall be as specified in the Chapter 21 - Transportation and Access. (h) Landscape planting shall be implemented prior to the commencement of any activity. (i) That the activities provided for cease to operate from the site by 1 January 2005. <u>Matters for Control</u> The Council will limit its control to the following matters: (a) Landscaping. <u>Assessment Criteria</u> When assessing an application the Council will have regard to the following criteria: (a) Whether sufficient and suitable planting to soften the “hard edge” appearance of the site and the buildings, when viewed from the surrounding residential area, is provided.
121	MAP REFERENCE	87, 88.



ACTIVITY NUMBER	DETAILS	
	LOCATION & LEGAL DESCRIPTION	Hibiscus Coast Leisure Centre, Brightside Road, Stanmore Bay. Lot 8 DP 64710.
	ACTIVITY	<p><u>Permitted Activity</u></p> <p>Use of the existing buildings as a sports and recreation complex, including swimming pools, stadiums, squash courts, fitness centre, function rooms, childcare facilities, café/restaurant, and refreshment facilities. Use of existing buildings for these purposes and for commercial activities such as fairs, exhibitions and displays.</p>
122	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p>90</p> <p>Roberts Road, Matakatia. Part Lot 2 Deeds C26 as existing on 10 July 1991 and any subsequent subdivisions thereof.</p> <p><u>Permitted Activity</u></p> <p>Comprehensively planned development of the site limited to the following:</p> <ul style="list-style-type: none"> (a) Single household unit per site. (b) Cluster housing on sites of at least 4,000m² net site area and not exceeding a standard of 1 unit per 1,000m² of net site area. (c) Multiple household units up to 2 units per site, not exceeding 1 unit per 1,000m² net site area. <p><u>Conditions</u></p> <ul style="list-style-type: none"> (a) The objectives and policies set out at 8.3 and 8.4 in <i>Chapter 8 - Residential</i>, and 6.3 and 6.4 in <i>Chapter 6 - Highly Valued Natural Resources and Landscapes</i>, shall be taken into consideration in the comprehensive planning of the site. (b) All site development shall be carried out in a manner that: <ul style="list-style-type: none"> (i) Minimises the extent of earthworks and tree removal required to be reasonably necessary for the provision of building platforms and entrance strips or accessways; (ii) Ensures that only one entrance strip or accessway is constructed to serve different units on the same site; (iii) Ensures that, in-so-far as is reasonably practicable, one jointly owned access lot or right of way is provided for the benefit of adjoining sites, or sites in close proximity. (c) The development controls specified in Rule 8.10 in <i>Chapter 8 - Residential</i> shall apply. (d) Rule 18.9.3 Urban Tree Protection and Removal in <i>Chapter 18 - Urban Land Modification and Vegetation Protection</i> shall apply except as is necessary to



ACTIVITY NUMBER	DETAILS	
		provide stable building areas, access or servicing.
		(e) The controls specified in Rule 8.15 in <i>Chapter 8 - Residential</i> shall apply except that for this site under Rule 8.15.2.2.2. <i>Chapter 18 – Urban Land Modification and Vegetation Protection</i> (cluster subdivision) under (d), the number of dwelling sites provided in such a subdivision shall be based on the size of the site being subdivided at a rate of 1 house per 2000m ² .
123	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>84</p> <p>Hibiscus Coast Highway, Silverdale. Lots 1 and 2 DP 89964 Lots 3-7 DP 44392 and Lot 1 DP 185606.</p> <p><u>Permitted Activity</u></p> <p>Industries, storage or warehousing as provided for in the Industrial Zone, commercial services, health and welfare services, LPG facilities complying with Rules in <i>Chapter 20 Hazardous Substances and Contaminated Sites</i>, manufactures' showrooms, offices, professional services, reserves, restaurants, show home sites, and residential accommodation ancillary to these activities.</p> <p><u>Condition</u></p> <p>Development controls and performance standards in Rule 9.10 as if this schedule was an Industrial Zone.</p> <p><u>Controlled Activity</u></p> <p>The erection of buildings and the design of outdoor areas to accommodate defined permitted activities.</p> <p><u>Matters for Control</u></p> <p>The Council will limit its control to the following matters:</p> <p>(a) Building design, distribution of uses in outdoor areas and advertising. (b) Landscaping. (c) Access.</p> <p><u>Assessment Criteria</u></p> <p>In order to exercise its control the Council will require applicants to provide a comprehensive development plan addressing the Matters for Control and Assessment Criteria set out below. The Comprehensive Development Plan shall as a minimum cover all the land other than Lots 1 and 2 DP 89964.</p> <p>When assessing an application the Council will have regard to the following criteria:</p> <p>(i) Whether the appearance of high urban quality consistent with the prominence of the site in public views from the Hibiscus Coast Highway is</p>



ACTIVITY NUMBER	DETAILS	
		<p>created.</p> <p>(ii) Whether the development conveys the visual impression of being a single integrated entity.</p>
		<p>(iii) Whether the development will result in a teed skyline of substantial trees, and complete screening of all development and uses of outdoor space, as viewed from the land to the west.</p> <p>(iv) Whether the outline of all development is softened by the use of shrubs and substantial trees, and outdoor areas are screened, as viewed from land to the southwest, south, southeast and northeast.</p> <p>(v) Whether a park like setting (eg. of lawn, shrubs and trees) on the Hibiscus Coast Highway is created.</p> <p>(vi) Whether easy manoeuvring into and out of the Hibiscus Coast Highway slip road, including the ability of vehicles to turn within an enlarged cul de sac head if appropriate, is provided and whether the adverse effects of any access, parking or loading arrangement utilising the Hibiscus Coast Highway frontage are avoided.</p> <p>(vii) Whether access from Titan Place to the land covered by this Scheduled Activity and/or the balance of Lot 2 DP 185606, if it is provided in a way that's avoids, or failing the minimises any adverse impact on the skyline ridge of the Industrial Zone/Residential Low Intensity Zone boundary as a feature visually containing the Silverdale industrial area and separating it from the residentially zoned land to the east.</p>
124	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>26, 27, 93.</p> <p>Lot 3 DP 95982 and Lot 1 DP 100141 together known as the Weiti Station.</p> <p><u>Permitted Activities</u></p> <p>Permitted Activities as listed in the Countryside Living Rural Zone, plus the following:</p> <p>(a) Recreational activities (not buildings) including bridleways, tennis courts etc.</p> <p>(b) Dams and other structures for retaining water and wastewater treatment and associated ponds, wetlands and streams.</p> <p><u>Conditions</u></p> <p>(a) Conditions on activities listed in the Countryside Living Rural Zone, shall be those conditions applying to the Permitted Activities in the Countryside Living Rural Zone.</p> <p>(b) There shall be no conditions for dams other than those, which may be</p>



ACTIVITY NUMBER	DETAILS	
	DESCRIPTION	
	ACTIVITY	<p><u>Permitted Activity</u></p> <p>Multiple household units not exceeding 2 units per site and not exceeding 1 household unit per 375m² of net site, only on land at Arkles Bay, Whangaparaoa Peninsula and contained within Scheme Plan R13987 (approved 18 November 1986) and defined in the Plan at Appendix 14F.</p>
126	MAP REFERENCE	26
	LOCATION & LEGAL DESCRIPTION	State Highway 1, Dairy Flat. Lot 1 DP 133219.
	ACTIVITY	<p><u>Permitted Activity</u></p> <p>Use of North Harbour Trotting and Country Club for outdoor recreation.</p>
	ACTIVITY	<p><u>Controlled Activity</u></p> <p>Buildings no greater than 25m² gross floor area, ancillary to outdoor recreation.</p>
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Matters for Control</u></p> <p>The Council will limit its control to the following matters:</p> <ul style="list-style-type: none"> (a) Building location. (b) Design and external appearance. <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Whether the location of buildings on prominent ridges, knolls or skylines would dominate the natural landscape and detract from the amenities of an area. Buildings should be located below the crests of hills, to reduce their visual impact on the landscape. (b) Whether, where a building is proposed for a predominant location, and where no other practicable building platform exists, the proposed buildings are screened and/or background planting is proposed, to limit the building's visual impact. (c) Whether the scale and form of buildings, particularly those located in prominent positions, is such that the building complements the natural landscape, and whether the building profiles reflect the contours of the surrounding landscape. (d) Whether the materials and colours used blend a building with the natural environment.



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Restricted Discretionary Activity</u></p> <p>New buildings exceeding 25m² gross floor area at the North Harbour Trotting and Country Club for a Permitted Activity under 1 above.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Amenity values. (b) Water quality. (c) Trees or bush. (d) Landscape. (e) Natural features. (f) Cultural Heritage. (g) Rooding. (h) Infrastructure/Utilities. (i) Character and scale. (j) Landform. <p><u>Assessment Criteria</u></p> <p>The Council will have regard to the following Assessment Criteria 7.13.1 (d)-(k) and 7.13.2 (b)-(c) in <i>Chapter 7 – Rural</i>.</p>
127	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>98</p> <p>Kahikatea Flat Road, Dairy Flat (as defined on Appendix 14G). 1.1 hectares being Part Lot 2 DP 67982 CT 49C/1318.</p> <p><u>Permitted Activity</u></p> <p>Farm supply centre and depot, including the retailing or wholesaling of farm supplies, goods and equipment, including clothing and footwear directly associated with farming, including wet weather gear, but excluding food for human consumption, groceries, general clothing and second hand buildings.</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> (a) Maximum Height 8 metres. (b) Front Yard - 10 metres, apart from that area required for access purposes. The first 3 metres of the yard parallel to the road shall be landscaped and



ACTIVITY NUMBER	DETAILS	
		<p>the plants maintained.</p> <p>(c) Rear Yard - 5 metres.</p>
		<p>(d) Side Yards - 5 metres, except as required by Condition 8. A continuous line of trees to effectively screen the site from State Highway Number 1, shall be planted and maintained along the eastern boundary.</p> <p>(e) Site Coverage 30%.</p> <p>(f) Parking - 1 space per 50m² of floor space.</p> <p>(g) All loading associated with the business shall take place on site.</p> <p>(h) Vehicular access to the land to the east of the property forming part of Lot 2 DP 67982 shall be provided from Kahikatea Flat Road.</p> <p>(i) Lighting shall comply with the levels specified in <i>Chapter 16 – General Rules</i>.</p> <p>(j) Noise levels shall not exceed those specified in <i>Chapter 16 – General Rules</i>.</p>
<p>128</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>27</p> <p>1185 East Coast Road. Part Lot 2 DP 65500, Part Lot 1 DP 37329, Part Lot 4 DP 32247, Lot 1 DP 165504, section 1 SO 45671, and Lot 3 DP 65500.</p> <p><u>Discretionary Activity</u></p> <p>Prior to 30 December 2012;</p> <ul style="list-style-type: none"> • Cleanfill operations and associated buildings, works and use of machinery. • Stabilisation and reinstatement works. • Salvaging and recycling of concrete and building materials etc, including transporting materials to the site and stock piling. • Wholesale (no retail) reselling of scoria, rock metal and topsoil. • Salvaging and recycling of topsoil and other related materials. • Ancillary activities and accessory building. <p>Provided there are no more than 75 truck loads of material per day with an annual average per day of 50 truck loads.</p> <p>Post 30 December 2012, activities not otherwise occurring on Lot 2 DP 340945, Lots 2 and 3 DP 366297 and Section 1 SO 69059 at Redvale, involving:</p> <ul style="list-style-type: none"> • Offices and storage of vehicles and machinery. • Salvaging and recycling of concrete and building materials etc, including transporting materials to the site and stock piling. • Wholesale (no retail) reselling of scoria, rock metal and topsoil. • Salvaging and recycling of topsoil and other related materials. • Ancillary activities and accessory buildings.



ACTIVITY NUMBER	DETAILS	
		<p>Provided there are no more than 75 truck loads of material per day with an annual average per day of 50 truck loads.</p>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Assessment Criteria</u></p> <p>The requirements of the Act relating to Discretionary Activities and the Assessment Criteria at Rules 7.11.1.2 and 7.13.1 and 7.13.5 in <i>Chapter 7 – Rural</i>, provided that in terms of criterion 7.13.1(a)(vi) consideration is given to both the ‘local’ and ‘regional’ community, and the relevant matters set out in section 104 of the Act.</p>
<p>129</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>GENERAL RULES</p> <p>PERMITTED ACTIVITY</p> <p>CONDITIONS</p>	<p>30</p> <p>21 Forestry Road, Riverhead.</p> <p>Part of Lot 2 DP 329465 (approximately 9.8ha – see Appendix 14Q for site area).</p> <p>The relevant rules in Chapters 16 – General Rules, Chapter 21 – Transportation and Access, Chapter 19 – Utilities, Chapter 20 – Hazardous Substances and Contaminated Sites are applicable, and shall be complied with.</p> <p><u>Permitted Activities</u></p> <p>Subject to compliance with the Conditions set out below, the following activities are permitted:</p> <p>(a) Activities listed in Rule 9.9.2 Activity Table as permitted activities in the Industrial Zone, unless an alternative status is provided under these schedule provisions.</p> <p>(b) The ERECTION, addition to or alteration of BUILDINGS, and ACCESSORY BUILDINGS for any Permitted Activity in this Table, provided the total g.f.a. on the site (being Lot 2 DP 329465, or any future sites subdivided in combination) does not exceed 11,500 m².</p> <p>(c) Lunch bar or restaurant with a maximum g.f.a of 150m²</p> <p>(d) VEHICLE SALES AND HIRE PREMISES for commercial vehicles and heavy machinery hire, subject to Condition (g) below.</p> <p>(e) The display and sales of heavy machinery and heavy machinery parts such as heavy truck parts, tractor parts, and industrial machinery parts.</p> <p>(f) SHOWROOM & SHOWHOME SITES ancillary to any Permitted Activity.</p> <p><u>Conditions</u></p> <p>(a) The activity complies with the development controls for Industrial Zones in Rules 9.10.1 – 9.10.3.2 (Chapter 9, Business: Development Controls and</p>



ACTIVITY NUMBER	DETAILS
	<p>Performance Standards).</p> <p>(b) The maximum site coverage on any one site does not exceed 55%.</p>
	<p>(c) The total impervious area on Scheduled Activity Area 129 (as shown in Appendix 14Q) does not exceed 81%.</p> <p>(d) Inert building materials are used, or alternatively, metal surfaces are treated to achieve 75% total suspended solids removal over a long term average.</p> <p>(e) Wastewater is collected, treated and disposed of in accordance with a current ARC Discharge Consent. In all cases, the applicant shall verify that there is capacity within the current wastewater system to accommodate wastewater flows from any new development on the site and that the connection to the existing wastewater system will comply with the purpose of the relevant ARC Discharge Consent.</p> <p>(f) With the exception of a maximum of two vehicle entrances/egress points fronting Forestry Road, the entire eastern boundary of the property fronting Forestry Road is landscaped as follows:</p> <p>(i) A landscape strip with:</p> <ul style="list-style-type: none"> • an average width of 10 metres, or an average width of 5m where mounding is used (as provided in (ii) below), and • a minimum width of 4 metres, <p>(ii) shall be provided and planted ,with plants that are capable of achieving a height of 8m within eight years of their planting. Where mounding is used, the plants shall be planted at the peak of the mound where possible.</p> <p>(iii) As provided in (i) above, the width of the landscape strip may be reduced to 5 metres where a mound that satisfies the minimum height requirements set out below is to be provided. The minimum height of the peak of the mound shall be the greater of:</p> <ul style="list-style-type: none"> • 1 metre above natural ground level; or • 1 metre above the average natural ground level across the 5 metre wide landscape strip. This can be calculated as: $\frac{(a+b)}{2}+1$ a = natural ground level (metres) at boundary b = natural ground level (metres) 5 metres inside the site, measured perpendicular from the boundary where point a is measured. <p>All internal roads are to be landscaped, with:</p> <ul style="list-style-type: none"> • A landscape strip with a minimum width of 5m on each side of the road; • Planted with trees of a species capable of reaching a height of not less than 8 metres; and • Planted at an average of one tree for every 10 metres of road frontage, provided that no trees are more than 15 metres apart and no closer than 5 metres. <p>For the purpose of this Rule “internal road” excludes any minor access driveway serving a single industrial building.</p>



ACTIVITY NUMBER	DETAILS
	<p>(g) Vehicles included are those covered under Classes 2-5 of the Land Transport Act 1998 classification, excluding Class 1 cars and 4-wheel drive vehicles. Note: Some cross references are made in other Classes to Class 1 vehicles under this Act.</p>
<p>RESTRICTED DISCRETIONARY ACTIVITY</p>	<p>(h) Prior to subdivision or development at the site (being Lot 2 DP 329465), the applicant shall ensure that the site is fully compliant with the conditions of the existing ARC contaminated site consent no. 22395 for the discharge of timber treatment chemicals to ground, or any replacement consent.</p> <p>Explanation and Reasons</p> <p><i>At the date of introduction of this Rule, the wastewater treatment plant on the site had the capacity to treat wastewater at a rate of 12.5m³/day (being the wastewater volume assessed as being generated by 250 people at 50l/day/person). At a rate of one person per 46 m² g.f.a, this equates to a g.f.a. of 11,500m².</i></p> <p><i>Landscaping along roads is important in achieving a park-like character. In this regard significant tree planting is required both along the Forestry Road frontage and along main internal access roads but not internal driveways serving individual buildings.</i></p> <p>Advice Note</p> <p><i>RDC hold a Comprehensive Stormwater Discharge Consent (Number 13909) for the Riverhead Catchment. Any development proposal at the 21 Forestry Road site which will result in actual or potential stormwater discharges that are not accounted for by the Comprehensive Stormwater Discharge Consent, will require either a variation of the existing Catchment Management Plan or a Stormwater Discharge Consent from the ARC in accordance with Rules 5.5.1 – 5.5.13 of the Proposed Auckland Regional Plan: Air, Land and Water.</i></p> <p><i>Stormwater discharges from the Forestry Road site to the sensitive Upper Waitemata Harbour via a tributary of the Rangitopuni catchment, which has major flooding problems. Research has established that sediment in the Upper Waitemata Harbour has high levels of metals, including zinc and copper, and that strict water quality controls are necessary to prevent further degradation. Because of the proximity of the site to the Upper Waitemata Harbour, cladding materials should be selected or treated to meet TP10 standards (which broadly requires that inert building materials are used, or alternatively, metal surfaces are treated to achieve 75% total suspended solids removal over a long term average), to avoid the risk of contributing additional zinc or copper to the Upper Waitemata Harbour.</i></p> <p><i>Engineering assessments indicate that there is sufficient capacity within the site (being lot 2 DP 329465) to treat, discharge and attenuate stormwater and wastewater such that 46%, or 7.952 ha, of the total 17.286 ha site can be covered in impervious surfaces. This figure of 7.952 ha equates to 81% of the developable area on the site (including roads and reserves), being Scheduled Activity area 129.</i></p> <p>Restricted Discretionary Activities</p> <p>(a) The ERECTION, addition to, or alteration of BUILDINGS and ACCESSORY BUILDINGS where the total g.f.a on the site (being Lot 2 DP 329465, or any future sites subdivided in combination) exceeds 11,500m² provided:</p> <ul style="list-style-type: none"> • The maximum site coverage on any one site does not exceed 55%;



ACTIVITY NUMBER	DETAILS
	<p style="text-align: center;">AND</p> <ul style="list-style-type: none"> • The total impervious area on Scheduled Activity Area 129 (as shown in Appendix 14Q) does not exceed 81%. <p>(b) BUILDINGS and activities not complying with the development controls in Rules 9.10.1 – 9.10.3.2 (Chapter 9 – Business: Development Controls and Performance Standards).</p> <p>(c) Subdivision complying with Rules:</p> <ul style="list-style-type: none"> (i) 9.14.2.1 - Site Size; (ii) 9.14.2.2 - Site Frontage (Industrial Zones); (iii) 9.14.2.3 – Shape Factor; (iv) 9.14.2.5 – Cross Lease, Unit Titles, and Company Leases; and (v) Chapter 23 - Subdivision and Servicing. <p>(d) Any activity listed as a Permitted Activity that fails to provide the required landscaping (see Condition (f) above).</p> <p>(e) SHOWROOM & SHOWHOME SITES ancillary to any Restricted Discretionary Activity.</p> <p><u>Matters for Discretion</u></p> <ul style="list-style-type: none"> (a) Landscaping and design of buildings (b) Traffic safety and efficiency. (c) Wastewater and stormwater collection, treatment and disposal methods and capacities. (d) Relevant matters included under Rule 9.12 of the Business Chapter (Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria). (e) Method of ownership and management of land identified under Scheduled Activity 324 (land for wastewater and stormwater collection, treatment and discharge), and other associated shared facilities. <p><u>Assessment Criteria</u></p> <p>When considering an application, the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Whether <ul style="list-style-type: none"> (i) Landscaping is proposed in accordance with that required by Permitted Activity Condition f (i) & (ii); or (ii) Alternative landscaping is proposed that will ensure: <ul style="list-style-type: none"> • An equivalent or better level of visual amenity; or • a better level of visual integration and enhancement of existing and future activities; and • the adverse visual effects on properties across Forestry Road and in



ACTIVITY NUMBER	DETAILS
	<p style="text-align: center;">the locality generally are adequately mitigated.</p> <p>(b) Whether any potential adverse effects on the safety and efficiency of the surrounding road network can be avoided, remedied or mitigated.</p> <p>(c) Whether the proposed subdivision or development can be adequately serviced by private on-site wastewater and stormwater treatment systems or by community reticulation.</p> <p>(d) Whether there is sufficient provision for the long term maintenance and management of the wastewater and stormwater system involving all of the proposed sites, including any balance areas.</p> <p>(e) Whether appropriate legal mechanisms are included for each proposed site or building, including any balance area, to ensure adequate responsibility for the land required for the wastewater and stormwater collection, treatment and discharge (identified under Scheduled Activity 324) and any other associated common facilities, which are proportional to the size or impact of the new subdivided site or activity on the wastewater and stormwater system.</p> <p>(f) Other relevant Matters listed under Rule 9.12 of the Business Chapter (Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria).</p> <p><i>Explanation and Reasons</i></p> <p><i>The subdivision of the site for a wider range of industrial activities with a relatively high level of internal landscaping to offset and mitigate adverse visual effects and to improve the general amenity and environment for workers, visitors and surrounding residents. In this respect large trees are considered necessary to achieve this, as opposed to low level “garden” landscaping typically provided in industrial developments.</i></p> <p><i>As the required landscape planting may not be able to be implemented in strict accordance with the conditions for permitted activities due to physical or other constraints, provision is made for alternative landscaping solutions to achieve not less than an equivalent level of visual amenity.</i></p> <p><i>Any activity which exceeds the 11,500m² g.f.a threshold requires a higher level of assessment due to the higher intensity of use of the site, and the subsequently higher potential for adverse effects on the environment, including effects from stormwater and wastewater discharges, traffic generation, and visual effects.</i></p> <p><i>A Restricted Discretionary Activity for any building exceeding 11,500m² g.f.a needs to include an engineering report certifying that wastewater and stormwater discharge can be managed by the existing system,(or any upgrade) and must also gain any necessary ARC approvals.</i></p> <p><i>In addition, subdivision is dependent upon appropriate legal provision for the long term maintenance and management of the wastewater collection, treatment and disposal system by the owners of all the sites in the subdivision.</i></p>



ACTIVITY NUMBER	DETAILS	
		(r) All activities listed under Rule 7.9.2 (General Rural Activity Table) except for activities provided for as Permitted, Restricted Discretionary or Discretionary Activities in this Table.
130	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>22, 67</p> <p>Lots 1 and 2 DP 134599 and Lot 1 DP 144961 Opaheke Point, Jamieson Bay and Principal Unit A on Unit Plan 147865 comprised in Certificate of Title NA88A/217 and Future Development Unit FDU1 on Unit Plan 147865 comprised in Certificate of Title NA88A/218.</p> <p><u>Controlled Activity</u></p> <p>A total of two household units, provided that one household unit shall be located on Principal Unit A on Unit Plan 147865 and one on the defined building area on Future Development Unit FDU1 on Unit Plan 147865, as shown on the plan at Appendix 14I.</p> <p>(a) A 20 metre wide coastal protection yard shall apply to the sites described.</p> <p>(b) One household unit only may be constructed on each of Principal Unit A on Unit Plan 147865 and Future Development Unit FDU1 on Unit Plan 147865, as delineated on the plan at Appendix 14I.</p> <p>(c) The maximum height in respect of the site described in (b) above shall be 9 metres.</p> <p>(d) No minor household units shall be allowed on the site as described in (b) above.</p> <p>(e) The remaining development controls at Rules 7.9.4, 7.10 and 7.14 shall apply as they relate to the East Coast Rural Zone. However conditions/assessment criteria (a) to (d) inclusive and (f) to (i) inclusive shall prevail in the event of any ambiguity or conflict between them and the District Plan Rules identified above.</p> <p>(f) The household unit on Future Development Unit FDU1 on Unit Plan 147865 and any accessory buildings shall be constructed within the defined building area as shown on the plan at Appendix 14I.</p> <p>(g) Prior to the issue of any building consent or the commencement of building work of any description within the defined area on Future Development Unit FDU1 on Unit Plan 147865 land between the southern and eastern boundaries of the defined building area and the cliff edge (the planting area) as shown on the plan at Appendix 14I shall have been planted with native vegetation.</p> <p>The planting shall be such that the Council's Parks and Coastal Operations Manager (or equivalent) is satisfied that within five (5) years of a building consent being issued this planting may be expected to be the same height as the highest point of the approved building(s).</p>



ACTIVITY NUMBER	DETAILS	
		<p>This planting together with existing native vegetation shall also be of a density sufficient to effectively screen the approved building(s) when viewed from the south and south east, unless this screening is achieved by intervening topography.</p> <p>(h) The planting and vegetation necessary to achieve (g) above shall be maintained for the life of any building(s) established on the defined building area of Future Development Unit FDU1 on Unit Plan 147865 as shown in the Plan at Appendix 14I.</p> <p>(i) Any household unit or accessory building(s) on Future Development Unit FDU1 on Unit Plan 147865 shall be constructed of non-reflective materials (excluding glass) and shall be finished in the colours listed below or such other colour as appropriate to the local environment and approved by the Council subject to a non-notified resource consent application.</p> <p><u>Paint Colours for Walls, Windows and Doors</u></p> <p>BS5252 Range: 10 A 11, 00 A 11, 04 B 25, 08 B 25, 10 B 25, 12 B 25, 8 B 27, 10 B 27, 12 B 27, 8 B 29, 10 B 29, 12 B 29, 12 C 40.</p> <p>BS101 Range: 1-018, 1-019, 2-028, 2-029, 3-036, 3-037, 3-038, 3-039, 3-045, 4-048, 4-049, 4-051, 5-059, 5-060, 7-078, 9-095, 9-096, 9-098, 9-100, 9-101;</p> <p>or natural timber (to weather).</p> <p><u>Paint Colours for Roofs</u></p> <p>BS252 Range: 00 A 13, 08 B 27, 10 B 27, 12 B 27, 18 B 27, 22 B 27, 08 B 29, 10 B 29, 12 B 29, 18 B 29, 22 B 29, 12 C 40, 14 C 40, 16 C 40, 18 C 40, 20 C 40, 22 C 40.</p> <p>BS101 Range: 3-038, 3-039, 4-051, 5-061, 9-098, 9-101.</p>
131	<p>MAP REFERENCE</p> <p>LOCATION</p>	<p>7, 8.</p> <p>Millbrook Station as at 29 November 1999, comprising: 28.5 ha being Allot 114 Omaha Psh Block XI Pakiri SD; 547.8ha being Pt DP 14991 being Allots 56, 101, 121, Pt Allots 1, 3, 3A, 53, 74, 117 Pakiri Psh, Lot 4 DP 142631, Blocks X, XIV, XV Pakiri SD; 509.9 ha being Lot 1 DP 180165, Allot 129 Pakiri Psh, Pt DP 14991 being Allots 55, 94, 102A, Pt Allots 128, 130, 45, 51, 52, 54, 126, 127 Pakiri Psh Allots 111, 112, 113, Pt Allot 115 Omaha Psh, Secs 1, 3 SO 63739, Blocks X, XI, XV Pakiri SD.</p>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(d) Commercial Services. (e) Offices. (f) Health and Welfare Services.</p> <p>The Council will limit its control to the following matters:</p> <p><u>Matters for Control</u></p> <p>(a) Design and External Appearance. (b) Landscaping. (c) Access and Carparking. (d) Generation of noise, odour and other adverse effects on amenity values.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p> <p>(a) Whether the design of buildings and landscaping of areas for outdoor functions present an attractive and tidy appearance for those parts of the site that are readily visible from State Highway 16; and are compatible with the residential development in the vicinity. (b) Whether the provision to be made for site access and carparking will ensure safe access and egress and avoid the potential for on-street carparking. (c) Whether the proposed development will be constructed and operated so that the amenity values of residential areas will be maintained.</p>
134	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>112</p> <p>Oraha Road. Section 13 Blk V Waitemata Survey District.</p> <p><u>Permitted Activity</u></p> <p>Use of the existing building for coffin manufacturing as at 17 September 1998.</p>
135	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>112, 113.</p> <p><u>Kumeu Showgrounds</u></p> <p>27 Access Road, Kumeu. Part Lots 9 and 10 Deeds Whau 56, Blk V Waitemata SD.</p> <p><u>Permitted Activities</u></p>



ACTIVITY NUMBER	DETAILS
	<p>(a) Use of the Kumeu Showgrounds for shows, exhibitions, meetings, and other events or activities for agricultural, pastoral, horticultural, scientific, industrial, and manufacturing purposes as provided for by section 4(1) of the Kumeu District Agricultural and Horticultural Society Act 1991.</p> <p>(b) Use of the Kumeu Showgrounds for the following matters as provided for by section 4(2) of the Kumeu District Agricultural and Horticultural Society Act 1991.</p> <ul style="list-style-type: none"> (i) Recreation and sport. (ii) Racing and racing training, and equestrian events. (iii) Dog trials and greyhound racing. (iv) Trade promotion. (v) Cultural purposes or entertainment (excluding the following entertainment facilities as defined in the district plan; taverns and bars, theatres, cinemas, casinos, cabarets, clubs, amusement galleries and massage parlours) (vi) Education and training. (vii) Community purposes. (viii) Tourism or visitor purposes (excluding visitor accommodation such as a motel, hotel, hostel, timeshare accommodation or holiday flats.) <p>Provided that no motor vehicle racing events shall be permitted other than events taking place as part of the Annual Kumeu Show, the Classic Car and Hot Rod Festival or driver education and training purposes at any time.</p> <p>(c) Use of the Kumeu Showgrounds for festivals (other than concerts), carnivals, markets and rallies.</p> <p>(d) New accessory buildings for a Permitted Activity of less than 100m² in gross floor area per building where a 20 metre front yard is provided and a 6 metre rear or side yard.</p> <p>(e) New buildings for a Permitted Activity sited within the area identified as "Permitted Building Area" on the plan at Appendix 14O.</p> <p>(f) All new buildings shall be designed and located in accordance with the relevant development controls and performance standards of the General Rural zone in relation to maximum building height, maximum height in relation to boundary and maximum site coverage.</p> <p><u>Restricted Discretionary Activity</u></p> <p>New buildings for a Permitted Activity not allowed as a Permitted Activity.</p>
	<p>ACTIVITY</p>



ACTIVITY NUMBER	DETAILS	
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Conditions</u></p> <p>Operations shall comply with the maximum noise levels specified in Rule 16.9.2 in <i>Chapter 16 – General Rules</i>.</p>
137	NOT ALLOCATED	
138	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	<p>98</p> <p>Lot 3 DP 205555 and Lot 1 DP 51772 being parts of allots M123, S131 and 335 Parish of Pukeatua (27 Kahikatea Flat Road, Dairy Flat)</p>
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p><u>Permitted Activity</u></p> <p>Trucking and general cartage business, truckwash facility, office, repair and maintenance workshop, storage areas and any additions, alterations or redevelopment of the existing buildings.</p> <p><u>Conditions</u></p> <ul style="list-style-type: none"> (a) Maximum Building Height 9 metres. (b) Front yard – 6 metres, apart from that area required for access purposes. The first 3m of the yard parallel to the road shall be landscaped with both trees and shrubs, and maintained in a healthy state, on an ongoing basis. (c) Rear yard - 5 metres. (d) Side Yards - 5metres. (e) Site coverage 30%. (f) All storage of vehicles shall take place on site. Any outdoor rubbish storage areas shall be screened from public view by appropriate landscaping or the erection of a fence. (g) Lighting shall comply with the levels specified in Chapter 16- General Rules. (h) Noise – Rule 16.9.2, Chapter 16 - General Rules shall apply as if the scheduled activity site was a Mixed Business Zone.
139	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	<p>26</p> <p>Lot 2 DP 340945, Lots 2 and 3 DP 366297 and Section 1 SO 69059</p>



ACTIVITY NUMBER	DETAILS	
		(d) Whether the facilities incorporate fencing and/or planting sufficient to reasonably limit adverse effects on the amenity values of adjoining Residential or Rural zones.
		(e) Whether the operation and building design incorporates noise attenuation methods sufficient to ensure that adverse noise effects, excluding noise from emergency sirens, do not detract from the amenity values of any adjoining Residential or Rural zones.
141	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	37 State Highway 1, Wellsford. Sec 160 Blk XVI Otamatea SD. <u>Discretionary Activity</u> Ambulance Station and any additions, alterations or redevelopment of the existing Ambulance Station.
	CONDITIONS & ASSESSMENT CRITERIA	<u>Assessment Criteria</u> The Council will have regard to Assessment Criteria 9.13.1 in <i>Chapter 9 – Business</i> and the relevant matters set out in section 104 of the Act.
142	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	44 Seatoun Avenue, Hauraki Road, Leigh. Allot 118 Village of Leigh SO 49081. <u>Restricted Discretionary Activity</u> Fire Station and any additions, alterations or redevelopment of the existing Fire Station. <u>Matters for Discretion</u> The Council will restrict its discretion to the following matters: (a) Traffic and pedestrian movement (d) Transport network (e) Screening adjacent to Residential and/or Rural zones (f) Noise adjacent to Residential and/or Rural zones <u>Assessment Criteria</u> When assessing an application the Council will have regard to the Assessment Criteria in Schedule Activity 140.



ACTIVITY NUMBER	DETAILS	
143	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>54</p> <p>Hexam Street, Warkworth. Lot 1 DP 44475.</p> <p><u>Discretionary Activity</u></p> <p>Fire Station and any additions, alterations or redevelopment of the existing Fire Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 8.13.1 in <i>Chapter 8 – Residential</i> and the relevant matters set out in section 104 of the Act.</p>
144	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>54</p> <p>State Highway 1, Warkworth. Lot 2 DP 46445.</p>
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Discretionary Activity</u></p> <p>Ambulance Station and any additions, alterations or redevelopment of the existing Ambulance Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 8.13.1 in <i>Chapter 8 – Residential</i> and the relevant matters set out in section 104 of the Act.</p>
145	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>61</p> <p>Mahurangi East Road, Snells Beach Part Lot 3 DP 114828</p> <p><u>Restricted Discretionary Activity</u></p> <p>Development of the site for the purposes of a Fire Station.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Traffic and pedestrian movement (b) Transport network (c) Screening adjacent to Residential and/or Rural zones (d) Noise adjacent to Residential and/or Rural zones



ACTIVITY NUMBER	DETAILS	
		<p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the Assessment Criteria in Scheduled Activity 140.</p>
146	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>78</p> <p>State Highway 1. Pt Lot 1 DP 54453 SO 46254 Pt Lot 2 DP 66542 SO 5047791.</p> <p><u>Discretionary Activity</u></p> <p>Fire Station and any additions, alterations or redevelopment of the existing Fire Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 8.13.1 in <i>Chapter 8 – Residential</i> and the relevant matters set out in section 104 of the Act.</p>
147	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>84</p> <p>Silverdale Street and Curley Avenue, Silverdale. Allot 570 Parish of Waiwera.</p> <p><u>Discretionary Activity</u></p> <p>Ambulance Station and any additions, alterations or redevelopment of the existing Ambulance Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 10.13.1 in <i>Chapter 10 – Open Space and Recreation</i> and the relevant matters set out in section 104 of the Act.</p>
148	<p>MAP REFERENCE</p>	<p>89</p>



ACTIVITY NUMBER	DETAILS	
	<p>LOCATION & LEGAL DESCRIPTION ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>Whangaparaoa Road. Allot 614 SO 44498 Lot 1 DP 67002 Pt Lot 582 DP 17816.</p> <p><u>Discretionary Activity</u></p> <p>Fire Station and any additions, alterations or redevelopment of the existing Fire Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 8.13.1 in <i>Chapter 8 – Residential</i> and the relevant matters set out in section 104 of the Act.</p>
149	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>105</p> <p>Rata Street and Makiri Street, Helensville. Section 48 Blk Kaipara SD.</p> <p><u>Discretionary Activity</u></p> <p>Fire Station and any additions, alterations or redevelopment of the existing Fire Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 8.13.1 in <i>Chapter 8 – Residential</i> and the relevant matters set out in section 104 of the Act.</p>
150	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>105</p> <p>Rata Street, Helensville. Section 48 Blk XIV Kaipara SD.</p> <p><u>Discretionary Activity</u></p> <p>Ambulance Station and any additions, alterations or redevelopment of the existing Ambulance Station.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 8.13.1 in <i>Chapter 8 – Residential</i> and the relevant matters set out in section 104 of the Act.</p>
151	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION ACTIVITY</p>	<p>112</p> <p>State Highway 16, Huapai. Lot 5 DP 3660 SO 55648.</p> <p><u>Discretionary Activity</u></p> <p>Fire Station and any additions, alterations or redevelopment of the existing Fire Station.</p>



ACTIVITY NUMBER	DETAILS	
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 7.13.1 in <i>Chapter 7 – Rural</i> and the relevant matters set out in section 104 of the Act.</p>
152	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>1, 10, 11, 14, 17, 18, 21, 23, 24, 25, 26, 29, 30, 31, 68, 109, 110.</p> <p>Woodhill, Riverhead, Mahurangi, Ararimu and Topuni Forests, excluding any areas identified as Significant Natural Areas (SNA's) and any area within a Shoreline Yard.</p> <p><u>Permitted Activity</u></p> <p>Quarrying, for the purpose of winning and/or processing of minerals, rock, sand gravel or clay occurring naturally in the vicinity, subject to the following conditions:</p> <p><u>Conditions</u></p> <p>(a) The quarry shall be located 1 kilometre or more from the nearest notional residential boundary existing on 28 November 2000. (For this rule the notional boundary is defined as the line 20 metres from the facade of any rural dwelling or the legal boundary where this is closer to the dwelling.)</p> <p>(b) The material won from the quarry shall be used within the forest from which it is won.</p> <p>(c) There shall be no transport of material won inside a forest, outside of the forest (except where this cannot be achieved without using a public road).</p>
153	<p>Map Reference</p> <p>Location and Legal Description</p> <p>Definitions</p>	<p>77 and 78</p> <p>i. 65 Hibiscus Coast Highway, Orewa - Lot 2 DP 334368; Lot 7 DP 413475; and Lot 8 DP 413475;</p> <p>ii. 57 and 57A Red Beach Road, Orewa - Lot 61 DP 43890;</p> <p>iii. 59 Red Beach Road, Orewa - Lot 60 DP 43890.</p> <p>The Peninsula Golf Course Master Plan (PGC Master Plan) means the plans, diagrams and schedules contained in Appendix 14AK (i), (ii), (iii), (iv), (v) and (vi) and the Master Plan Area means all of the area covered by the Peninsula Golf Course Master Plan.</p>
	General Rules	<p>1. The responsibility for providing traffic intersections, including signals, at the intersection of Red Beach Road and the new site access road, and Hibiscus Coast Highway and Totara Views Road (as detailed in Appendix 14AK(iv)), will be included as conditions within the applicable subdivision consent(s) for development of the PGC Master Plan and such works and/or cash contribution (in lieu of works) shall be in addition to any other development or financial contributions policy applying to the scheduled area.</p> <p>2. Footpaths within Parkside Roads that are formed as an alternative to footpaths within the road reserve shall not be regarded as a reserve</p>



ACTIVITY NUMBER	DETAILS	
	Activity (1)	<p>contribution or improvement.</p> <p>3. That recreation open space shall be provided, measured across the whole development, at a minimum rate of 30m² per lot. Recreation reserve areas do not need to be provided per subdivision (stage), but any application will need to demonstrate how this recreation open space requirement will be satisfied.</p> <p><u>Subdivision</u></p> <p><u>Restricted Discretionary Activity</u></p> <p>Staged subdivision significantly in accordance with the PGC Master Plan.</p> <p><u>Conditions</u></p> <p>1. The total subdivision of the PGC Master Plan Area shall not create more than 520 residential sites.</p> <p>2. The subdivision of the Master Plan area shall be staged in a manner that meets the following requirement:</p> <p>i. The issuing of titles on subdivided lots must not exceed 350 new titles until the south facing ramps to SH1A at Wainui Road are operational.</p> <p>Note: Condition 2 is solely for the purpose of managing potential effects associated with traffic generation from new development on the site. Condition 2 does not limit the ability to obtain subdivision or building consent, undertake earthworks and/or building or subdivision works and other associated activities (e.g. obtaining s 223 approval) prior to the listed road improvements being completed. Condition 2 only controls the issuing of new titles or occupation of new buildings.</p> <p>3. The residential sites within each subdivision of the Master Plan Area shall be in accordance with the PGC Master Plan and the three 'Density Classes' below:</p> <p>Class 1 – minimum net site area 600m², where sites comply with the subdivision requirements contained in Rules 8.14 and 8.15.</p> <p>Class 2 – minimum net site area 450m² where:</p> <p>a. Sites comply with the Access/Frontage requirements of Rule 8.15.3.2; and</p> <p>b. 95% of residential lots (in any particular stage of the overall subdivision of the Class 2 area) shall:</p> <p>i. be front lots (with a frontage width of 7.5m or more); and</p> <p>ii. accommodate a rectangle measuring 12.5m wide by 16m deep clear of all yards (yards being those required by the relevant development controls included in this Schedule (refer Activity 4;</p>



ACTIVITY NUMBER	DETAILS
	<p>Condition 2)); and iii. shall have an average width of 16m or more.</p> <p>Class 3 – either:</p> <p>a. Minimum net site area 200m² where land use consent has been previously, or concurrently granted, in accordance with the requirements of Activity (5) of this Schedule; or</p> <p>b. Sites in accordance with Class 2 above.</p> <p>4. Road positions, cross sections, hierarchy and intersection layout shall be provided, significantly in accordance with the PGC Master Plan.</p> <p>5. The different Density Classes shown on the PGC Master Plan may be adjusted by an area margin of not more than 10%, measured over each subdivision (application) area.</p> <p>6. A comprehensive landscape plan shall be submitted with any subdivision application. The landscape plan is to be prepared in accordance with the Planting Schedule contained in Appendix 14AK(vi) and must include or make provision for:</p> <p>i. Areas of native shrubland and low forest plantings within areas of public open space totalling no less than 1.0ha across the PGC Master Plan Area;</p> <p>ii. One street tree per 20m of road frontage, except where the positioning of trees conflicts with vehicle access, or is likely to inhibit sightlines and negatively impact on vehicle/pedestrian safety (Note: Tree planting in accordance with this condition is expected to result in approximately 650 – 700 new street trees being planted);</p> <p>iii. The incorporation into the planting required by i. and ii. above, of at least 266 native specimen trees across the Master Plan Area;</p> <p>iv. The establishment of a “Green Street” landscape and amenity feature which provides an amenity linkage and native habitat between the three major open space areas on the Master Plan. The Green Street is conceptually illustrated in Appendix 14AK(iii) and will include contiguous soft landscaping treatment from the identified road edge into the front 2m of the adjoining sites, with no fencing within the front 2m of the adjoining lots. Retention of Green Street planting on private lots is to be recorded by way of consent notice on these lots, except that allowance will be made for a vehicle access of 5m in width;</p> <p>v. The retention or provision of large scale trees to help establish character early in the development;</p> <p>vi. On boundaries between lots and reserves, or lots and walkways, there shall either be no fencing, or where there is fencing, it shall be designed in such a way as to enable passive surveillance to occur. This condition will be recorded by way of consent notice on the appropriate lots;</p>



ACTIVITY NUMBER	DETAILS	
	<p>Matters for Discretion & Assessment Criteria</p>	<p>vii. Heritage details to be incorporated into the landscaping, both hard and/or soft landscape features, to reflect the site's cultural significance to iwi and the sites historical use as a golf course, in particular the inclusion of two new groves (named Cauldrey's and Don Arkle's) and the Stone attributed to Fred's Tree, incorporated into the design;</p> <p>viii. The retention of existing trees and/or vegetation and the relocation of existing trees as identified in Appendix 14AK(v), where practicable and in keeping with the overall landscape framework proposed for the site. In particular, existing mature trees in proposed reserves should be retained wherever practicable;</p> <p>ix. A retaining wall strategy that seeks to avoid retaining structures greater than 1.2m high where they adjoin or are located within reserve areas including road reserves. Where such structures are unavoidable, mitigation planting shall be required;</p> <p>x. Integrated stormwater, reserve and streetscape design is to ensure stormwater management devices contribute positively to the public open space, ecological and amenity values of the local neighbourhood.</p> <p>7. Stormwater ponds necessary to accommodate stormwater from development within the PGC Master Plan Area are to be built by the developer and be vested in Council.</p> <p>8. Subsoil drainage within the PGC Master Plan Area is to be built by the developer and vested in Council. Subsoil drainage should be accessible and have appropriate mechanisms for inspection and maintenance.</p> <p>9. The natural ground level within the PGC Master Plan shall be measured as the existing ground level as at 12 April 2012.</p> <p><u>Matters for Discretion</u></p> <ol style="list-style-type: none"> 1. The matters listed in Rule 8.16.1.1. 2. The consistency of the proposed subdivision with the PGC Master Plan. 3. The incorporation of landscape and heritage/historical features into the future site development. 4. The incorporation of passenger transport, traffic management and traffic calming devices into new roads, particularly where those roads adjoin areas of public open space. 5. Tree removal and tree relocation. 6. Stormwater pond design and overland flow paths and ownership. 7. Design of Green Streets. 8. Management of the interface with Lot 2 DP 361850 (currently Metlife Care Village) including landscape planting and separation from buildings. 9. The design and layout of the recreation reserves. 10. Provision of a pedestrian link to Whangaparaoa Road.



ACTIVITY NUMBER	DETAILS
	<p>Assessment Criteria</p> <ol style="list-style-type: none"> 1. The criteria listed in section 8.16.1.2, excluding Assessment Criteria 8.16.1.2 (d) and (n); and 2. The following additional criteria: <ol style="list-style-type: none"> i. Whether the loss of trees and vegetation is mitigated through the provision of new planting and the re-use of existing semi-mature trees in road reserves and reserves. ii. Whether reserves are provided which include grassed open space, play equipment, seating, walkways/cycleways and mixed vegetation areas. iii. Whether appropriate planting of reserves and stormwater ponds is provided to establish viable flora and fauna habitat to a level similar to that existing prior to redevelopment and maintain the amenity values of the surrounding area. iv. Whether stormwater related matters are addressed including the following: <ol style="list-style-type: none"> a. Whether the activity will have an adverse effect on water quality, flood levels, flood storage or any existing infrastructure. b. Whether space provided for stormwater attenuation is safe, does not incorporate steep slopes and has adequate access. c. Whether the development will limit the peak flows to, or less than pre-development flows for the 2, 10, and 100 year rainfall events. d. Whether the development will adversely affect downstream flows, including the duration of downstream flow, for the 2, 10 and 100 years flows. e. Whether the development provides for adequate and safe overland flow paths within the development. f. Whether ponds associated with the development are to be built by the developer and vested in Council. v. Whether landscaped gateway features at locations indicated on the PGC Master Plan are provided. vi. Whether any trees selected for relocation and replanting as part of the development are of a type appropriate for the development, the size and health of which will ensure there is a high probability of replanting being successful, in both establishment and maintenance, in both the short and long term. Specifically the following matters are to be assessed: the existing health and structure of the tree; the timing of relocation; the soil type and profile, and its influence in obtaining a viable rootball; the location of services both above and below ground in close proximity to the tree; the ability to obtain necessary access for required machines; the compatibility of the tree to its new location; and requirements for after-care maintenance following relocation. vii. Whether the history of the site and the relationship that local iwi have with the site is reflected in the subdivision.



ACTIVITY NUMBER	DETAILS
	<p>viii. Where any existing trees and/or vegetation is proposed to be retained in-situ on the site, it must be assessed in terms of its health and its likelihood to continue to live in both the short and the long term and also its compatibility with other landscaping proposed.</p> <p>ix. Whether the speed environment and traffic management of roads is considered to be appropriate for their use and location, particularly where roads adjoin areas of public open space.</p> <p>x. Whether the Green Street landscape and amenity feature will be satisfactorily established and maintained, including consideration of the following matters:</p> <ul style="list-style-type: none"> a. the integration, where appropriate and beneficial to the stormwater management system, of low impact stormwater devices such as swales and rain gardens; b. the planting, road edge configuration and road markings to delineate car parking bays; c. the avoidance of mown grass; d. the use of planting to define private boundaries on both sides of the street; e. the use of traffic calming devices such as rumble strips, speed tables, planted plazas and pinch points to discourage through traffic and reduce traffic speeds; f. the use of a variety of paving surfaces to differentiate the Green Street from a standard street carriageway; <p>xi. Whether passive surveillance will occur across boundaries between lots and reserves, walkways and within roads.</p> <p>xii. Whether provision is made for passenger transport stops and facilities (including bus shelters) within the area of works required by General Rule 1, as well as pedestrian access from the PGC Master Plan Area to bus stops on the Hibiscus Coast Highway.</p> <p>xiii. Whether the provision of internal roading and transport infrastructure, including the installation of traffic signals on Red Beach Road and the Hibiscus Coast Highway is staged so as to achieve planned transport outcomes and avoid adverse effects on the surrounding network.</p> <p>xiv. Whether a public pedestrian connection to Whangaparaoa Road to the south has been provided recognising that it requires agreement with an adjoining land owner or designation of a route by Auckland Council to achieve a connection from the PGC Master Plan area to an existing public road.</p> <p>Other Methods</p> <p>It is expected the Auckland Council will acquire the usable and functional recreational reserves shown in the PGC Master Plan and any offset and assessment of values will be determined in the usual way under the Local</p>



ACTIVITY NUMBER	DETAILS
	<p>Government Act 2002.</p> <p>Anticipated Environmental Results</p> <p>An attractive urban environment developed in significant accordance with the PGC Master Plan incorporating drainage reserve features and recreation reserves as shown in the PGC Master Plan.</p> <p>Activity (2)</p> <p><u>Permitted Activity</u></p> <p>Tree and Vegetation Clearance in the PGC Master Plan Area.</p> <p><u>Condition</u></p> <p>Tree and vegetation clearance in the PGC Master Plan Area not otherwise permitted by the District Plan shall only occur once the landscape plan required in Condition 6 of Activity (1) has been approved. For the avoidance of doubt any other rules related to tree and vegetation clearance contained elsewhere within the District Plan shall not apply.</p> <p>Activity (3)</p> <p><u>Permitted Activity</u></p> <p>The following Household Units and Buildings are permitted activities on sites of 600m² (net site area) or greater in the PGC Master Plan Area:</p> <p>The ERECTION, addition to or external alteration to and/or relocation of BUILDINGS that comply with the activity and density rules.</p> <p>SINGLE HOUSEHOLD UNIT per SITE.</p> <p>Conditions</p> <ol style="list-style-type: none"> 1 Such buildings shall comply with the Development Controls and Performance Standards for single household units per site in the Medium Intensity Residential Zone in Rule 8.10, irrespective of the sites Density Class in this Schedule, except that within the 'Height Control Area' shown on the PGC Master Plan, the maximum building height shall be 5m and be measured from existing natural ground level as at 12 April 2012. 2 On sites shown on the PGC Master Plan, a rear yard of 5m shall be required where those sites immediately adjoin the common boundary with Lot 2 DP 167871. This yard shall be kept clear of buildings, decks and parking except as allowed for by rule 8.10.5.8. <p>Activity (4)</p> <p><u>Permitted Activity</u></p> <p>The following Household Units and Buildings are permitted activities on sites of 450m² (net site area) but less than 600m² (net site area) in the PGC Master Plan Area:</p>



ACTIVITY NUMBER	DETAILS
	<p>The ERECTION, addition to or external alteration to and/or relocation of BUILDINGS that comply with the activity and density rules.</p> <p>SINGLE HOUSEHOLD UNIT per SITE.</p> <p><u>Conditions</u></p> <ol style="list-style-type: none"> 1. Such buildings shall comply with the Development Controls and Performance Standards for single household units per site in the Medium Density Residential Zone in Rule 8.10, except for the following conditions: 2. Minimum Yards <ol style="list-style-type: none"> a. Minimum Front Yard - 3m, except that: <ol style="list-style-type: none"> i. bay windows, steps, verandahs, porches and balconies may protrude into the front yard, but be no closer than 1.5m from the front boundary; and ii. where a garage or carport faces the street, the wall containing the garage door, or the front edge of the carport, shall be setback at least 5m from the front boundary and shall not project forward of the line of the balance of the street elevation of the building; and iii. where two double garages are proposed to adjoin one another on the same site or where they are to be less than 3m apart, the front walls of the garages shall be offset by a minimum of 1m. b. Minimum Side Yard - 1.2m. c. Minimum Rear Yard - 3m on a rear site (on a rear site every yard is a rear yard) and 6m on front and corner sites. d. On sites shown on the PGC Master Plan, a rear yard of 5m shall be required. This yard shall be landscaped and kept clear of buildings, decks and parking. e. All yards (front, side and rear) are to remain unobstructed by buildings (except for the specific allowances made above), other than the following which can be built within any yard setback: <ol style="list-style-type: none"> i. decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.6m, (except the yard required in (d))_provided they do not prevent vehicular access to a required parking space; and ii. fascia, gutters and eaves provided they do not encroach into the yard by more than 0.7m; and iii. down pipes, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or pergolas or sunblinds provided



ACTIVITY NUMBER	DETAILS
	<p style="text-align: center;">they do not encroach into the yard by more than 0.3m.</p> <p>3. Building Frontage</p> <p>The total area of all attached or detached garage doors or the open facade of a carport fronting the street shall not occupy more than 35% of the active building frontage (as defined in Rule 8.10.7.8), with no utility connection, meter or plumbing located on the front wall of a building to be visible from the road.</p> <p>4. Private Open Space</p> <p>A single area of private open space is to be provided with each residential unit that can contain a 6m x 6m square and is directly accessible from the living room, dining room or kitchen of the associated residential dwelling. The private open space shall not be obstructed by buildings, parking spaces or vehicle access and manoeuvring areas, provided that any part of a building which is 2.2m or more above the private open space may protrude a maximum of 1.5m over the private open space; and no part of the private open space area shall be located forward of the front face of the dwelling on a front site.</p> <p>5. Protection of Overlooking of Private Open Space</p> <p>Screening of views into the private open space of an adjacent residential site/unit shall be achieved by requiring that:</p> <ol style="list-style-type: none"> a. all ground floor habitable room windows, balconies, terraces or patios shall be located and designed to avoid direct views into the private open space of another existing or proposed household unit within a horizontal distance of 9m. To comply with this rule, views should be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio and from a height of 1.6m above floor level. <p>6. Protection of Privacy between Units</p> <p>The windows of a habitable room of a new household unit that are less than 6m from those of a habitable room of another existing or proposed household unit shall:</p> <ol style="list-style-type: none"> a. be offset a minimum of 1m (horizontally or vertically) from the outer edge of one window to the outer edge of the other; or b. have sill heights of 1.6m or greater above floor level; or c. have fixed obscure glazing in any part of the window below 1.6m above floor level; or d. be on the ground floor and be separated by a fence that has a height of 1.6m or more above floor level



ACTIVITY NUMBER	DETAILS	
		<p><i>To enable densities of development within the Class 2 (Medium Lot) area greater than one lot per 600m² net site area, specific subdivision and development controls and performance criteria have been developed as detailed in this Schedule. These controls are designed to ensure that an appropriate form of development will occur on the site and reinforce the features of the Master Plan. Furthermore, within the Class 3 area, consents for subdivision and development will be required that will rely on the existing Integrated Residential Development Controls and criteria of the District Plan. As an alternative the Class 3 area can be developed in accordance with the Class 2 controls, therefore providing some flexibility in the design and development of the site to meet market demand.</i></p> <p><i>The removal and relocation of trees and vegetation on the site, otherwise restricted by the rules of the District Plan, is enabled to allow for subdivision and development to occur, but only once a subdivision (and associated landscaping plan) has been approved. This ensures that existing trees can be retained in-situ within the development and that appropriate trees are relocated (particularly to areas within the street network or public open space), along with new planting, mitigating the removal of the existing trees and vegetation.</i></p> <p><i>In addition, development on the site is staged to avoid adverse traffic effects on the surrounding roading network. The granting of a subdivision consent (or consents) is allowed along with earthworks and physical and administrative works associated with developing the subdivision. Only 350 new titles can be issued on the site before the new south facing Ramps at Wainui are operational. Once the new southbound ramps on and off the Northern Motorway (SH1N) are operational it will be possible to issue new titles for the remainder of the subdivision, being anything more than 350 titles.</i></p>
154	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>89, 90</p> <p>79 Roberts Road, Matakatia Lot 2 DP 212128</p> <p><u>Restricted Discretionary Activity</u></p> <p>Subdivision to a minimum site size of 2000m² or construction of household units to minimum intensity of 1 household unit per 2000m² of site area.</p> <p><u>Conditions</u></p> <ol style="list-style-type: none"> 1. Building sites must be identified on the plan submitted with the application and marked with stakes on the site before application is lodged. 2. The areas of the site not identified for the establishment of building platforms shall have a consent notice or covenant recorded on the Certificate of Title, to the satisfaction of the Council, which protects any bush or native trees and prevents the establishment of further buildings being erected on these parts of the site in the future. For all other works



ACTIVITY NUMBER	DETAILS	
		<p>the rules of Chapter 18 – <i>Urban Land Modification</i> apply.</p> <p>3. An assessment of the impacts of the construction of additional dwellings, access ways and outbuildings on the landscape shall be submitted with any subdivision application identifying methods for avoiding, remedying, or mitigating the environmental effects of this subdivision on the landscape.</p> <p><u>Assessment Criteria</u></p> <p>When considering an application for subdivision the Council will have regard to the criteria set out for Rule 8.16.1.2, in addition to the matters set out in Chapter 23 – <i>Subdivision and Servicing</i>.</p>
155	<p>MAP REFERENCES</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>6 & 7</p> <p>State Highway 1 and Spindler Road, Wayby, being legally described as Pt Allots 67, 68 and 70 Parish of Hoteo.</p>
	<p>ACTIVITY</p> <p>CONDITIONS</p>	<p><u>Permitted Activity</u></p> <p>Existing airfield including:</p> <ul style="list-style-type: none"> • commercial flights averaging one or two flights per day over a monthly period. • assembly of one aircraft per month on average, and aircraft maintenance, with up to three engineers. • construction and use of hangers and administration buildings. • storage and use of aircraft by the occupiers of six adjoining lots as authorised by resource consent RMA30830 dated 2 March 2001. <p><u>Conditions</u></p> <p>(a) That the development shall proceed in general accordance with the application and plans granted consent on 2 March 2001.</p> <p>(b) That the maximum number of flights relating to commercial aviation and use by adjoining rural-residential sites shall not exceed five per day averaged over each calendar month; provided that this does not limit commercial aviation currently permitted in association with farm airstrip activity, such as top dressing, and other private use of the airstrip.</p> <p>(c) That all aircraft taking off on runway 34 and turning left shall avoid, except when it is unsafe to do so, flying over the cluster of houses on Robertson Road application and plans granted consent on 2 March 2001.</p> <p>(d) That the development shall proceed in general accordance with the application and plans granted consent on 2 March 2001.</p> <p>(e) That the maximum number of flights relating to commercial aviation and use by adjoining rural-residential sites shall not exceed five per day averaged</p>



ACTIVITY NUMBER	DETAILS	
		<p>over each calendar month; provided that this does not limit commercial aviation currently permitted in association with the farm airstrip activity, such as top dressing, and other private use of the airstrip.</p> <p>f) That all aircraft taking off on runway 34 and turning left shall avoid, except when it is unsafe to do so, flying over the cluster of houses on Robertson Road comprising Lot 1 DP 57376 and Lot 1 DP148721.</p> <p>g) That the applicant shall formally request the Civil Aviation Authority to include the instruction in (iii) above in the visual flight guide manual and a copy of the request to be forwarded to the Council, both within one month of the date of the request.</p> <p>e) That the hanger and administration buildings comply with the bulk and location standards for the General Rural Zone and shall be wholly contained within the 4800m2 building platform depicted on the land shown in Appendix 14L.</p> <p>f) That stormwater and wastewater disposal be designed and constructed to the satisfaction of the Council's development engineer.</p>
		<p>g) All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:</p> <ul style="list-style-type: none"> (i) The staging of areas of the works (ii) The retention of any existing shelter belts and vegetation (iii) The installation and maintenance of wind fences and vegetated strips (iv) Spraying of load dumping operations. <p>h) Before commencement of any construction works, adequate silt retention structures such as detailed in the Auckland Regional Council Technical Publication No. 2 March 1992 "Erosion and Sediment Control Guidelines for Earthworks" shall be installed. These structures shall be maintained and cleaned out as necessary until such time as an unerodeable surface as been re-established over the site.</p> <p>i) Parking for vehicles shall be provided in the following manner:</p> <ul style="list-style-type: none"> (i) At the rate of one for every 35 square metres of gross floor area (office space) (ii) One for every 35 square metres of gross floor area (commercial space) (iii) One for every 46 square metres of both gross floor area and site area used for such purpose, or 1 for every 1.3 employees on this site whichever is greater (industries not otherwise provided for) (iv) And to the minimum dimensions required by the Council's "Standards for Engineering Design and Construction", which shall take precedence should conflict arise. <p>All access parking and manoeuvring areas shall be formed to a permanent all weather metalled standard to the dimensions set out in the Council's "Standards for Engineering Design and Construction", prior to the</p>



ACTIVITY NUMBER	DETAILS	
		commencement of the activity.
156	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	77 Kingsway School Jelas Road, Silverdale. Lot 1 DP 334416 <u>Permitted Activity</u> Buildings and the use of land for the purposes of educational facilities, including outdoor playing fields, athletics track, hard court areas, pool, playgrounds, lighting and ancillary administrative, cultural, health, retail and communal facilities.
	CONDITIONS & ASSESSMENT CRITERIA ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<u>Conditions</u> Permitted activities are subject to: (a) Medium Intensity Residential Zone development controls and performance standards in Rule 8.10 (b) The relevant rules of Chapter 21- Transportation and Access (c) No increase in the school roll beyond 1200 pupils <u>Restricted Discretionary Activity</u> Educational facilities not in accordance with development controls and performance standards in Rule 8.10 <u>Conditions</u> (a) No increase in the school roll beyond 1200 pupils. Assessment Criteria and Matters for Discretion for Restricted Discretionary Activities: Refer to Rule 8.12.1 in Chapter 8 – Residential
157	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	112 Station Road, Huapai Lot 1 DP 197620 and Lot 3 DP 116044 <u>Restricted Discretionary Activity</u> (a) Winery; (b) Winery retail outlet; (c) Wine tasting area; (d) Tourist facilities and tourist accommodation;



ACTIVITY NUMBER	DETAILS	
	CONDITIONS & ASSESSMENT CRITERIA	<p>(e) Offices associated with the Winery activity;</p> <p>(f) Restaurant;</p> <p>(g) Parking and manoeuvring areas;</p> <p>(h) Wine warehousing, bottling and distribution.</p> <p><u>Development Control</u></p> <p>The maximum height of any building shall be 9.0 metres, except that the maximum height of wine storage tanks shall be 12 metres.</p> <p><u>Matters for Discretion</u></p> <p>The Council will limit its discretion to the following matters:</p>
		<p>(a) The location, design and external appearance of buildings and structures;</p> <p>(b) Landscaping and screening;</p> <p>(c) The location and design of access points to the site and parking areas on the site; and</p> <p>(d) The location and design of waste treatment facilities.</p> <p><u>Assessment Criteria</u></p> <p>When considering an application the Council will have regard to the following criteria:</p> <p>(a) Whether the buildings and structures are visually integrated with the vineyard and landscape;</p> <p>(b) Whether buildings and structures, outdoor processing areas, waste disposal areas and car parking areas are designed and sited so as to avoid adverse effects on the amenity values of adjacent land;</p> <p>(c) Whether the location and design of access and parking areas does not adversely affect the safe and efficient functioning of Station Road in the vicinity of the site.</p>
158	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p>77, 84</p> <p>Stella Maris Catholic School & Catholic Secondary School Leigh Road, Silverdale Parkway Lot 3 DP 411139, Part Lot 1 DP 322954</p> <p><u>Discretionary Activity</u></p> <p>Education Facilities</p> <p><u>Conditions</u></p> <p>The Council will have regard to the Discretionary Activity Assessment Criteria 12.8.19.3.9 Garden Residential Policy Area</p>



ACTIVITY NUMBER	DETAILS	
159	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	84 All Saints Anglican Church & Cemetery Lots 1 & 2 DP 342380 <u>Permitted Activity</u> Use of Church and Cemetery as existing on 1/12/05
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<u>Discretionary Activity</u> Church and cemetery extensions and alterations not provided for as a permitted activity. <u>Conditions</u> The Council will have regard to the Discretionary Activity Assessment Criteria 12.8.19.3.9 Garden Residential Policy Area
160	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA ACTIVITY	21 275 Ahuroa Road, Pt Allot 24 and Section 24A, SO 14777 <u>Permitted Activity</u> Manufacturing and/or processing of dairy products and by-products and ancillary activities as authorised by Resource Consents L21577, L31777, L32362 and L50126 <u>Conditions:</u> Permitted activities are subject to: The Resource Consent conditions under L21577, L31777, L32362 and L50126 <u>Controlled Activity</u> Construction, alterations, extension and use of any new or existing buildings, structure, or processes within the Limited Building Envelope (see Appendix 14Z) for the purposes of manufacturing and or processing of dairy products and by-products and ancillary activities including: <ul style="list-style-type: none"> ▪ Warehouses, silos, stores and cool stores for the storage of dairy products processed on the site and ancillary materials. ▪ Overnight accommodation of up to 10 staff in on-site accommodation facilities. ▪ Café and retail sales area for the provision of refreshments, food products,



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>cooking and cheese-making classes.</p> <p><u>Conditions:</u></p> <p>Controlled activities are subject to:</p> <p>(a) The development controls and performance standards of the General Rural zone in Rule 7.10</p> <p>(b) The relevant rules of Chapter 16 – General Rules in relation to noise and odour.</p>
		<p>(c) The relevant rules of Chapter 20 – Hazardous Substances and Contaminated sites.</p> <p>(d) Heavy vehicle movements at the site not exceeding 40 heavy vehicle movements per day.</p> <p><u>Matters for Control</u></p> <p>(a) Traffic, access, and parking.</p> <p>(b) Provision of services, infrastructure and utilities.</p> <p>(c) Siting, design and external appearance of buildings and structures.</p> <p>(d) Odours, dust, noise, glare, vibrations and lighting</p> <p>(e) The hours and duration of operation.</p> <p><u>Assessment Criteria:</u></p> <p>(a) Whether the number or timing of vehicle movements adversely affects road and traffic safety and efficiency.</p> <p>(b) Whether the activity, including the provision of access and parking, will have an adverse effect on the safe and efficient operation of a public road.</p> <p>(c) Whether the proposal includes the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively whether it demonstrates how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects.</p> <p>(d) Whether the activity will generate adverse effects on amenity values which cannot be contained within the site, including objectionable odours, dust, noise, glare, vibrations and lighting.</p> <p>(e) Whether the activity will have an adverse effect on the amenity values (including visual and aural privacy) of neighbouring properties.</p> <p>(f) Reverse sensitivity effects on legitimate rural activities.</p> <p><u>Notification</u></p> <p>Applications for Controlled Activities under this rule do not need to be notified</p>



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>and notice of such applications does not need to be served</p> <p><u>Discretionary Activity</u></p> <p>Any activity associated with the operation of the Puhoi Valley Cheese Factory not otherwise provided for in this Schedule.</p> <p><u>Assessment Criteria:</u></p> <p>The Assessment Criteria under 7.13.1 in Chapter 7 – Rural</p>
<p>161</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>78</p> <p>Corner Red Beach Road and Whangaparaoa Road Lot 1 DP 115015, Lot 42 DP 43890, Lot 44 DP 43890, Lot 2 DP 148878, Part Allot 159 Parish of Waiwera</p> <p><u>Permitted Activity</u></p> <p>The use of the site for existing Retirement Village and ancillary activities as at 1 January 2006</p> <p><u>Restricted Discretionary Activities</u></p> <ul style="list-style-type: none"> ▪ Any new household units that are part of the retirement village at a standard of not less than 275m² site area per household unit. <p><u>Conditions</u></p> <p>The activity shall comply with Rule 8.10, Chapter 8- Residential, and Rule 21.10, Chapter 21 – Transportation and Access.</p> <p><u>Matters for Discretion</u></p> <p>The Council shall restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Building Form (b) Landscaping and Screening (c) Methods and design of water supply, sewage disposal and drainage (d) Traffic movement (e) Location and design of roading, access, vehicle parking and circulation (f) Scale, siting and design of buildings and structures <p><u>Assessment Criteria</u></p> <p>The Council will have regard to the Assessment Criteria 8.12.2.1.2 Chapter 8 – Residential and the relevant matters set out in section 104 of the Act</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<p><u>Discretionary Activities</u></p> <ul style="list-style-type: none"> ▪ Homes, hospital and daycare facilities for elderly persons. ▪ Accessory activities for the foregoing including administrative, community, social, medical and recreational activities, outdoor recreation and staff accommodation. ▪ Access for vehicles associated with the use of the Peninsula Golf Club site. <p>(Not provided for as a permitted activity)</p>
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Assessment Criteria</u></p> <p>The Council will have regard to the Assessment Criteria 8.13.1, Chapter 8 – Residential and the relevant matters set out in section 104 of the Act.</p>
162	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p>78</p> <p>136 Whangaparaoa Road Lot 1 DP 107871</p> <p><u>Permitted Activity</u></p> <p>The use of site for existing Public Health Complex and ancillary activities as at 1 January 2006.</p> <p><u>Discretionary Activities</u></p> <ul style="list-style-type: none"> ▪ Any new buildings or expansion of the existing activity ▪ Medical, Health and Welfare Services, Hospitals, Public Health Offices, Laboratories, Caretaker and Residential Accommodation, Ancillary activities including offices, and staff accommodation and workshops, all not provided for as a permitted activity. <p><u>Assessment Criteria</u></p> <p>The Council will have regard to the Assessment Criteria 8.13.1, Chapter 8 – Residential and the relevant matters set out in section 104 of the Act.</p>
163	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	<p>78</p> <p>142 Whangaparaoa Road Lot 2 DP 107871</p> <p><u>Permitted Activity</u></p> <p>The use of the site for existing 78 bed medical hospital and ancillary activities as at 1 January 2006.</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<u>Discretionary Activities</u> <ul style="list-style-type: none"> ▪ Any new buildings or expansion of the existing activity. ▪ Health and Welfare Services , Hospitals, Hospice, Medical Centres, Laboratories, Car parking, Residential Accommodation, Ancillary activities including offices, staff accommodation and workshops, all not provided for as a permitted activity.
	CONDITIONS & ASSESSMENT CRITERIA	<u>Assessment Criteria</u> The Council will have regard to the Assessment Criteria 8.13.1, Chapter 8 – Residential, and the relevant matters set out in section 104 of the Act.
164	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	76 293 Wainui Road, Silverdale. Lot 1 DP164777. <u>Permitted Activity</u> The use of existing (as at 30 June 2001) buildings and land for the purposes of a school as set out in Resource Consent R18121 <u>Controlled Activity</u> Buildings and the use of land for the purposes of educational facilities, including outdoor playing fields, athletics track, hard court areas, pool, playgrounds, lighting and ancillary administrative, cultural, health, retail and communal facilities. <u>Conditions:</u> Controlled activities are subject to: (a) General Rural zone development controls and performance standards in Rule 7.10. Note that Maximum Height is 9.0m. (b) Relevant rules of Chapter 21 – Transportation and Access. (c) No increase in the school roll beyond 150 pupils. <u>Matters for Control</u> (a) Siting, design and external appearance of buildings and structures. (b) Landscaping and screening measures. (c) Landscape and landform modification. (d) Reverse sensitivity effects on legitimate rural activities.



ACTIVITY NUMBER	DETAILS	
		<p>(e) The design and location of vehicle access, drainage and stormwater drainage.</p> <p>(f) Provision for water supply, wastewater drainage and stormwater drainage.</p> <p>(g) The hours and duration of operation.</p> <p><u>Assessment Criteria:</u></p> <p>(a) Whether the siting, scale and form of buildings and structures including their colour and materials enable the retention of the rural character of the surrounding area.</p> <p>(b) Whether buildings and structures are screened or sited in such a way that the amenity values of adjoining sites are not diminished by effects such as erosion of rural character and noise.</p> <p>(c) Whether buildings and structures are sited so that they do not require extensive landform modification, but use the existing landform as far as practicable so as to minimise adverse effects on landscape.</p> <p>(d) Whether buildings and activities are located and screened so as to avoid potential conflict between users of the site and other surrounding rural uses.</p> <p>(e) Whether the design and location of access point(s), internal circulation, and parking areas will result in traffic hazards for road users and school users.</p> <p>(f) Whether the proposal includes the provision of all services, infrastructure and utilities necessary to manage the environmental effects.</p>
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Restricted Discretionary Activity</u></p> <p>Educational facilities not in accordance with development controls and performance standards in Rule 7.10</p> <p><u>Conditions</u></p> <p>(a) No increase in the school roll beyond 150 pupils.</p> <p><u>Assessment Criteria and Matters for Discretion for Restricted Discretionary Activities:</u></p> <p>Refer to Rule 7.12.1 in Chapter 7 – Rural</p>
<p>165</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>83, 84</p> <p>East Coast Road/Newmans Road. Lot 2 DP 186074, Allot 248 SO 33679, and Allot 246 SO 35027</p> <p><u>Permitted Activity</u></p> <p>The use of land for the purpose of a cemetery/burial ground/memorial walls/crematorium, and ancillary activities including a service centre, chapel ,</p>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>caretakers accommodation, carparking, a kiosk, offices and a workshop.</p> <p><u>Conditions</u></p> <p>Permitted activities are subject to:</p> <ul style="list-style-type: none"> (a) Maximum Height rule in underlying zoning. (b) Maximum Height in Relation to Boundary – No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any site boundary. (c) Yards – Front Yard (30m), Side Yard (10m), Rear Yard (10m) (d) Building coverage – 15% (e) Parking – Parking is to be in accordance with the parking ratios in Appendix 21B of Chapter 21 – Transportation and Access. (f) Access – Shall be from the existing driveway onto East Coast Road. Newmans Road shall be for service access purposes only. (g) Lighting – The relevant rules of Chapter 16 – General Rules (h) Noise Levels – The relevant rules of Chapter 16 – General Rules.
<p>166</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>53</p> <p>56 View Road, Warkworth. Lot 1 DP 192404</p> <p><u>Permitted Activity</u></p> <p>Buildings and the use of land for the purposes of a maternity hospital.</p> <p><u>Conditions:</u></p> <p>Permitted activities are subject to:</p> <ul style="list-style-type: none"> (a) Medium Intensity Residential zone development controls and performance standards in Rule 8.10 (b) Relevant rules of Chapter 21 – Transportation and Access <p><u>Restricted Discretionary Activity</u></p> <p>Buildings and the use of land for the purposes of a maternity hospital not in accordance with development controls and performance standards in Rule 8.10</p> <p><u>Assessment Criteria and matters for Discretion for Restricted Discretionary Activities:</u></p> <p>Refer to Rule 8.12.1 Chapter 8 – Residential</p>



ACTIVITY NUMBER	DETAILS	
167	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>2</p> <p>Cemetery Road, Te Arai Allot NW28 Parish of Te Arai</p> <p><u>Permitted Activity</u></p> <p>Te Arai Cemetery: use of site for cemetery purposes</p>
168	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>8</p> <p>Pakiri River Road and Witten Road, Pakiri. Part Allot 28 Parish of Pakiri (SO881).</p> <p><u>Permitted Activity</u></p> <p>Pakiri Cemetery: use of site for cemetery purposes</p>
169	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>51</p> <p>939 Matakana Road, Lot 1 DP 42253</p> <p><u>Permitted Activity</u></p> <p>The use of the concrete plant as permitted under planning consent TP106/74 including storage of aggregate for use in the concrete plant.</p> <p>The use of the relocated second hand building as an office associated with the concrete plant.</p> <p><u>Conditions:</u></p> <p>The conditions under planning consent TP106/74 and resource consent L32844</p> <p><u>Discretionary Activity:</u></p> <p>Construction, alterations, extensions and use of any new or existing buildings or structures associated with the concrete plant.</p> <p><u>Conditions:</u></p> <p>The Development Controls and Performance Standards of the Industrial Zone under Rule 9.10 in Chapter 9 – Business and the Noise and Vibrations rules</p>



ACTIVITY NUMBER	DETAILS	
		under Rule 16.9 of Chapter 16 – General Rules.
		<u>Assessment Criteria:</u> The Assessment Criteria under 9.13 in Chapter 9 – Business
170	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	5 Pah Hill Road, Port Albert. Pt Allot SE15 Parish of Wharehine (SO824). <u>Permitted Activity</u> Wharehine Cemetery: use of site for cemetery purposes
171	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	5 Underwood Road, Port Albert. Pt Allot 168 Parish of Oruawharo (SO824). <u>Permitted Activity</u> Port Albert Cemetery: use of site for cemetery purposes
172	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	44 Harbourview Road, Leigh. Allot 77 Village of Leigh (SO 4288) <u>Permitted Activity</u> Leigh Cemetery: use of site for cemetery purposes
173	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	5 Shegadeen Road, Port Albert Lot 1 DP 31499 <u>Permitted Activity</u> Use of site for cemetery purposes
174	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	6 Wayby Station Road, Wellsford. Part Section 10A BLK XVI Otamatea Survey District (SO 2905)



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<u>Permitted Activity</u> Use of site for cemetery purposes
175	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	6 Wayby Station Road, Wellsford. Section 34A SO 2905. <u>Permitted Activity</u> Use of site for cemetery purposes
176	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	45 Leigh Road, Leigh. Allotment 156C Parish of Omaha. <u>Permitted Activity</u> Use of site for cemetery purposes
177	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	12 Warehine Road, Tauhoa. Part Allotment 214 parish of Tauhoa (SO 62295). <u>Permitted Activity</u> Use of site for cemetery purposes
178	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	8 Leigh Road , Matakana. Part Allot 41 Parish of Matakana (SO 14304). <u>Permitted Activity</u> Use of site for cemetery purposes
179	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	52 Kaipara Hills Road and Tauhoa Road, Kaipara Flats. Part Allot 102, Parish of Tauhoa, SO 49952 Allot 277 ,Part Allot 202 SO 6341 <u>Permitted Activity</u>



ACTIVITY NUMBER	DETAILS	
		Kaipara Flats Cemetery: use of site for cemetery purposes
180	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	63 Miller Way, Martins Bay Allotment 195 Parish of Mahurangi (SO 3831) <u>Permitted Activity</u> Use of site for cemetery purposes
181	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	20 Wilson Road/West Coast Road Part Allot 13 SO 896, Lot 2 DP 45801 <u>Permitted Activity</u> Komokoriki Cemetery: use of site for cemetery purposes
182	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	21 Ahuroa Road, Puhoi Part Allot 14A parish of Puhoi SO 46255 <u>Permitted Activity</u> Puhoi Cemetery: use of site for cemetery purposes
183	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	21 Pukapuka Road, Pukapuka Allotment 205 SO 21533 Blk XV, Mahurangi Survey District <u>Permitted Activity</u> Pukapuka Cemetery: use of site for cemetery purposes
184	MAP REFERENCE LOCATION &	54 8 Bennett Street, Warkworth



ACTIVITY NUMBER	DETAILS	
	LEGAL DESCRIPTION	Lot 2 DP 59867
	ACTIVITY	<u>Permitted Activity</u> Warkworth Cemetery: use of site for cemetery purposes
185	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	26 Wainui Road and Grayson Road. Allot E195 Parish of Waiwera (SO 3751) <u>Permitted Activity</u> Use of site for cemetery purposes
186	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	24 Evans Road, Parkhurst, Helensville. Section 2A Blk XIII Kaipara Survey District SO 2167 <u>Permitted Activity</u> Use of site for cemetery purposes
187	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	105 Garfield Road, Helensville Ahukaroro South A, B and C. <u>Permitted Activity</u> Use of site for cemetery purposes
188	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	25 Shanks Road, Kaukapakapa. Pt Lot 25A Psh Ararimu (SO 57630). <u>Permitted Activity</u> Use of site for cemetery purposes
189	MAP REFERENCE LOCATION &	34 School Road, Wellsford



ACTIVITY NUMBER	DETAILS	
	LEGAL DESCRIPTION	Allot SW119 Psh Oruewhero (SO 19862).
	ACTIVITY	<u>Permitted Activity</u> Use of site for cemetery purposes
190	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	13 Old Kaipara Road, Kaipara Fl;ats Lot 1 DP52547 (CT4c/797) <u>Permitted Activity</u> Use of site for cemetery purposes
191	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	12 Wharehine Road Tauhoa Pt Allot 94 Parish of Tauhoa (CT58/90) <u>Permitted Activity</u> Use of site for cemetery purposes
192	MAP REFERENCE LOCATION AND LEGAL DESCRIPTION ACTIVITY CONDITIONS	24 State Highway 16 Lot 1 DP 203327, Part Allot 93 Psh of Ararimu. Lot 2 DP 148216, Lot 3 DP 148216, Part Bed Kaipara River, Railway land. <u>Permitted Activity</u> Activities, buildings and structures existing as at 6 June 2006 in any specific Activity Area identified for that purpose in the Plan in Appendix 14H, including relocation between such Activity Areas. <u>Site Coverage</u> The maximum building coverage shall be 30% of any defined "Activity Area". This excludes any storage piles of sand or aggregates for which there is no limit within the specific Activity Area. <u>Yards</u>



ACTIVITY NUMBER	DETAILS
	<p>Front Yard (metres) 10m Side Yard (metres) 6m Rear Yard (metres) 6m</p>
	<p><u>Yards to remain unobstructed by buildings</u></p> <p>All yards shall remain unobstructed by buildings except that:</p> <p>(a) Existing legal activities may occupy any yard.</p> <p><u>Maximum Height</u></p> <p>The maximum height of any building on the site shall be 9m.</p> <p>This Rule does not apply to structures directly associated with the conveying, crushing, or loading of sand and aggregates, or for the mitigation of adverse effects, such as noise and dust screens, air particle filters, for which there is no height restriction.</p> <p><u>Specific Standards and Conditions</u></p> <p>The activity shall comply with the resource consent applicable to the site as set out in Consent Order ENV-2006-AKL-000731 – 6 June 2006 and the following standards and conditions</p> <ol style="list-style-type: none"> 1. (general) The development shall proceed in strict accordance with the application submitted, and the plans drawn by Terra Nova Planning Ltd except as where altered by any following condition or conditions of consent. 2. (Environmental Management Plan) The activity operator shall provide to the Council's Manager - Consents a copy of the Environmental Management Plan (EMP), and any subsequent updates, within 40 working days from 6 June 2006. 3. Each section of the EMP shall refer to related specific conditions of both Auckland Regional Council permits and this Rodney District Council consent and permit. 4. The EMP shall include all Auckland Regional Council permits and this Rodney District Council consent and permit (including conditions) as an attachment or attachments. 5. The activity shall thereafter be implemented in full accordance with the requirements of the EMP. 6. (hours of operation) The various components of the activity shall not operate outside the following hours: <ol style="list-style-type: none"> (a) Distribution activities shall not operate outside the hours of 4 am to 6 pm Monday to Saturday and shall not operate on Sundays or public holidays, except as otherwise provided by (d) below.



ACTIVITY NUMBER	DETAILS	
		<p>(b) Crushing of aggregate shall not operate outside the hours of 6am to 9pm Monday to Saturday and shall not operate on Sundays or public holidays, except as otherwise provided by (d) below.</p>
		<p>(c) Engineering activity (with the exception of the blasting booth) shall not operate outside the hours of 6am to 6pm Monday to Saturday and shall not operate on Sundays or public holidays, except as otherwise provided by (d) below.</p> <p>(d) The activities listed in (a), (b) and (c) above may each operate between 7.00am and 5.00pm on up to 12 days in total per calendar year on Sundays or on public holidays. The consent holder shall maintain a record of when such operations occur on Sundays or public holidays and that record shall be made available for inspection by Council officers during office hours. (This provides for times when additional work needs to be carried out beyond the normal times).</p> <p>(e) The blasting booth shall not operate outside the hours of 6am to 6pm Monday to Saturday and shall not operate on Sundays or public holidays.</p> <p>(f) Barge operations and unloading may operate at any time. (This recognises the tidal nature of this component of the operation).</p> <p>7. (edge definition) A fence or otherwise physical form of identification of the edge of the activity shall be provided so that the activity is prevented from encroaching further into landscaping or mangroves to the satisfaction of the Council's Team Leader Resource Consents.</p> <p>8. (noise) The activity shall comply with the noise standards for rural zones as specified in Rule 16.9.2.1.2 of the Rodney District Proposed District Plan 2000.</p> <p>9. (noise monitoring) Within three months of 6 June 2006 there shall be two random, independent, attended noise assessments carried out when the sand barge and the aggregate barge are being unloaded at the same time in order to assess compliance with District Plan noise standards for rural zones as required by Condition 8. Such assessments shall be undertaken by a qualified Acoustic Engineer instructed by, and in accordance with the directions of, The Manager - Consents, of Rodney -District Council. Where any assessment shows a non-compliance with Condition 8 then that assessment shall be repeated within two weeks of the non-complying assessment. The consent holder shall pay the costs of the above noise assessments. The results shall be submitted to The Manager - Consents, the consent holder and the solicitors for Alan Moore (Sellars & Co, Solicitors, PO Box 8, Wellsford) within five working days of undertaking the measurements.</p> <p>Note: The noise assessments to be carried out in accordance with the above condition shall occur when a barge carrying sand is being simultaneously unloaded with a barge carrying aggregate. For the avoidance of doubt the noise assessments will not have to be carried out for the entire duration of the unloading operation involving both barges (i.e. 8-10 hours) but shall be of sufficient duration to be representative of the noise levels occurring during unloading. In</p>



ACTIVITY NUMBER	DETAILS
	<p>particular, testing will cover a period of not less than four hours, being three hours during which the two barges are being simultaneously unloaded, and shall include the last hour of unloading in respect of each barge.</p>
	<p>10. (noise complaint procedure) The activity operator shall log any noise complaints received. The log shall include details of the complaint (i.e. the date, time and nature of The centre of the access shall be shifted 26m south of the existing location; the incident complained of) and the name, phone number and address of the complainant (if known). The log shall be made available on request during operating hours, to a Rodney District Council Enforcement Officer and shall be kept for the duration of the consent. The log shall record the following additional details:</p> <ul style="list-style-type: none"> (a) What activities were occurring on the site at the time of the alleged incident; (b) What actions, if any, did the consent holder initiate in response to the complaint; (c) The weather conditions at the time of the alleged incident, including wind strength and wind direction; and (d) The date and signature of the person entering the information. <p>11. (lighting) The activity shall comply with the lighting standards of the Rodney District Proposed District Plan 2000 as specified in Rule 16.5.1(a).</p> <p>12. (landscape plan) A detailed landscape plan, including an implementation and maintenance programme shall be submitted to and approved by the Council's Team Leader - Resource Consents:</p> <ul style="list-style-type: none"> (a) The plan shall include a planting programme which identifies in broad terms the areas already planted and any other areas which may be planted, the species which have been planted and their density and planting methodology. The planting programme is to be submitted to the Council's Team Leader. Resource Consents for approval within six weeks of the granting of consent. (b) The landscaping shall be implemented and maintained in accordance with the approved landscaping plan within the first planting season (May to October) following the completion of the works on the site. The landscaping shall be maintained thereafter and any plants that do not survive shall be replaced. (c) The activity operator shall supply and implement a permanent automatic watering system in the planting areas specified and ensure that all plants are regularly watered during the contract period. All plants shall be deep watered at least twice weekly during the contract period (90 days after the completion of the planting programme). <p>13. (test certificate) The activity operator shall be the holder of a Test Certificate under the provisions of the Hazardous Substances and New Organisms Act 1996, for the storage of diesel, and for the storage of flammable liquids in respect of the paint shop.</p>



ACTIVITY NUMBER	DETAILS
	<p>14. (secondary containment diesel) All diesel tanks are to be provided with secondary containment.</p>
	<p>15. (spill management plan) The activity operator shall have a written Management Plan for the disposal of spilt diesel and collected stormwater in the secondary containment systems. On site disposal is not permitted.</p> <p>16. (secondary containment flammable liquids) All flammable liquids stores are to be provided with secondary containment .</p> <p>17. (upgrade of crossing off State Highway 16) The activity operator shall, by the end of the earthworks season ending 30 April 2007, provide to the Council's Consents Engineer, written confirmation from The New Zealand Transport Agency (NZTA) that the upgrade of the vehicle crossing from the State Highway to the site has been completed in general accordance with the The New Zealand Transport Agency (NZTA) requirements as set out below (as proposed in Terra Nova Planning Ltd letter dated 16 January 2004 and confirmed in Transit New Zealand letter dated 24 February 2004):</p> <ul style="list-style-type: none"> (a) The centre of the access shall be shifted 26m south of the existing location; (b) The access shall be such that truck and trailer units are able to enter and exit the site at the same time without hindering each others' progress, as detailed in Diagram 3 of the Traffic Design Group Report 6761 dated 21 November 2003 (submitted with the application); (c) The access shall be designed as described in Section 3 "Recommended Access Design" and Diagram 3 of the Traffic Design Group Report 6761 dated 21 November 2003, including the widening of the western side of the Highway only (the inside of the bend) to the dimensions recommended in Diagram 0 of the The New Zealand Transport Agency (NZTA) Planning Policy Manual (i.e. 90m to the north and south from the centreline of the access); (d) All vehicle manoeuvring must be possible on site; (e) The consent holder shall ensure that any landscaping proposed does not hinder sight distances; (f) Design drawings showing the spiral circular curves must be submitted and approved by The New Zealand Transport Agency (NZTA) (Jack Dunn Area Engineer) before construction drawings are sent to Transfield; (g) The activity operator is to advise the Auckland North Network Manager (Transfield) for approval of the names of the persons who will be carrying the construction of the crossing place and associated works. and the time when this work will be done, at least 10 working days prior to the commencement of the work; (h) Construction drawings showing full details of the access shall be forwarded to the Auckland North Network Manager (Transfield) for approval 15 working days before commencement of work;



ACTIVITY NUMBER	DETAILS	
		<p>(i) Should construction traffic require access to the site from the State Highway frontage, an approved Traffic Management Plan (TMP) to the standard of the latest edition of the The New Zealand Transport Agency (NZTA) 'Code of Practice for Temporary Traffic Management' must be submitted to the Auckland North Network Manager (Transfield) for approval at least 10 days prior to the start of work;</p> <p>(j) All traffic control must comply with the TMP. The contact details for Transfield are (09) 426 2070 and fax (09) 820 4772.</p> <p>18. (access way) The access way from State Highway 16 to the Mt Rex site shall be sealed to a point 20m west of the railway tracks by the end of the earthworks season ending 30 April 2007.</p> <p>19. (truck wheel wash) After sealing of the access way has been completed, a truck wheel wash facility shall be installed at the point where the site meets the sealed access road to State Highway 16.</p> <p>20. (maximum daily delivery from the site) There shall be no more than a maximum of 1300 tonnes of sand and/or aggregate delivered from the site in any one day; or, no more than a maximum number of 93 heavy motor vehicles carrying sand and/or aggregate leaving the site in any one day, whichever occurs first.</p> <p>Note: Compliance with this condition shall be determined by the records kept and submitted under the following conditions based on the use of the weighbridge facility on site.</p> <p>Note: The definition of a 'heavy motor vehicle' is the same as used in the Transport Act 1998 as follows; 'A motor vehicle (other than a motorcar that is not used, kept, or available for the carriage of passengers for hire or reward) having a gross laden weight exceeding 3,500 kg.</p> <p>21. (daily tonnage/vehicle movement record) The activity operator shall keep a record onsite of both the daily tonnages delivered from the site and the daily heavy motor vehicle movements from the site. This record shall be kept at the site office and be available for inspection by the Council at any time on request</p> <p>22. (submission of daily tonnages/vehicle movement) The activity operator shall also submit to the Council its daily tonnage and daily heavy motor vehicle movement record, six months from 6 June 2006 and at the end of every subsequent 6 month period thereafter.</p> <p>23. (notification if maximum exceeded) The activity operator shall notify the Council in writing if at the end of any one calendar month, the daily tonnage distributed from the site has, on any day, exceeded the 1300</p>



ACTIVITY NUMBER	DETAILS	
		tonne maximum or the daily heavy motor vehicle movements have exceeded 93.
	<p data-bbox="300 1084 422 1115">ACTIVITY</p> <p data-bbox="300 1435 474 1467">CONDITIONS</p>	<p data-bbox="550 501 1516 629">24. (use of weighbridge) All heavy motor vehicle loads of sand or aggregate being distributed off the site shall use the weighbridge facility on site. The use of the weighbridge shall form the basis of the records that are required to be kept and submitted under the above conditions.</p> <p data-bbox="598 667 1516 824">Note: Any increase in the distribution of either sand and/or aggregate over the daily maximum amount of 1300 tonnes, or any increase in the heavy motor vehicle movements off the site over the daily maximum number of 93, or any importation of material by road to the site, will require a resource consent to be obtained.</p> <p data-bbox="550 862 1516 1048">25. (maintenance of structures) All structures located in the Inland Water Zone shall be maintained in good condition to the satisfaction of the Council's Team Leader; Resource Consents. A detailed maintenance plan for these structures, including a maintenance programme shall be submitted to and approved by the Council's Team Leader - Resource Consents within 6 months of 6 June 2006.</p> <p data-bbox="550 1084 930 1115"><u>Restricted Discretionary Activity</u></p> <p data-bbox="550 1151 1516 1211">Buildings and structures required for the existing activities on site as at as at 6 June 2006 not provided for as a Permitted Activity.</p> <p data-bbox="550 1247 807 1279"><u>Discretionary Activity</u></p> <p data-bbox="550 1314 1516 1406">Increases in the storage and distribution of sand and aggregates beyond 93 truck movements or 1300 tonnes of sand and/or aggregate delivered from the site in any one day, whichever occurs first.</p> <p data-bbox="550 1442 1311 1473"><u>All Restricted Discretionary Activities and Discretionary Activities</u></p> <p data-bbox="550 1509 1516 1601">For Restricted Discretionary Activities, in accordance with sections 77(3) and 104(C) of the Act, the Council will restrict its discretion to the matters listed in (i) below.</p> <p data-bbox="550 1637 1516 1823">Discretionary Activities are subject to the assessment criteria under (ii) below. Without limiting the exercise of its discretion for any Discretionary Activity resource consent application the Council will have regard to the following Assessment Criteria and any relevant Discretionary Activity Assessment Criteria in any other Chapter of this Plan, and the relevant matters set out in Section 104 of the Act:</p> <p data-bbox="550 1877 855 1908">(i) <u>Matters for Discretion</u></p> <ul style="list-style-type: none"> <li data-bbox="608 1944 1430 1975">(a) Effects on the surrounding amenities, environment and character. <li data-bbox="608 1995 1516 2056">(b) The importance of the size, location or intensity of the activity to the efficient functioning of the site's operations.



ACTIVITY NUMBER	DETAILS	
		<p>(c) Cultural heritage.</p> <p>(d) Health and Safety.</p>
	<p>ACTIVITY</p>	<p>(ii) <u>Assessment Criteria</u></p> <p>(a) Whether the activity will have an adverse effect on the amenity values of land in adjoining Residential, Rural or Open Space Zones.</p> <p>(b) Whether the activity is essential for the efficient operation and management of the site's functions.</p> <p>(c) Whether the activity will expose people to high levels of risk to health or safety.</p> <p>(d) Whether the activity is sufficiently managed in order to avoid, remedy, or mitigate any adverse effects.</p> <p>(e) Whether the traffic generated will adversely affect the safe and efficient operation of the adjacent road or rail network.</p> <p>(f) Whether the activity has any adverse effect on traffic, parking, entry and exit (reference should also be made to the Discretionary Activity Assessment Criteria in Chapter 21: Transportation and Access).</p> <p>(g) Whether the activity will have an adverse effect on water quality.</p> <p>(h) Whether the activity will have an adverse effect on the natural character of the Kaipara River.</p> <p>(i) Whether the activity will adversely affect the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</p> <p>(j) For hazardous substances, refer to the Discretionary Activity Assessment Criteria in Chapter 20: Hazardous Substances and Contaminated Sites.</p> <p><i>The provisions of the underlying Zones shall apply to any activity not provided for in this scheduled activity.</i></p>
<p>193</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>15, 16</p> <p>1116 Takatu Road, Lot 1 DP 48057, Volume 882 Folio 56</p> <p><u>Restricted Discretionary Activity</u></p> <p>Alterations to existing dwellings at Waikauri Bay complying with the development controls and performance standards set out in Rule 7.10.</p> <p><u>Discretionary Activity</u></p> <p>The addition to or reconstruction of existing dwellings at Waikauri Bay.</p>



ACTIVITY NUMBER	DETAILS	
		<p><u>Non-Complying Activity</u></p> <p>Any increase in the number of dwellings above the existing 25 dwellings.</p>
	<p>CONDITIONS AND ASSESSMENT CRITERIA</p>	<p><u>Conditions</u></p> <p>Any development is subject to the provisions set out in Chapter 7 of the Plan applying to the East Coast Rural Zone with respect to Issues, Objectives, Policies, Earthworks and Vegetation Removal, Development Controls and Performance Standards. The provisions of the East Coast Rural Zone with regard to the size of dwellings and accessory buildings should provide guidance in the interpretation and application of the assessment criteria and objectives and policies.</p> <p><u>Assessment Criteria for Restricted Discretionary Activities</u></p> <p>Matters for Discretion:</p> <p><i>See Rule 7.12.3.1</i></p> <p><u>Assessment Criteria for Restricted Discretionary Activities:</u></p> <p><i>See Rule 7.12.3.2</i></p> <p><u>Assessment Criteria for Discretionary Activities:</u></p> <p><i>See Rules 7.13.1 and 7.13.2</i></p>
<p>194</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p>	<p>32 & 115</p> <p>517 Oaia Road, Motutara</p> <p>Lot 14 DP 64853 (4.0469ha)</p> <p><u>Permitted Activity</u></p> <p>Erection of a single household unit and associated accessory building(s) complying with the conditions below.</p> <p><u>Conditions</u></p> <p>(a) Building platform located as follows:</p> <ul style="list-style-type: none"> (i) no more than 125m above sea level; (ii) no less than 115m above sea level; (iii) no less than 20m from either side boundary; <p>(b) Maximum height of 4 metres, except that a maximum height of 7 metres applies where those parts of the building exceeding 4 metres have an average roof slope greater than 22 degrees. For a curved roof to comply with this exception, no more than half of the total area of the roof can have a slope less than 22 degrees.</p> <p>(c) The total gross floor area of the single household unit (and any minor household unit) shall not exceed 300m².</p> <p>(d) The total gross floor area of the associated accessory building(s) shall not</p>



ACTIVITY NUMBER	DETAILS									
		<p>exceed 50 m².</p>								
		<p>(e) The external finishing shall be in keeping with the surrounding environment. The colour shall not exceed a maximum light reflective value as follows:</p> <ul style="list-style-type: none"> (i) the external face of the exterior wall and window sill shall not exceed a light reflective value of 40% as measured in accordance with ASTM C1549 or ASTM E903. (ii) the colour of the external face of the exterior roofs and/or chimney and/or chimney flue shall not exceed a light reflective value of 25% as measured in accordance with ASTM C1549 or ASTM E903. <p>Note: Locally sourced mudbricks that are either painted to comply with the above condition or left to weather unpainted would satisfy this condition.</p> <p>(f) Compliance with Rules 7.10.2 to 7.10.7 in Chapter 7: Rural.</p>								
<p>195</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p>	<p>44</p> <p>10 Pakiri Road, Leigh Lot 2 DP 163697</p> <p><u>Discretionary Activity</u></p> <p>Construction, alterations, extensions and use of any new or existing buildings or structures associated with the fish processing plant.</p> <p><u>Conditions</u></p> <p>The Development Controls and Performance Standards of the Industrial Zone under Rule 9.10 in <i>Chapter 9 – Business</i>, the Exterior Lighting and Odour, rules under Rules 16.5 and 16.6 of <i>Chapter 16 – General Rules</i>.</p> <p>All activities on the site to which this scheduled activity applies shall be designed and conducted so that the following noise limits are not exceeded at any point within the notional boundary of any dwelling, child care and education facility, hospital and resthome, place of worship, during any 15 minute period of assessment within the following timeframes.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 70%;">Monday to Saturday 7.00 am to 7.00 pm</td> <td style="text-align: right;">45 dBA Leq</td> </tr> <tr> <td>Monday to Saturday 7.00 pm to 10.00 pm and Sundays and Public Holidays 7.00 am to 10.00 pm</td> <td style="text-align: right;">40 dBA Leq</td> </tr> <tr> <td>Monday to Sunday and Public Holidays 10.00pm to 7.00am the following day</td> <td style="text-align: right;">35 dBA Leq</td> </tr> <tr> <td>Daily 10.00 pm to 7.00 am the following day</td> <td style="text-align: right;">50 dBA @ 63 Hz 45 dBA @ 125 Hz</td> </tr> </table>	Monday to Saturday 7.00 am to 7.00 pm	45 dBA Leq	Monday to Saturday 7.00 pm to 10.00 pm and Sundays and Public Holidays 7.00 am to 10.00 pm	40 dBA Leq	Monday to Sunday and Public Holidays 10.00pm to 7.00am the following day	35 dBA Leq	Daily 10.00 pm to 7.00 am the following day	50 dBA @ 63 Hz 45 dBA @ 125 Hz
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ACTIVITY NUMBER	DETAILS	
		<p>Sound levels shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics - Measurement of environmental sound, and assessed in accordance with the provisions of NZS 6802:1999 Acoustics - Assessment of environmental noise</p> <p>If an activity cannot meet the conditions above then it is classified as a non-complying activity.</p> <p><u>Assessment Criteria</u></p> <p>The Assessment Criteria under 9.13 in Chapter 9 - Business.</p>
196	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>OBJECTIVES & POLICIES</p> <p>ACTIVITY</p>	<p>31, 114</p> <p>Land in Riverhead bordered to the south by the Wautaiti and Rangitopuni Streams, comprised as follows:</p> <ol style="list-style-type: none"> 1. CT 24B/690 (Sec 3 Blk VI Waitemata Survey District SO 25805) 0.9055ha 2. CT 24B/690 (Sec 2 Blk VI Waitemata Survey District SO 25805) 3.8167ha 3. CT 863/177 6.9555ha 4. CT 18D/275 15.3781ha 5. CT 179/184 22.7610ha 6. CT 861/60 32.5585ha <p>The existing track is not necessarily the legal boundary. The exact location of all boundaries of the land will need to be determined by survey after future and further investigation(s).</p> <p><u>Objective</u></p> <p>To provide for the future subdivision of the land.</p> <p><u>Policies</u></p> <ol style="list-style-type: none"> (a) To recognise and provide for the particular characteristics of the land, including its topography, native vegetation, rural character, visual amenity values and its visually prominent location adjoining the Riverhead township. (b) To enable appropriate rural-residential subdivision and development, while protecting the high quality native vegetation and visual amenity of the land. (c) To recognise the need to ensure that appropriate building sites are achieved on geotechnically suitable land and that all sites can be adequately serviced. <p><u>Restricted Discretionary Activity</u></p> <p>The following additional rule shall apply to subdivision of the land under Rule 7.14.3.2 "Subdivision of Sites for the Protection of Native Bush and Significant Natural Areas" as if it were Rule 7.14.3.2.1(c).</p> <p>Subdivision of the land to create up to and including 20 lots in total on the</p>



ACTIVITY NUMBER	DETAILS
	<p>property, and associated development of services in a manner consistent with the ecological sensitivity map contained in Appendix 14R for the property shall be a Restricted Discretionary Activity provided that:</p>
	<ul style="list-style-type: none"> (i) Removal of native bush does not exceed 650m² on each proposed lot; and (ii) Each site is at least 1ha in area (for the avoidance of doubt, those parts of a lot which are to be protected by covenant are to be included in the site size calculation); and (iii) The plans submitted as part of the application show access to the proposed lots, which may include reinstatement of a bridge at the bottom of Cobblers Lane, or alternative road access, which can be formed to Council's required standards; and (iv) The bush area shown as having "Nil Carrying Capacity-C" in the ecological sensitivity map and, if appropriate and offered by the applicant, other areas not required for development, shall be protected through registered covenants. Notwithstanding this, any area reasonably required to provide access to a lot or lots in the subdivision may be excluded from the covenanted area. Covenants should not prevent staging of the subdivision. Covenants shall contain requirements in relation to the control of pests, the particular terms of which are to be addressed as part of any application for subdivision consent. <p><u>Discretionary Activity</u></p> <p>The following additional rule shall apply to subdivision of the land under Rule 7.14.1.2 "Discretionary Activities" as if it were Rule 7.14.1.2(b):</p> <p>1. The Council may consent to a subdivision of the land to create from 21 to 30 lots in total on the land and associated development of services in a manner consistent with the ecological sensitivity map contained in Appendix 14R for the land provided that:</p> <ul style="list-style-type: none"> (a) Removal of native bush does not exceed 650m² on each proposed lot; and (b) Each site is at least 0.6 ha in area (for the avoidance of doubt, those parts of a lot which are to be protected by covenant are to be included in the site size calculation); and (c) The plans submitted as part of the application show access to the proposed lots, which may include reinstatement of a bridge at the bottom of Cobblers Lane, or alternative road access, which can be formed to Council's required standard; and (d) The bush area shown as having "Nil Carrying Capacity-C" in the ecological sensitivity map and, if appropriate and offered by the applicant, other areas not required for development, shall be protected through registered covenants. Notwithstanding this, any area reasonably required to provide access to a lot or lots in the subdivision may be excluded from the covenanted area. Covenants should not prevent staging of the subdivision. Covenants shall contain requirements in relation to the control of pests, the particular terms of which are to be addressed as part of any application for subdivision consent; and



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(e) The proposal is otherwise in accordance with Appendix 7B, Rule 7.14.3.2.3, 7.14.3.2.4, 7.14.3.2.6, and 7.14.3.2.7 except that in respect to Rule 7.14.3.2.6(b) the minimum site size shall be 2.2ha (2ha protected area and 2,000m² for a dwelling site) and the maximum site size shall be determined by the size of the protected area together with a 2,000m² dwelling site and any other small area better included within the site than in the balance area.</p> <p>The following rules shall apply to subdivision of the land under Rule 7.14.3.2.1(c) (Restricted Discretionary Activities) and 7.14.1.2(b) (Discretionary Activities) as introduced above by this scheduled activity:</p> <p>1. A scheme plan shall be prepared after carrying out a detailed site survey, to provide a framework for any subdivision application. The scheme plan shall identify:</p> <p>(a) The boundaries of all proposed lots.</p> <p>(b) That no removal of native bush will occur within the area marked "Nil Carrying Capacity-C" on the ecological sensitivity map contained in Appendix 14R except to the minimum amount necessary to upgrade existing tracks or roads within area C (or to extend those tracks or roads to reach area A or B if they do not already do so) in order to provide access to any lot.</p> <p>(c) The layout of access to each proposed lot to be formed to Council's required standards, which might include reinstatement of a bridge at the bottom of Cobblers Lane, or alternative road access.</p> <p>(d) A suitable building platform on each proposed lot.</p> <p>(e) The location of access and driveways.</p> <p>(f) The location of wastewater treatment systems and stormwater control methods.</p> <p>(g) Any proposed staging of the subdivision and offered bush protection (by way of future covenants to be registered against the lots to be created by that particular application for consent) shall be indicated.</p> <p>2. Matters for Discretion for Restricted Discretionary Activity Applications</p> <p>The matters that Council has restricted its discretion to in respect of Restricted Discretionary Activities are as follows:</p> <p>(a) The following matters:</p> <ul style="list-style-type: none"> • The matters raised in Rule 23.8. • Avoiding/mitigating the effect of natural hazards • Site suitability – for the purpose of the subdivision, including the extent of earthworks proposed. • Site size, shape and contour.



ACTIVITY NUMBER	DETAILS
	<ul style="list-style-type: none"> • The protection of significant native bush or other natural features. • Access provisions. • The effects – including cumulative effects – of subdivision on the character of the activity area. • Financial contributions or contributions of works and services. • Provision of reserves. • Demand for, and availability of both publicly and privately owned utility services. • Traffic safety and roading network efficiency. • The effects – including cumulative effects – of subdivision and the resulting use and development on the natural character of the coastal environment where subdivision applications abut the coastal marine area. • The protection of identified significant aggregate resources from activities which are likely to be sensitive to rock extraction and processing. <p>(b) The extent to which the proposal is consistent with the ecological sensitivity map for the property contained in Appendix 14R.</p> <p>(c) The location of the boundaries of the proposed lots.</p> <p>(d) No removal of native bush shall be allowed within the area marked "Nil Carrying Capacity-C" on the ecological sensitivity map contained in Appendix 14R, except to the minimum amount necessary to upgrade existing tracks or roads within area C (or to extend those tracks or roads to reach area A or B if they do not already do so) in order to provide access to any lot.</p> <p>(e) The location of building platforms.</p> <p>(f) The control of the height and external appearance of structures to be built on the newly created lots. Structures should have a maximum height of 9 metres and should be clad in low reflectivity materials of recessive colour.</p> <p>(g) The proposed areas of bush clearance, which shall not exceed the minimum clearance required to establish a dwelling, accessory buildings and access, up to 650m².</p> <p>(h) The protection of bush through covenants to be registered against the lots to be created by that particular application for consent. Any such covenants will not prevent staging of the subdivision. Covenants shall contain requirements in relation to the control of pests, the particular terms of which are to be addressed as part of any application for subdivision consent. Although fencing to prevent stock intrusion into covenanted areas is appropriate, the covenants should prevent fencing along the internal boundaries of a covenanted area on any particular lot where the covenanted area adjoins a covenanted area on another lot.</p> <p>(i) The design and location of wastewater treatment and disposal systems.</p> <p>(j) The methods of stormwater control and treatment and the location of devices.</p>



ACTIVITY NUMBER	DETAILS
	<p>(k) Whether access to the proposed lots, including reinstatement of the bridge at the bottom of Cobblers Lane if such is proposed, or alternative road access, can be formed to Council's required standards.</p> <p>3. Assessment Criteria for Restricted Discretionary Activity Applications</p> <p>When assessing an application for a Restricted Discretionary Activity, the Council will have regard to the matters over which it has restricted its discretion and the following assessment criteria:</p> <p>(a) Whether the site is unusual in terms of shape, or size, topography, land stability, or susceptibility to other hazards, and the degree to which these matters necessitate a non standard frontage or access.</p> <p>(b) The effect of the proposed frontage and accesses on the rural character in the vicinity of the site.</p> <p>(c) The extent to which the proposed subdivision layout is consistent with the ecological sensitivity map for the property contained in Appendix 14R.</p> <p>(d) Whether the proposed subdivision layout is consistent with the requirement that no native bush shall be removed from within the area marked "Nil Carrying Capacity-C" on the ecological sensitivity map contained in Appendix 14R, except to the minimum amount necessary to upgrade existing tracks or roads within area C (or to extend those tracks or roads to reach area A or B if they do not already do so) in order to provide access to any lot.</p> <p>(e) The extent to which building platforms are appropriately located, with regard to the information provided from the detailed site survey and site investigation, including any geotechnical surveys.</p> <p>(f) The extent to which the proposal mitigates potential visual impact, including impact on other building sites and on views from public roads.</p> <p>(g) The extent to which the proposal mitigates the potential impact of subdivision and associated services on the native bush on the property.</p> <p>(h) The extent to which the proposed access provides safe and adequate access to the proposed lots, and the proposed standard of vehicle access construction and design.</p> <p>(i) The extent to which access to the proposed lots is adequate, safe and mitigates potential adverse effects on the environment.</p> <p>(j) The enhancement of riparian margins and aquatic fauna habitats where access considerations make such practicable. In granting any subdivision consent, the Council will not impose requirements for the restoration and enhancement of riparian margins on any land to vest in the Council as esplanade reserve along the northern bank of the Rangitopuni Stream.</p> <p>(k) The extent to which the wastewater treatment systems are designed and located to avoid, remedy or mitigate adverse effects.</p> <p>(l) The extent to which stormwater control methods:</p> <ul style="list-style-type: none"> • Mimic as far as possible the natural drainage processes of the area;



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> • Minimise modifications to existing natural drainage systems; • Minimise impervious surfaces; and • Employ appropriate methods to detain and treat stormwater before dispersal to waterways. <p>4. Assessment Criteria for Discretionary Activity Applications</p> <p>Without limiting the exercise of its discretion, the Council will have regard to the following assessment criteria, any other relevant provisions of the Plan, and the relevant matters set out in section 104 of the Act:</p> <p>The matters over which the Council has reserved its discretion, and the assessment criteria for Restricted Discretionary Activity applications (as listed above), including the requirement that no removal of native bush shall be allowed within the area marked "Nil Carrying Capacity-C" on the ecological sensitivity map contained in Appendix 14R (except to the minimum amount necessary to upgrade existing tracks or roads within area C, or to extend those tracks or roads to reach area A or B if they do not already do so, in order to provide access to any lot).</p>
197	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS</p> <p>ACTIVITY</p>	<p>96</p> <p>85B McKenzie Avenue, Arkles Bay Lot 2 DP 195520</p> <p><u>Permitted Activity</u></p> <p>The erection of a single household unit.</p> <p><u>Conditions</u></p> <p>(a) The activity shall comply with the Medium Intensity Residential Zone development controls and performance standards in Rule 8.10, except that the maximum building coverage shall be 50% of net site area.</p> <p><u>Restricted Discretionary Activity/Non-Complying Activity</u></p> <p>Where condition (a) above is not met, Rule 8.12.1.1 applies.</p>
198	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS</p>	<p>96</p> <p>95 McKenzie Avenue, Arkles Bay Lot 7 DP 54052</p> <p><u>Permitted Activity</u></p> <p>Erection of a single household unit on each lot created under this scheduled activity.</p> <p><u>Conditions</u></p> <p>(a) The activity shall comply with the Medium Intensity Residential Zone development controls and performance standards in Rule 8.10, except that the maximum building coverage shall be 50% of net site area.</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<p>Permitted Activity</p> <p>(a) Youth camp (Peter Snell Youth Village).</p> <p>(b) Any building of up to 10m² GFA within 'Area C' of the Concept Development Plan (Appendix 14AF) meeting the development controls in Appendix 14AF(i).</p> <p>(c) Construction of any structure within 'Area C' of the Concept Development Plan (Appendix 14AF) for outdoor recreation purposes meeting the development controls in Appendix 14AF(i), and which excludes any building other than described in (b) above.</p> <p>(d) Bush clearance in 'Area C' that is specifically permitted in a Council approved Bush Management Plan.</p>
	ACTIVITY	<p>Restricted Discretionary Activity</p> <p>(a) Erection of buildings or structures that form part of the youth camp (Peter Snell Youth Village) activities within 'Area C' of the Concept Development Plan in Appendix 14AF that necessitates vegetation removal provided the vegetation is not within 15 metres of Whangaparaoa Road.</p> <p>(b) Construction of new car parking within 'Area C' of the Concept Development Plan in Appendix 14AF.</p>
	CONDITIONS	<p>Conditions</p> <p>(a) Development shall comply with the development controls and performance standards included in Appendix 14AF(i).</p> <p>(b) A Bush Management Plan based on the parameters set out in 14AF(ii) for Areas A, B and /or C is to form part of the application. Where a Bush Management Plan has been approved as part of a previous resource consent, amendments may be considered in subsequent resource consent applications.</p>
	MATTERS FOR DISCRETION	<p>Matters for Discretion</p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) Design, location and colour of the buildings.</p> <p>(b) Access and parking.</p> <p>(c) Traffic impacts.</p> <p>(d) Landscape and visual amenity.</p> <p>(e) Esplanade reserve.</p> <p>(f) Stormwater.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(g) Water and wastewater infrastructure.</p> <p>(h) Management of bush as set out in the Bush Management Plan.</p>
	<p>ASSESSMENT CRITERIA</p>	<p>Assessment Criteria</p> <p>When assessing an application the Council will have regard to the following criteria:</p> <p>(a) Whether the design, location and colour of buildings or car parking areas adequately avoid or mitigate any adverse effects on the environment, including natural hazards from instability.</p> <p>(b) Whether buildings and structures use recessive natural colours to blend in with the surrounding landscape.</p> <p>(c) Whether adequate on-site parking is provided.</p> <p>(d) Whether adverse effects on the road infrastructure serving the site can be avoided.</p> <p>(e) Whether design, form and location of buildings, car parking areas, and access complements the natural landscape and retains the visual dominance of the natural landscape over the proposed built environment across the site.</p> <p>(f) Whether development avoids the domination of ridgelines and preserves the landscape character.</p> <p>(g) Whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area.</p> <p>(h) Whether stormwater discharges area attenuated to the pre-development one in two storm event.</p> <p>(i) Whether development areas (including driveways and parking areas) in excess of 1,000m² have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales).</p> <p>(j) Whether storm water discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils).</p> <p>(k) Whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal.</p>
	<p>ACTIVITY</p>	<p>Discretionary Activity</p> <p>(a) Erection of buildings or structures that form part of the youth camp (Peter Snell Youth Village) activities within Area B of the Concept Development Plan in Appendix 14AF.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(b) Erection of buildings or structures that form part of the youth camp (Peter Snell Youth Village) within 'Area C' of the Concept Development Plan in Appendix 14AF which requires the removal of vegetation within 15 metres of Whangaparaoa Road.</p>
	<p>CONDITIONS</p>	<p>Conditions</p> <p>(a) The conditions set out above for a restricted discretionary activity.</p> <p>(b) The 15m strip shown on the Concept Development Plan in Appendix 14AF is to be either retained or replanted to provide the ongoing sustainability of the vegetated frontage and to retain the large vegetation that has a significant impact on the views of the site.</p> <p>(c) A Landscape Plan shall be submitted with any application that is informed by an ecological assessment and visual assessment to shown how the assessment criteria below are met.</p>
	<p>ASSESSMENT CRITERIA</p>	<p>Assessment Criteria</p> <p>Without restricting its discretion, the Council will have regard to the following criteria:</p> <p>(a) The assessment criteria for restricted discretionary activities listed above.</p> <p>(b) Whether the development, location and form of buildings and auxiliary uses (e.g. access and parking) avoids or minimises removal or damage to the significant natural vegetation and habitat on the site and whether mitigation measures are proposed which are appropriate to fostering and enhancing the existing vegetation and ecological habitat on the site.</p> <p>(c) Whether the design and location of the buildings demonstrates avoidance of the higher value vegetation within 'Area C' (e.g. through the clustering of buildings in the lowest value areas).</p> <p>(d) Whether any proposed vegetation clearance is undertaken in a manner that recognises the ecological values of the vegetation and compensates removal with either equal amounts of revegetation or equivalent augmentation of existing vegetation.</p> <p>(e) Whether design, form and location of buildings and access complements the natural landscape and retains the visual dominance of the natural landscape over the proposed built environment.</p> <p>(f) Whether development avoids the domination of ridgelines and preserves the character of landscape including views to the seascape.</p> <p>(g) Whether the development includes the installation of a buffer planting strip along any newly exposed edges within or adjacent to areas of kanuka/black wattle forest and manuka shrubland.</p> <p>(h) Whether the development includes appropriate replacement of significant trees or areas of vegetation required to be removed to provide for</p>



ACTIVITY NUMBER	DETAILS	
		<p>development. Such replacement plantings to be to the satisfaction of the Council's landscape officer.</p> <p>(i) Whether species of dwarf mistletoe are retained.</p> <p>(j) Whether clearance of vegetation is avoided during the peak breeding season for indigenous forest birds (November to February inclusive).</p> <p>(k) Whether ornate skinks (and any other indigenous herpetofauna present) are relocated from works areas prior to commencing physical works on the site.</p> <p>(l) Whether the development within Area C is located to avoid the potential dangers of protected vegetation within the 15m frontage strip adjacent to Whangaparaoa Road; and</p> <p>(m) Whether any vegetation removal proposed within Area C avoids destabilising existing vegetation within the 15m frontage strip. Any removal within Area C should be supported by an assessment of effects prepared by a qualified arborist.</p>
	ACTIVITY	<p>Non Complying Activity</p> <p>Development not meeting development controls and performance standards included in Appendix 14AF(i) and/or conditions applying to a restricted discretionary or a discretionary activity.</p> <p>Any building and/or vegetation clearance in Area 'A' on the Concept Development Plan.</p>
	EXPLANATION AND REASONS	<p><i>Explanation and reasons</i></p> <p><i>Scheduled Activity 200 provides for the ongoing use of the site for an existing youth camp facility (Peter Snell Youth Village).</i></p> <p><i>The scheduled activity provides for expansion of the camp facilities on the site.</i></p> <p><i>The camp facility is considered to be an asset to the wider community and therefore the rules of the underlying zoning have been relaxed to some extent for this site to allow for the camp's ongoing viability.</i></p> <p><i>It is intended that overall any development will still retain the site's natural character (as identified through its underlying Residential Landscape Protection zone).</i></p> <p><i>This is to be achieved by clustering the new development in specific areas of the site that have the least vegetation cover, or the lowest quality vegetation. This is primarily 'Area C' in the Concept Development Plan as this has little vegetation and already has a number of buildings. Area B may also have development but a higher threshold of assessment and mitigation measures would be required.</i></p>
201	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	<p>84</p> <p>23 & 25 Wainui Road, Silverdale</p> <p>Allotments 714 and 175 Parish of Waiwera, and any portion of stopped road</p>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS</p>	<p>comprised in certificates of title NA61D/363 & NA54A/666 or any subsequent certificates of title.</p> <p>(a) Rule 9.10.4.1(a)(iii), which requires landscaping in side and rear yards adjoining residential, rural or open space zones or reserves, shall not apply to the land that is subject to the Scheduled Activity.</p> <p>(b) The rules in 9.10.7.1 shall not apply to buildings on the land subject to the Scheduled Activity, and the following rules shall be applied in their place:</p> <ul style="list-style-type: none"> (i) The building façade shall be located no further than 1m from the front boundary for a minimum of 70% of the street frontage of Silverdale Street; (ii) Building facades shall include façade modulation, articulation or architectural relief at intervals no greater than 10 metres along the street frontage at all levels, eg. A change of mass, features such as pilasters, entrances, windows, shutters, balconies, change in surface texture or detail; (iii) The minimum height of a building façade shall be 4.5 metres; (iv) Windows with clear glazing and pedestrian entrances shall comprise no less than 40% of the surface area of each building façade at ground floor level. Ground level shall be finished ground level at the boundary of the site. This rule shall not apply to basement areas, which are defined as “means any building storey with the greater part of the façade below finished ground level”; (v) Any carparking at ground level shall be located no closer than 6m to the Silverdale Street frontage unless it is contained within a building below or above ground floor level; (vi) Parking and service access shall be from the rear of the building or a service lane or accessway. A maximum of two entry/exits shall be permitted from Silverdale Street and one from Wainui Road with an access gradient no greater than 1:8 and which may involve earthworks in the road reserve will be permitted; (vii) Verandahs or other cover shall be provided along the full extent of the building façade required in (a) above. The verandah shall: <ul style="list-style-type: none"> 1. be so related to its neighbours as to provide continuous pedestrian cover of the public footpath (including a proposed footpath). This requirement shall only apply to facades required in (a)(i) above and shall not require verandahs to bridge gaps between facades provided for in (a)(i);
		<ul style="list-style-type: none"> 2. have a minimum clearance of 3 metres and a maximum clearance of 4.5 metres above the footpath immediately below (including a proposed footpath); 3. have a minimum width of 2.5 metres and a maximum width of 3.5 metres; and



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>4. be located no closer than 600 millimetres to the kerbline.</p> <p><u>Permitted Activity</u></p> <p>Removal of the central pohutukawa tree.</p> <p><u>Controlled Activity</u></p> <p>Work within the dripline of the northern pohutukawa tree.</p> <p><u>Matters for Control</u></p> <p>(a) The condition and safety of the tree.</p> <p><u>Assessment Criteria</u></p> <p>(a) Whether the works will avoid adversely affecting the long-term health of the tree.</p> <p>(b) Whether alternative remedial mechanisms are available, so that removal or cutting of the tree does not need to occur.</p> <p>This rule provides an alternative to Rule 9.10.7.1 for activities on a specific site in Wainui Road, Silverdale, that recognises the specific constraints of that site.</p>
202	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>26,27, Appendix 4</p> <p>Sections 4 and 5 SO70765</p> <p><u>Discretionary Activities</u></p> <p>(a) Subdivision of Countryside Living Rural Cluster Housing Sites in accordance with Rule 7.14.10, subject to the exemptions listed in (b) below, resulting in the creation of no more than 12 (b) below, resulting in the creation of no more than 12 Countryside Living Rural Cluster Housing private sites and one balance lot where the following apply:</p> <ol style="list-style-type: none"> 1. Specific suitable building sites are identified on the proposed plan of subdivision, each building site's location and extent is registered on the titles of any approved private site, and future building structures are restricted to being located within the identified building sites only;
		<ol style="list-style-type: none"> 2. Proposed buildings sites are located so that future household units and accessory buildings will not be adversely affected by noise from the Weiti Crossing road as measured in accordance with Rule 16.9.2.1.2 – <i>Noise Received in Rural Zones</i>. 3. A Consent Notice or Covenant shall be registered on the Certificate of



ACTIVITY NUMBER	DETAILS	
		<p>Title of any approved site advising the owners and occupiers of the site:</p> <ul style="list-style-type: none"> (i) of the existence of the Weiti Crossing road (Designation 167); (ii) of any required noise-related avoidance or mitigation measures, including any construction materials or methods such as acoustic proofing; and (iii) that no complaints shall be made to any regulatory authority about the effects of lawful activities occurring on the Weiti Crossing (Designation 167) route and associated landholdings, authorised by the Designation, any resource consent, and/or permitted by any rules in a District or Regional Plan. This shall include construction, maintenance and operations, including vehicular movements. <p>4. The balance land is held in one lot, or in no more than two amalgamated lots, in common ownership and used solely for conservation and buffer planting purposes. There shall be no building structures on the balance land; and</p> <p>5. Access to the development within the Scheduled Activity 202 site is gained via the Weiti Station development (refer to Appendix 4 to the Planning Maps) and not the Weiti Crossing road (Designation 167).</p> <p>(b) Subdivision of the Scheduled Activity 202 site in accordance with (a) above, is exempt from having to comply with the following:</p> <ul style="list-style-type: none"> 1. Rule 7.14.10.2 – <i>Number of Sites Permitted</i> only in respect of the total number of Countryside Living Rural Cluster Housing private sites being calculated on the basis of 1 private site for every 1.5 hectares of land, notwithstanding that a maximum of 12 sites may be created on the site as a discretionary activity as specified in (a) above; and 2. Rule 7.14.10.3(a) and (c) – <i>Minimum and Maximum site Size</i> only in respect of the minimum 25 hectares area of land requirement, notwithstanding that the one balance lot shall be held in common undivided shares by the owners of the cluster housing private sites and all other requirements of Rule 7.14.10.3 must be complied with. <p>(c) Any development not complying with the provisions of Discretionary Activity (a) and (b) above, except where it exceeds 12 Countryside Living Rural Cluster Housing private sites (see Prohibited Activity), is a Non-Complying Activity.</p>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Assessment Criteria</u></p> <p>Without limiting the exercise of its discretion and in addition to the Assessment Criteria listed in Rule 7.15 (including the assessment criteria specified in Rule 7.15.10 – Subdivision of Countryside Living Rural Cluster Housing Sites) and</p>



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p>	<p>Rule 7.16, the Council will have regard to the following assessment criteria, and any other relevant provisions of the Plan, and the relevant matters set out in section 104 of the Act:</p> <p>(a) Whether the proposed building sites are located and designed so that they are sympathetic to and in keeping with the neighbouring Weiti Station development (refer to Appendix 4 to the Planning Maps), and enable future buildings to be constructed so that they do not adversely affect neighbouring activities by shading or dominance.</p> <p>(b) Whether neighbouring activities may be adversely affected by noise;</p> <p>(c) Whether planting is required to mitigate adverse effects on the landscape and rural character of the surrounding area including when viewed from the neighbouring Weiti Crossing road; in particular whether there is adequate buffer planting and conservation areas between the cluster housing development and the Weiti Crossing road (Designation 167);</p> <p>(d) Whether the proposed cluster housing development will result in environmental and ecological enhancement of the site, including conservation and ecological enhancements of streams and areas of native bush;</p> <p>(e) Whether the proposed building sites can be located so that the sites and future buildings will not be exposed to noise levels from the Weiti Crossing road (Designation 167) greater than the levels specified in Rule 16.9.2.1.2 – <i>Noise Received in Rural Zones</i>, in order to avoid adverse reverse sensitivity effects.</p> <p><u>Prohibited Activity</u></p> <p>The creation of more than 12 Countryside Living Rural Cluster Housing private sites or sites within Sections 4 and 5 SO70765 and any other successor titles (refer to the land shown as Sections 4 and 5 SO70765 in Appendix 4 of the Planning Maps).</p>
<p>203</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>25</p> <p>The area identified within the Significant Mineral Extraction Area (SMER) at Pebble Brook Road, Wainui, as shown on the plan in Appendix 14W.</p>
		<ul style="list-style-type: none"> • Part of Allotment 28 Parish of Kaukapakapa, CT NA580/182 • Part of Allotment 71, Part Allotment 72, Part Allotment NE 73 and Part Allotment SE 73 Parish of Kaukapakapa, CT NA13D/1128 • Part of Allotment 78 and Southern Portion Allotment 77 Parish of Kaukapakapa, CT NA 763/6 • Part of Lot 1 DP 59502, CT NA14C/634



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p>	<ul style="list-style-type: none"> • Part of Lot 2 DP 59502, CT NA14C/635 • Lot 3 DP 59502, CT NA14C/636 <p><u>Restricted Discretionary Activity</u></p> <p>Removal of native vegetation within the identified Special Vegetation Clearance Control Area, being an area that is scheduled as both a Significant Natural Area (SNA) and a SMER, in order to obtain access to the SMER for the purpose of undertaking Mineral Extraction and Processing Activities.</p> <p><u>Matters for Discretion</u></p> <p>The Council shall restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> a) The matters for discretion contained in Rule 7.12.12.1: Earthworks, Tree and Bush Removal, Riparian Vegetation Removal and Wetland Modification; b) The quality and maturity of vegetation to be removed; c) The effect of vegetation removal on any existing streams, riparian margins and habitats; d) The removal of natural habitat associated with the vegetation removal and proposals for its protection in other areas (taking into account the significance of any rare or threatened species present); e) The effects of vegetation removal on the adjoining SNA located outside the scheduled area; f) The need for the creation of buffer areas between the area of SMER to be cleared and remaining areas of SNA in order to protect significant vegetation and/or habitat values; g) The remediation and/or mitigation methods proposed, including (but not limited to): <ul style="list-style-type: none"> (i) Areas of enhancement planting, including areas of riparian enhancement planting; (ii) The ratio, quality and type of new planting in relation to the established vegetation to be removed; (iii) The translocation of any native plant and animal species; (iv) The opportunity to establish ecological linkages with existing vegetation and/or habitats; (v) The legal protection in perpetuity of the balance of the SNA; (vi) Ongoing programmes of weed and pest control; and (vii) Fencing and stock removal. h) The positive environmental benefits created by any activities undertaken by the applicant with the intent and effect of remedying or mitigating the adverse effects of vegetation removal including:
		<ul style="list-style-type: none"> (i) any planting and/or translocation of native plant and animal species that has been undertaken ahead of vegetation removal; (ii) weed and pest management action undertaken (including action undertaken in other natural areas locally prior to the removal of vegetation); and (iii) fencing and stock removal in other SNA, native vegetation and



ACTIVITY NUMBER	DETAILS	
	<p>ASSESSMENT CRITERIA</p>	<p>riparian areas locally;</p> <p>i) The adverse visual effects of vegetation removal on the natural and physical landscape; and</p> <p>j) The quality and significance of any minerals to be extracted.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application, the Council will have regard to the following criteria:</p> <p>a) The assessment criteria contained in Rule 7.12.12: Earthworks, Tree and Bush Removal, Riparian Vegetation Removal and Wetland Modification except that, for the avoidance of doubt, Assessment Criteria 7.12.12.2(d), (e), (f), (i) and (j) do not apply to applications assessed under this scheduled activity. Also for the avoidance of doubt, Assessment Criteria 7.13.1(p) also does not apply.</p> <p><u>Explanation and Reasons</u></p> <p><i>The purpose of this scheduled activity is to enable the consideration of the removal of native vegetation within an area that is scheduled both as an SNA and as a SMER, identified as the Special Vegetation Clearance Control Area. This scheduled activity therefore recognises the value of the SMER to the Rodney District and the Auckland Region in addition to its classification as an SNA. Any application under this scheduled activity should be lodged in the context of a contemporaneous application to quarry the SMER. However, the intention of the District Plan provisions for this scheduled activity is that it is determined separately as a restricted discretionary activity and not “bundled together” with the quarry application.</i></p>
<p>204</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>21, 71</p> <p>Hillcrest Road Orewa</p> <p>Lot 2 DP 381692</p> <p><u>Restricted Discretionary Activity</u></p> <p>a) Subdivision of sites for the protection of native bush and Significant Natural Areas (SNA’s).</p> <p>b) Subdivision for the creation of Additional Public Reserve Land.</p> <p><u>Conditions</u></p> <p>The following shall apply to subdivision under Rule 7.14.3.2 and Rule 7.14.7.6 in Chapter 7 – Rural:</p>
		<p>1. Rule 7.14.3.2, first paragraph, last sentence, which reads “All natural areas proposed to be protected as a basis to subdivide under these rules shall meet the criteria set out in Appendix 7B,” shall not apply.</p> <p>2. Rule 7.14.3.2.1(a) and Rule 7.14.3.2.2 (c) shall not apply. Rule 7.14.3.2.2(c) is substituted with the following:</p>



ACTIVITY NUMBER	DETAILS	
		<p><i>A description of the SNA shall be provided and shall include a description of the ecological values of the area, detail the main vegetation type and the quality of the forest (e.g. diversity, vegetation patterns and sequences, ecological linkages, context within the surrounding landscape, rarity, habitat for wildlife) and recommendations for management and protection.</i></p> <p>3. In relation to a subdivision under Rule 7.14.7.6, and for the avoidance of doubt, the bush already covenanted as at May 2009 on Lot 2 DP 381692, can be included in any land incorporated into public reserve.</p> <p>4. An application for subdivision under Rule 7.14.7 can request that consideration be given to naming the additional public reserve after Dr Lewis Robins.</p> <p><u>Explanation and Reasons</u></p> <p><i>The purpose of these rules is to remove the need for the bush on the site to be assessed when a subdivision is proposed under Rule 7.14.3. It also clarifies that bush already covenanted can be used for a subdivision adding land to a reserve under Rule 7.14.7.</i></p>
205	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p>	<p>83</p> <p>1 Hibiscus Coast Highway, Sec 6 SO 432882 and the area of the Hibiscus Coast Highway to the north west, (and any subsequent subdivision thereof) as shown outlined in blue on Planning Map 83 and striped blue on the Outline Plan in Appendix 11 Figure 1 in the Planning Maps (key reference: Park and Ride Facility and Bus Station).</p> <p><u>Permitted Activity</u></p> <p>TRANSPORT CENTRE, KIOSKS, and bicycle parking/ lockers and associated activities.</p> <p>(a) The Landscape Buffer Area as set out in the Outline Plan in Appendix 11 – Figure 1 of the Planning Maps shall have a minimum width of 5m.</p> <p>(b) The Landscape Buffer Area, shall be landscape-designed and planted in grass, trees and shrubs subject to maintaining sight lines as required by Chapter 21 Transportation and Access.</p> <p>(c) All of the part of the area shown as Landscape Buffer Area shown in the Outline Plan in Appendix 11 - Figure 1 shall be landscape-designed and planted in grass, trees and shrubs.</p> <p>(d) No security or other fence shall be constructed along the outside boundary of or within the landscape planting required in a front yard.</p> <p>(e) The Landscape Buffer shall be subject to a landscape plan required as part of any resource consent required for an activity or a building on the site.</p>



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>MATTERS FOR CONTROL</p> <p>ASSESSMENT CRITERIA</p> <p>ACTIVITY</p> <p>MATTERS FOR DISCRETION</p> <p>ASSESSMENT CRITERIA</p>	<p><u>Controlled Activity</u></p> <p>Car parking and bus parking and manoeuvring areas</p> <p>Refer to Chapter 12 Section 12.8.26 Rule 12.8.26.8.1.1</p> <p>Refer to Chapter 12 Section 12.8.26 Rule 12.8.26.8.1.2</p> <p><u>Restricted Discretionary</u></p> <p>The ERECTION, addition to or alteration of BUILDINGS and ACCESSORY BUILDINGS for any Permitted or Controlled Activity in Scheduled Activity 205. Refer to Chapter 12 Section 12.8.26 Rule 12.8.26.9.1.1</p> <p>Refer to Chapter 12 Section 12.8.26 Rule 12.8.26.9.1.2</p> <p>Except as provided for by sections 95A(2)(b), 95A(2)(c), 95A(4) or 95C of the Act, all controlled and restricted discretionary activities in Scheduled Activity 205 will be considered without public notification or the need to obtain written approval of or serve notice on affected persons.</p>
206	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p> <p>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p>	<p>54</p> <p>Percy Street, Warkworth</p> <p>Pt Allot 67 Psh of Mahurangi DP 3092, Allot 421 Psh of Mahurangi SO 52759, Lot 2 DP 196023, Lot 1 DP83695, Lot 2 DP 83695, Lot 3 Psh of Mahurangi SO 4150J and Lot 1 DP208693 (NA137A/462).</p> <p><u>Permitted Activity</u></p> <p>The operation and maintenance of the existing supermarket and associated carparking and loading areas.</p> <p><u>Restricted Discretionary Activity</u></p> <p>Extensions, additions or alterations to the existing supermarket.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict the exercise of its discretion to the following matters:</p>
		<p>(a) Any cumulative effects on the town centre and on other existing centres developed in appropriately zoned business areas in Warkworth such as The Grange and Stockyard Falls.</p> <p>(b) Traffic movement and parking.</p> <p>(c) Noise.</p> <p>(d) Hours of operation.</p> <p>(e) Landscaping.</p>



ACTIVITY NUMBER	DETAILS	
	<p><i>Cumulative effects</i></p> <p><i>Traffic</i></p> <p><i>Movement</i></p> <p><i>Noise and hours of operation</i></p> <p><i>Landscaping</i></p> <p><i>Size, style, scale, design and external appearance</i></p>	<p>(f) Siting, design, style and external appearance of any additions or alterations.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p> <p>(a) Whether the proposed extensions, additions or alterations or activities ancillary to the existing supermarket result in the proposal generating adverse cumulative effects on the character, vibrancy and vitality of the town centre and/or on other existing centres developed in appropriately zoned business areas such as The Grange and Stockyard Falls which provide for large format retail activities.</p> <p>(b) Whether the additional traffic generated will adversely affect the safe and efficient operation of the adjoining road network.</p> <p>(c) Whether the movement of vehicles will adversely affect the safe and convenient movement of pedestrians, and in particular whether pedestrian access and mobility to and within the retail area will be affected.</p> <p>(d) Whether the proposed hours of operation have the potential to create a noise nuisance for adjoining Residential Zones.</p> <p>(e) Whether landscaping is used to soften and screen areas such as carparks and storage yards, and to contribute to the appearance of developments and the general amenity values of the Retail Service Zone.</p> <p>(f) Whether the size, scale, style and design of the additions or alterations are compatible in style, design and external appearance to the existing building and the surrounding area.</p>
207	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>114</p> <p>1169 Coatesville-Riverhead Highway Riverhead Lot 1 DP 158308</p> <p><u>Restricted Discretionary Activity</u></p> <p>(a) Winery/ Brewery;</p> <p>(b) Winery/ Brewery retail for wine and/or beer produced on site;</p> <p>(c) Wine/ Beer tasting area;</p> <p>(d) Offices ancillary to the Winery/ Brewery activity;</p>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(e) Restaurant or wine bar catering for a combined maximum of 150 persons;</p> <p>(f) Wine/ Brewery warehousing, bottling and distribution.</p> <p><u>Restricted Discretionary Activities - Circumstance, Matters for Discretion and Assessment Criteria.</u></p> <p><u>Circumstance</u></p> <p>Those Restricted Activities listed above, where the maximum height of any new</p>



ACTIVITY NUMBER	DETAILS
	<p>buildings including additions, alterations or extensions to buildings does not exceed 9 metres.</p> <p><u>Matters for Discretion</u></p> <p>The Council will limit its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) The location, design and external appearance of buildings and structures; (b) Landscaping and screening; (c) The location and design of access points to the site and parking numbers and location on the site; (d) The location and design of waste treatment facilities; (e) The nature and scale of the activity; (f) The bulk and location of buildings; (g) Noise; and (h) Hours of operation. <p><u>Assessment Criteria</u></p> <p>When considering an application the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Whether the buildings and structures are visually integrated with existing and future residential development on adjacent and nearby land. (b) Whether buildings and structures, outdoor processing areas, waste disposal areas and car parking areas are designed and sited so as to avoid adverse effects on the amenity values of adjacent land. (c) Whether the location and design of access and parking areas does not adversely affect the safe and efficient functioning of the Coatesville-Riverhead Highway. (d) Whether the proposal will have an adverse effect on the amenity values of the area. (e) Whether amplified music is to be provided and whether measures such as building design incorporate noise attenuation methods, to ensure that adverse noise effects do not detract from the amenity values of residential areas.
	<ul style="list-style-type: none"> (f) Whether the proposed hours of operation have the potential to create a nuisance for residential areas from noise and the movement of people entering and leaving the site. (g) Whether the bulk and location of buildings is generally consistent with the development controls for residential activities in the Special 30 (Riverhead South) Zone. (h) Whether landscaping has been provided on the road frontage to soften the visual effects of buildings when viewed from the Coatesville Riverhead



ACTIVITY NUMBER	DETAILS	
		Highway.
208	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	14 and 21 State Highway 1, Ahuroa Road and Moirs Hill Road, Puhoi Section 1 Block XV Mahurangi SD (NA 2D/716) Lots 1 and 2 DP 203390, Sections 25, 32 and 33 Block XV Mahurangi SD (NA 128C/892) Sections 50, 51, 52, 53, 54, 55, 56 and 57 Block XV Mahurangi SD (NA 7B/1448) Lots 1 and 2 DP 203389 (NA 128C/893 Ltd) Lot 2 DP 74814 (NA 30C/1106) Part Allotment 117 Parish of Puhoi, Part Allotment 149 Parish of Mahurangi, North Eastern Part Allotment 69 Parish of Ahuroa and Part Allotment 120 Parish of Puhoi (NA 60D/182 Ltd) Allotment 133 Parish of Puhoi (NA 60D/671) Allotments 118 and 196 Parish of Puhoi (NA 1A/148) Part Allotments NW70, NW71 Parish of Ahuroa (NA 1885/10 Ltd) Lot 6 DP 87207 (NA 44D/954) Lots 3 & DP 344037 (180947) Lot 1 DP 345312 (185746) Lot 2 DP 345312 (185747) Lot 4 DP 345312 (185748 Ltd) Lot 5 DP 345312 (185749) Lots 1 to 4 – DP 206039 (NA 133C/869 Ltd) Allotments 10 & 12 Parish of Ahuroa (NA 66/23) Allotment 149 Parish of Ahuroa (NA 50B/684) Northern Portion Allotment 11 Parish of Ahuroa (NA 752/66 Ltd) Part Allotment 121 Parish of Ahuroa (NA 81A/96) Allotments 125 & 126 Parish of Ahuroa (NA 20D/1104) Part Southern Portion Allotment 8 Parish of Ahuroa (NA 945/188 Ltd) Part Allotment 7 Parish of Ahuroa (NA 30A/967 Ltd) Part Eastern Portion Allotment 157 and Part Allotment 431 Parish of Mahurangi (NA 69A/164) Part Western Portion Allotment 157 Parish of Mahurangi (NA 69A/163 Ltd) Part Allotment 75 Parish of Ahuroa (NA 1020/238 Ltd) Lots 1, 2, 3 & 4 DP 206041 (NA 133C/868 Ltd) Lot 5 DP 200910 (NA 129B/297) Lots 7 and 11 DP 200910, Lots 1, 2, 3, 4 and 5 DP 206040 and Allotment 146 Parish of Ahuroa (NA 129B/299)
		Part Allotment 75 Parish of Ahuroa (206301 Ltd) Allotment 73 Parish of Ahuroa (NA 566/159 Ltd) Allotment 76 Parish of Ahuroa (NA 105/196) Allotment 148 Parish of Ahuroa (251171) Allotment 415 Parish of Mahurangi (NA 33A/1432) Part Middle Portion Allotment 158 Parish of Mahurangi (NA 40C/656) Allotment 78 Parish of Ahuroa & Pt N 158 Parish of Mahurangi (NA 40C/655 Ltd) Lot 4 DP 346523 (191124)



ACTIVITY NUMBER	DETAILS
	<p>Allotment 97 Parish of Ahuroa (NA 321/30) Allotments 77 and 147 Parish of Ahuroa (NA 51D/485) Southern Portion Section 62 Parish of Ahuroa (NA 116/181) Allotment 145 Parish of Ahuroa and North East Portion Allotment 61 Parish of Ahuroa (NA 51D/475) Middle Portion Allotment 61 Parish of Ahuroa (NA 566/165 Ltd) South Eastern Portion Section 163 Parish of Mahurangi (NA 2D/966) Allots 244, 249, 250, Pt Allot 245 Parish of Mahurangi (NA 26C/1155) Part North Western Portion Allotment 72 Parish of Ahuroa (NA 861/293 Ltd) Allotment 124 Parish of Ahuroa (206300) Pt Allots N58, S59 Parish of Ahuroa (NA 2D/416) Lot 1 Deposited Plan 378751 (NA 316199) Lot 1 DP 59262 (NA 14A/787) Pt Allots SW35, N35, 36, S41, N41, S42, M42 Parish of Ahuroa (NA 14D/470 Ltd)</p> <p>ACTIVITY STATUS</p> <p><u>Restricted Discretionary Activity</u></p> <p>Subdivision and development in accordance with an approved Development Concept Plan where:</p> <p>a)</p> <ul style="list-style-type: none"> i) For sites that provide individual wastewater systems, each rural residential site shall be not less than 5000m² and not more than 1 hectare; or ii) For clusters of between 4 and 20 rural residential sites that provide communal wastewater systems, each rural residential site is not more than 1 hectare; <p>and</p> <p>b) for each additional rural residential site created, a minimum 8 hectares of land is permanently retired and legally and physically protected from farming, commercial forestry and other rural activities.</p> <p><u>Discretionary Activity</u></p> <p>A Development Concept Plan for the entire Mahurangi Forest Land prepared in accordance with Rules 1 and 2 below.</p> <p><u>Non-Complying Activities</u></p> <p>a) Any subdivision or development not in accordance with an approved Development Concept Plan or not complying with the General Rules set out below.</p>
	<p>b) Subdivision where individual waste water systems are provided which results in rural residential sites of less than 5000m² or greater than 1 hectare.</p> <p>c) Clustering of less than 4, or more than 20 rural residential sites.</p> <p>d) Subdivision that results in less than 8 hectares of land being permanently retired and legally and physically protected from farming, commercial forestry and other rural activities for each additional rural residential site created.</p>



ACTIVITY NUMBER	DETAILS	
	<p>DEVELOPMENT CONCEPT PLAN RULES</p>	<p><u>Development Concept Plan Rules</u></p> <ol style="list-style-type: none"> 1. A Development Concept Plan must be approved before any application for restricted discretionary subdivision consent is considered. However, a restricted discretionary consent to implement stage 1 of the Development Concept Plan may be considered at the same time as the Development Concept Plan. 2. In addition to the requirements of the Conservation Subdivision Plan in rule 7.14.2.7, the Development Concept Plan shall: <ol style="list-style-type: none"> a. Identify the areas of the site to be developed for rural residential living, including a landscape assessment to show effects on rural character and amenity; b. Identify the location of sites and associated building platforms, including geotechnical information demonstrating the stability of any proposed building site; c. Identify the location of any archaeological sites; d. Identify any Outstanding Natural Features or Landscapes, areas of Significant Landscape Sensitivity, and areas of Significant Natural Heritage and Landscape Quality (as defined in the Auckland Regional Policy Statement), and show how these areas will be protected and preserved; e. Identify the areas of the site to be rehabilitated and protected; f. Specify the proposed staging of the subdivision and associated rehabilitation of the land. The creation of sites does not have to be on the same title or in the same location as the area to be rehabilitated at each stage of development. However the staging plan should address this matter through the identification of the rehabilitation and the development areas for each proposed stage of development; g. Detail the legal mechanisms for protection of the rehabilitated land;
		<ol style="list-style-type: none"> h. Identify the location of any fencing, as required, the rural residential sites and for the physical protection of the rehabilitated land; i. Provide a Comprehensive Rehabilitation Plan for the entire land holding prepared by a suitably qualified and experienced ecologist, that details the methods to be used to address site specific rehabilitation and includes: <ol style="list-style-type: none"> 1. Descriptions of the types of ecological site categories present with respect to influential environmental factors including



ACTIVITY NUMBER	DETAILS	
		<p>topography, existing vegetation and weed characteristics,</p> <p>2. Rehabilitation and/or bush protection methods to be used for each ecological site category,</p> <p>3. Pre-rehabilitation site assessment including:</p> <ul style="list-style-type: none"> i Location and extent of ecological site categories; ii The extent and location of weed infestations in the stage area; iii Identification of pest species present and impacts on native flora and fauna <p>4. Staged Rehabilitation Plan including:</p> <ul style="list-style-type: none"> i Rehabilitation programme. ii Details of prioritization within stages based on the pre rehabilitation site assessment. iii Each stage should comprise a minimum of 40 hectares of rehabilitation. iv Methods used to control each weed species present in the rehabilitation area. v Pest control methods to protect native habitats and flora and fauna-including threatened species. vi Methods for site preparation and planting. vii Programme and methods for pest and weed control including: <ul style="list-style-type: none"> a) Initial Pest and Weed control Programme (required to be completed before 224(c) certificate issued) b) Ongoing Pest and Weed Control Programme (required as part of long-term management of the site and included in the consent notice) viii Location of revegetation, ix Methods for short and long term maintenance of the rehabilitation areas.
		<p>5. Weed and Pest Control methods and priorities, including identification of weed species present on the site, and the methods to be used for control and eradication.</p> <p>6. Planting or regeneration methods and lists of species to be utilised in identified ecological site categories.</p> <p>Explanation: The ecological site categories are as follows:</p>



ACTIVITY NUMBER	DETAILS	
		<p><u>Existing Significant Natural Areas (SNA) or quality Native Bush or Native Wetland</u></p> <p>SNA are identified on the Planning Maps, and quality Native Bush and Native Wetlands must meet the Guidelines in Appendix 7B and Appendix 7C. These are areas of existing native bush and wetland that require, if necessary, stock proof fencing and weed and pest control at a normal level for mature native vegetation. The objective is to protect existing values and to improve ecological health of these areas.</p> <p><u>Transitional/Regenerating Areas</u></p> <p>These are areas that have been cut over or retired from grazing or forestry. This category will apply to the majority of the site. The weediness of these areas is on a continuum from “weedy vegetation with natives” to “native vegetation with weeds”. Programmes to remove and reduce weeds and allow native species to outcompete the weeds will be required in all areas. Most of the weed species that are currently a problem are those that thrive in high light environments, most prevalent being wilding pines, gorse and pampas. In the areas where natives are dominant these programmes will be of a similar scale to those required in existing SNAs or quality native forest. In more mixed areas significant ongoing resources will need to be utilised. Supplementary planting of native species may be needed in the weediest parts and additional strategic locations. The objective is to facilitate an 85% native canopy and understorey cover of these areas prior to title release.</p> <p><u>Areas where native regeneration is absent or poor</u></p> <p>These are areas that are showing very poor native regeneration due to heavy weed infestation or because of conditions, e.g. exposed ridges. Supplementary native planting is likely to be required in these areas. The objective is to facilitate an 85% native canopy and understorey cover in these areas prior to title release.</p> <p><u>Active production forest areas</u></p> <p>These are areas currently used for production forestry. Following harvesting and pine removal the required regeneration standard for Transitional/Regenerating areas or the native planting standard in Rule 7.14.2.3 (a)(ii) shall apply to these areas. The objective is to rehabilitate these areas to prevent soil erosion and facilitate an 85% native canopy and understorey cover prior to title release.</p>
	<p>GENERAL SUBDIVISION AND DEVELOPMENT RULES</p>	<p>General Rules</p> <ol style="list-style-type: none"> 1. a) For sites that provide individual wastewater systems each rural residential site is not less than 5000m² and not more than 1 hectare, or b) For clusters of between 4 and 20 rural residential sites that provide communal wastewater systems each rural residential site is not more



ACTIVITY NUMBER	DETAILS	
		<p>than 1 hectare.</p> <p>2. For each additional rural residential site created, a minimum 8 hectares of land shall be permanently retired and legally and physically protected from farming, commercial forestry and other rural activities and rehabilitated in accordance with the approved Comprehensive Rehabilitation Plan;</p> <p>3. The following rules in section 7.14.2 of the Plan shall apply to any subdivision of the Mahurangi Forest Land.</p> <ul style="list-style-type: none"> • General requirements; • The Native Revegetation Planting Standard excluding sub sections (a) (ii) and (iii) and (b) (iii). • Riparian margin protection standards; • Management of overland flows; • Conservation subdivision plan requirements. <p>4. The following conditions shall have been complied with prior to the release of an approved survey plan certificate (Section 224(c) certificate) by the territorial authority in respect of any rehabilitation subdivision on the site:</p> <p>(a) The rehabilitation and restoration of native vegetation on the site applicable to the subdivision has been completed in accordance with the methods and extent detailed in the Stage Rehabilitation Plan.</p> <p>(b) Vegetation in the relevant area or areas identified in the Stage Rehabilitation Plan has achieved:</p> <ul style="list-style-type: none"> (i) a canopy comprised of no less than 85% native species in the canopy and understorey tiers measured by percent coverage in each vegetation tier; and (ii) a canopy of native species consistent with (b)(i) of at least 1.5m in height; and (iii) canopy closure consistent with (b)(ii) of no less than 85%; and (iv) a uniform pattern and distribution of the 85% cover of native plant species regenerating in the canopy and understorey across the whole rehabilitation area; and
		<p>(v) pine and pampas have been removed from the rehabilitation area.</p> <p>(c) Pest control has been carried out in accordance with Initial Pest and Weed Control Programme of the Stage Rehabilitation Plan.</p> <p>(d) Bonds are in place to provide for the Ongoing Pest and Weed Control Programme and maintenance of the native vegetation for a period of 5 years in accordance with the Stage Rehabilitation Plan.</p>



ACTIVITY NUMBER	DETAILS	
	MATTERS FOR DISCRETION	<p>5. Any subdivision shall involve the imposition of consent notices as appropriate to address the following matters:</p> <ul style="list-style-type: none"> • Application of the Rules in Activity Table 7.9.3 relating to the erection, relocation, demolition or addition to buildings and accessory buildings. • The restriction of dwellings to the maximum height control applying to the East Coast Rural Zone under Rule 7.10.1. • All buildings to be finished in natural weathered timber or a colour appropriate to ensure the building blends into the environment. • Use of non reflective glass and other finishing materials. • Provision of landscaping to ensure that development sits well in the landscape. • Weed and pest control in accordance with the approved Development Concept Plan. • The ongoing legal and physical protection of the land rehabilitation areas. <p>6. In addition to consent notices requiring the ongoing legal and physical protection of the rehabilitation areas a covenant shall be entered into with a national statutory body such as the QEII Trust or the Department of Conservation (provided they are in agreement) securing the ongoing protection of the land rehabilitation bush areas.</p> <p>7. The rehabilitated areas of land to be protected and covenanted shall be owned in undivided shares by the owners of the stage that created them. The owners of the rural residential lots in each stage shall be required to belong to an owners' association (or similar) to manage and provide for the long term management and maintenance of the whole of that rehabilitated area.</p> <p>When considering any application for subdivision or development of the Mahurangi Forest Land that is assessed as a restricted discretionary activity the Council will have regard to the following criteria:</p> <p><u>Matters for Discretion</u></p> <ul style="list-style-type: none"> (a) Site size, shape and number of sites. (b) Site contour and stability. (c) Site access and frontage. (d) Proposed staging of development.
		<ul style="list-style-type: none"> (e) Proposed methods for land rehabilitation. (f) Ability of the proposed land rehabilitation methods and staging to achieve improved land stability and water quality within the Mahurangi catchment. (g) Proposed methods for weed and pest control. (h) Proposed methods for managing ongoing rural production activities occurring on the land holding e.g. forestry.



ACTIVITY NUMBER	DETAILS	
	<p>RESTRICTED DISCRETIONARY ASSESSMENT CRITERIA</p>	<ul style="list-style-type: none"> (i) Proposed methods for the protection of existing native bush and wetland areas. (j) Utility provision. (k) Natural hazard avoidance / mitigation. (l) Reserve provision. (m) Financial contributions and contributions of works or services. (n) Neighbouring land use activities. (o) Duration and nature of covenants. (p) Effects on rural character and amenity. (q) Wastewater treatment and disposal. (r) Effects on landscapes and ridgelines. <p><u>Assessment Criteria for Restricted Discretionary Subdivision:</u></p> <ol style="list-style-type: none"> 1. Whether the subdivision or development would require extensive landform modification and whether the adverse effects on the landscape and amenity values of this are avoided or appropriately mitigated. Where this is not achievable the subdivision will be considered to be inappropriate. 2. Whether or not development can be located to ensure that it does not have adverse effects that would be more than minor on rural character or the landscape values associated with the open space nature of the land holding. 3. Whether the subdivision and development, including access provisions, building site locations and site development minimises the discharge of sediments. 4. Whether the subdivision and development, including access provisions, building site locations and site development avoids adverse effects on significant natural and/or rural landscapes and prominent ridgelines. 5. Whether development avoids the need to remove areas of native trees and vegetation.
		<ol style="list-style-type: none"> 6. Whether any necessary measures are proposed in relation to the construction of buildings to ensure that any adverse effects on the environment, resulting from the construction of dwellings will not be more than minor. Such measures may include, <u>but not be limited to</u> the following: <ul style="list-style-type: none"> (a) Limitations on height. (b) Limitations on floor area.



ACTIVITY NUMBER	DETAILS
	<p>(c) Limitations on exterior colour and cladding.</p> <p>(d) Requirements for landscaping.</p> <p>(e) Limitations on reflectivity.</p> <p>7. To ensure that development is constructed and located in ways that minimize earthworks and adverse visual effects that may be associated with earthworks.</p> <p>8. To ensure that rehabilitation occurs in a manner that prioritises areas for rehabilitation and protection and ensures that rehabilitated areas become healthy sustainable ecosystems in their own right.</p> <p>9. Whether mechanisms are in place to ensure that effective weed and pest control is undertaken on an ongoing basis to ensure the overall health and vitality of bush and rehabilitated areas of the land holding.</p> <p>10. Whether any subdivision of sites provides for the creation of building platforms and access that will be stable and secure.</p> <p>11. Whether the subdivision will initiate or exacerbate natural hazards, through earthworks or access provision, or result in building areas being subject to natural hazards.</p> <p>12. Whether any fencing of the rehabilitation and / or protected areas shown on the Development Concept Plan will be undertaken and constructed to the appropriate standard and in a location that will prevent stock from accessing the areas to be protected.</p> <p>13. Whether any Outstanding Natural Features or Landscapes, areas of Significant Landscape Sensitivity, and areas of Significant Natural Heritage and Landscape Quality (as defined in the Auckland Regional Policy Statement) will be legally and physically protected as part of the subdivision.</p> <p>14. Whether the riparian protection measures proposed are adequate to protect the riparian margins permanently, including fencing and planting where required.</p> <p>15. Whether the subdivision and associated works will have adverse impacts on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.</p>
	<p>16. Whether adequate physical protection is provided for the replanted area, including fencing, weed and animal pest control.</p> <p>17. Whether adequate physical legal protection is provided for the replanted areas.</p> <p>18. Whether the planting proposed is:</p> <p>(a) Adequate to meet the objectives of the Comprehensive</p>



ACTIVITY NUMBER	DETAILS	
	DISCRETIONARY ASSESSMENT CRITERIA	<p>Rehabilitation Plan (ie. for erosion control, biodiversity restoration riparian planting).</p> <p>(b) In the case of native plantings, is it suitable for the site (eg. Eco-sourced, soil type, aspect, wetness, etc.).</p> <p>(c) Is sustainable in the long-term and will become an ecosystem in its own right.</p> <p>(d) Has appropriate monitoring and on-going management systems in place to ensure survival and sustainability over five years.</p> <p><u>Assessment Criteria for Discretionary Development Concept Plan application.</u></p> <p>Without limiting the exercise of its discretion in assessing the Development Concept Plan for the development of the Mahurangi Forest Land the Council will have regard to the Restricted Discretionary Assessment Criteria listed above, the following additional assessment criteria, and any other relevant provisions of the Plan and the relevant matters set out in section 104 of the Act.</p> <ol style="list-style-type: none"> 1. Whether the number, location, density and nature of sites proposed to be created (as shown on the Development Concept Plan) will create adverse effects, including cumulative effects, on the rural character of the land holding and the surrounding area. 2. Whether the implementation of the Development Concept Plan can occur in accordance with the objectives and policies for all rural zones and of the General Rural Zone. 3. Whether the layout, character and scale of the subdivision is undertaken in such a manner and at a scale that compliments the features required to be identified on the Development Concept Plan. 4. Whether site identified building sites take into account the natural ridgelines and other geographic features of the land. 5. To ensure that development is constructed and located in ways that minimize earthworks and adverse visual effects that may be associated with earthworks. 6. To ensure that sites are of a sufficient size to ensure adequate wastewater management.
		<ol style="list-style-type: none"> 7. To ensure that any communal wastewater system adequately provides for the associated cluster of rural residential sites. 8. Whether the development of the land holding is proposed to be staged in a manner that avoids or minimises reverse sensitivity effects associated with rural production activities that may be continuing on the land. 9. Whether the sites to be created will be located so that there is not a



ACTIVITY NUMBER	DETAILS	
	<p>EXPLANATION AND REASONS</p>	<p>proliferation of entrances created onto any public road and that any adverse effects on the safe and efficient operation of the roading network are avoided.</p> <p>10. Whether it is possible to avoid direct access to a State Highway or a regional arterial road by using alternative access to a lower order road where such access exists or can be readily obtained.</p> <p>11. Whether the Development Concept Plan provides an appropriate framework to ensure that the future subdivision of the land results in the ongoing legal and physical protection of those areas identified for protection, land rehabilitation and enhancement.</p> <p>12. Whether the Development Concept Plan provides for adequate reserve areas to meet the needs of residents.</p> <p>13. Whether or not the implementation of the Development Concept Plan will adversely affect the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other toanga.</p> <p><i>These rules set out a holistic approach to the management of the Mahurangi Forest Land in order to ensure rehabilitation of the land in such a manner that the positive benefits of reduced sediment generation and erosion are obtained while preserving the rural character and amenity of the land and the surrounding areas. The purpose of the Scheduled Activity is to provide an opportunity to encourage the land owner to revert commercial forestry to native vegetation on land that is sensitive to erosion.</i></p> <p><i>The Mahurangi Forest Land holding covers approximately 1,820ha and comprise land previously owned by Carter Holt Harvey Ltd and used by them for pine forestry. Prior to that the land had been cleared and grazed for many years. The land lies inland and to the west of State Highway 1 and extends northward from the northern bank of the Puhoi River to the area west and immediately south of Pohuehue Scenic Reserve (north of Moirs Hill Road). The land is sited within the Kaipara, Mahurangi and Puhoi catchments and within the Rodney Ecological District.</i></p> <p><i>The site is made up of a series of generally steep-sided gullies and small but broad ridges. Many of the ridges have been modified locally to accommodate forestry harvest operations and a series of level platforms or skid sites have been created with connecting forestry roads running along the network of ridges. The land is classed as level VI or higher in the NZ Land Resource Inventory Worksheets 2nd Edition where subdivision by land rehabilitation is provided for in the District Plan to meet the objective of minimising the potential for erosion.</i></p>
		<p><i>A number of the valley floors have wetland environments within them, generally on swampy reaches of narrow floodplains. A network of streams, which equate to around 219km of riverine environment on two major tributaries (the Mahurangi Tributary (Right Branch) and Puhoi River), runs through the site. There are at least six significant water falls within the network of streams.</i></p> <p><i>Secondary regeneration has proceeded without specific management or intervention following clear-felling of mature pine forest on sites that were not replanted with pines post-harvest.</i></p>



ACTIVITY NUMBER	DETAILS
	<p><i>The regenerating shrublands are mixed native exotic shrublands with significant and variable components of gorse, pampas, wilding pines along with regenerating native species. The weed problems of the site are a significant long term management issue and need to drive the staging and planning and implementation of the rehabilitation project. A range of different management approaches will be needed to rehabilitate the site, ranging from removal of weed species and facilitation of natural regeneration of native species to clearance of weeds and supplementary planting with native species.</i></p> <p><i>The overall aim of the rehabilitation and restoration will be to facilitate restoration and succession of native vegetation on the site, and progressive removal of weed and exotic species, and to remove any grazing, farming or forestry pressures on the site. Removal of pine will be an important component of the pest and weed control programme, and of the rehabilitation site, as pine will compete with native species, impact on soil acidity, and dominate the canopy of the site. Pampas is also an invasive species which produces plentiful seed, will invade disturbed areas, and smother native vegetation.</i></p> <p><i>This rule seeks to provide an incentive for the landowner to ensure a transition from exotic vegetation to native vegetation on land in catchments that are sensitive to sediments.</i></p> <p><i>Methods of weed control should follow regional best practice including methodology recommended by the ARC Biosecurity team, e.g. guidance on ARC website. Native planting should follow standards in the District Plan.</i></p> <p><i>These catchments are steep and would be prone to erosion if existing native and exotic bush and scrub were to be cleared. While exotic species can be used to reduce erosion, native species offer additional ecological benefits in terms of biodiversity, wildlife habitat and natural character. Methods of replacing exotic plants with native plants include encouraging natural regeneration and succession of native vegetation as well as direct planting of native plants. The methods used will minimise exposure of the soil surface, which will in turn minimise erosion and slippage during the transition between exotic and native vegetation. Native species may be interspersed amongst stands of exotic vegetation in the interest of achieving a transition from exotic to native vegetation</i></p> <p><i>The area which is to be planted or otherwise rehabilitated has to be protected from stock where required, and covenanted so that it is no longer used for forestry or any other activities. The weeds and animal pests in the area have to be managed in accordance with an approved Comprehensive Rehabilitation Plan.</i></p> <p><i>Staging of the project is provided for, in order to allow for the restoration to be undertaken in manageable stages and to minimise disruption of wildlife habitat. Weed and pest control are expected to be major undertakings and require investment of significant resources. A "stage" is envisaged to be a compact subarea of the site (e.g. land title or catchment or sub catchment) and would be rehabilitated as a whole unit.</i></p>
	<p><i>Clustering of houses and accessways, and use of existing infrastructure is preferable from an ecological perspective to reduce fragmentation and edge effects.</i></p> <p><i>The rehabilitation of the entire site should be undertaken "stage" by "stage" to ensure that the weed and pest control issues and the restoration are dealt with for an entire "stage" or catchment rather than a piecemeal approach, scattered across the site.</i></p> <p><i>The long-term responsibility for rehabilitation of a "stage" should be linked to the owners of the subdivided sites (e.g. body corporate) to ensure responsibility for the</i></p>



ACTIVITY NUMBER	DETAILS	
		<p><i>project long-term and to ensure long-term funding for management and weed and pest control.</i></p> <p><i>In addition to consent notices, the vegetation on the site should be covenanted and protected in perpetuity to ensure long-term conservation management and weed and pest control and with the aim of restoring as native canopy and understorey (e.g. shrubland, forest)</i></p>
209	NOT ALLOCATED	
210 [Amendment 157]	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY NOTES: (a) These rules should be read in conjunction with Restricted Activity 328. CONDITIONS & ASSESSMENT CRITERIA	53 and 55 Woodcocks Road, Warkworth Lot 1 DP 386584 and Part Lot 3 DP 370122 <u>Restricted Discretionary Activities</u> The following are Restricted Discretionary activities within Area D as shown on the Restricted Area Overlay Plan in Appendix 14N(1)(b). a) Light industrial activities not involving discharges to air categories listed in Appendices 9A (Part A) or 9B (Part B) and not exceeding 8,400m ² GLA. (b) Showrooms; <u>Restricted Discretionary Activities - Circumstance, Matters for Discretion and Assessment Criteria.</u> <u>Restrictions/Rules</u> The restrictions and rules set out in Restricted Activity 328 Rule 2.1 shall apply. <u>Matters for Discretion</u> The Matters for Discretion in Restricted Activity 328 Rules 2.1 and 2.2 shall apply <u>Assessment Criteria</u> The Assessment Criteria in Restricted Activity 328 Rules 2.1 and 2.2 shall apply.
213	MAP REFERENCE 2, 42	
	LOCATION	Lot 1 DP 453130 (ID 581090), Lot 2 DP 453130 (ID 581091), Lots 3-5 DP 453130 (ID 581092)
	ACTIVITY STATUS	Subdivision for the Creation of Additional Public Reserve for a maximum of both 43 new sites and 3 balance area sites (total 46 sites) complying with the standards in this rule shall be a restricted discretionary activity. Subdivision that is not in accordance with this rule shall be a non-complying



ACTIVITY NUMBER	DETAILS	
		activity.
	RULES	<p>Subdivision for creation of up to 43 new sites in addition to the 3 existing sites shall comply with the following rules:</p> <p>(a) The identified house sites associated with the 43 new sites created under this rule shall be located in the areas marked "A", "B" and "C" and identified on the plan in Appendix 14AL: 'Scheduled Activity 213 and Restricted Activity 352' ("Reserve Plan") as "Areas In Which New House Sites Can Be Created In Accordance With Rule 14.8.2" in the following manner:</p> <p>(i) No more than 5 new house sites shall be located in the area marked "A" of which no more than 1 new house site shall be located in the Area marked "A1";</p> <p>(ii) No more than 38 new house sites shall be located in the area marked "B" of which no more than 5 new house sites shall be located in the Area marked "B1";</p> <p>(iii) No more than 4 new house sites shall be located in the area marked "C".</p> <p>Provided that:</p> <ul style="list-style-type: none"> • There shall be no more than 43 new house sites created under this rule in Areas "A", "B" and "C". • Residential buildings in areas "A1" and "B1" shall be set back 50 metres from that part of the reserve boundary shown on the Reserve Plan as "reserve boundary setback"; and • Up to 3 house sites provided by existing entitlements may be located outside of Areas "A", "B" and "C", but not in Area D or the proposed reserve. <p>(b) No buildings shall be erected in the area shown on the Reserve Plan as Area D apart from buildings associated with land management or water storage facilities (eg fencing, pipelines, reservoirs, etc).</p> <p>(c) Subdivision in accordance with this rule is subject to the following:</p> <p>i) At no cost to the administering body, the full area of public reserve, of a minimum of 172 hectares and generally as shown on the Reserve Plan, shall be vested prior to issuing the Section 224(c) certificate for the first site created under rule 14.8.2, and be subject to any fencing requirements by the administering body.</p> <p>ii) The final surveyed boundaries of the Additional Public Reserve Land shall be generally in accordance with the area identified on the Reserve Plan, and subject to:</p> <ul style="list-style-type: none"> • The reserve shall have sufficient width to allow for a public access



ACTIVITY NUMBER	DETAILS	
		<p>trail along the back of the foredunes in Lot 1 DP 453130;</p> <ul style="list-style-type: none"> • The inland reserve boundary in Lot 1 DP 453130 shown on the Reserve Plan shall be a minimum of 200m wide from Mean High Water Springs with the exception of the transitional area shown near the northern boundary of Lot 1 DP 453130, and located to respect both the physical topography of the land and provide for a public access trail alignment that: <ul style="list-style-type: none"> • Protects ecological values and revegetation of the foredunes and the buffer areas referred to below; • Provides a buffer between the foredunes and the walking trail to protect the foredune structure; and • Provides a buffer between the public access trail and adjacent boundary of a site created under these rules. • At no cost of the administering body, additional reserve may be provided in Lot 1 DP 453130 in the blue hatched area shown on the Reserve Plan where such reserve is required to meet the objectives above. • At no cost to the administering body, additional reserve may also be provided on Lot 3 DP 453130 in the blue hatched area shown on the Reserve Plan where such reserve is required by the administering body to provide better connections to the existing reserve at Te Arai Point Road. <p>iii) The following shall be undertaken in the reserve:</p> <ul style="list-style-type: none"> • A public access trail alignment shall be provided for by the Applicant along the back of the foredunes from the public beach access point at the Pacific Road car park, northwards to a beach access point in the reserve near the northern boundary of Lot 1 DP 453130. <p>v) In Lot 1, the existing public easement over Pacific Road shall be widened to an average width of at least 50 metres to provide for safe pedestrian, cycle and equestrian use. The widened public easement may be subject to realignment for better integration with the existing landform. At the Council's election, the widened public easement on Pacific Road may be vested as public road.</p> <p>vi) Easements of sufficient width and practically located shall be provided over the reserve for conveying water, telecommunications and power, including over parts of Lot 1 and 3 as generally shown on Appendix 14AL: Scheduled Activity 213 and Restricted Activity 352.</p> <p>vii) A public access easement of up to 30m in width generally as shown on the Reserve Plan or otherwise agreed with Council or other administering body, shall be provided over Lot 3 DP 453130 to connect the existing reserve on Te Arai Point Road with that part of the new reserve created on the southern side of the Te Arai Stream.</p>



ACTIVITY NUMBER	DETAILS
	<p>(cc) All titles created under this rule (excluding the reserve area but including any balance title) shall include covenants or consent notices which prohibit in perpetuity further subdivision for creation of residential or rural residential sites other than the maximum 46 sites. All titles created under this rule, (excluding the reserve area but including any balance title), shall include covenants which require compliance with conditions of consent which provide for ongoing land management in accordance with the CSMP and other land management plans required under these rules. The covenants shall include a prohibition of domestic pets (including, but not limited to, cats, mustelids, dogs, goats, rabbits and rodents) on the sites created and balance land. The Queen Elizabeth The Second National Trust and the Department of Conservation shall be invited to be parties to and beneficiaries of such covenants in respect of the balance land inside and outside Areas A, B, C and D.</p> <p>(d) The following rules from rule 7.14.7 Subdivision for the Creation of Additional Public Reserve Land: Specific Subdivision Requirements shall apply:</p> <p style="padding-left: 40px;">7.14.7.1: General Requirements</p> <p style="padding-left: 40px;">7.14.7.2 (c) – (d): Design of Subdivision – Area for Incorporation into Public Reserve</p> <p style="padding-left: 40px;">7.14.7.3 (b) – (f): Design of Subdivision – Site for Rural Residential Purposes</p> <p style="padding-left: 40px;">7.14.7.5 – Minimum Frontage and Access.</p> <p>(e) Domestic pets (including, but not limited to, cats, mustelids, dogs, goats, rabbits and rodents) are not permitted on any site created under this rule including any balance titles that are on any land included in Scheduled Activity 213 Area.</p> <p>(f) Prior to creation of any sites under this rule, a minimum of 4.26 hectares of wetland plus a minimum 1.4 ha buffer area as identified on the plan in Appendix 14AL: Chapter 14: ‘Scheduled Activity 213 and Restricted Activity 352’ as “Potential Protected Wetland Area” shall be protected in accordance with the following:</p> <p style="padding-left: 40px;">(i) The applicant shall provide a Comprehensive Weed and Animal Pest Control Plan. The plan shall demonstrate how weeds and invasive plants (including climbing asparagus) and pest animals (including pest fish, feral pigs, rats, possums and mice) are to be eradicated or controlled in the protected area(s) on an on-going basis. Any chemical control to be used must be suitable for the</p>



ACTIVITY NUMBER	DETAILS	
		<p>purpose and for the environment in which it is to be used.</p> <p>(ii) The applicant shall clearly and accurately provide a Planting Plan for the 1.4 ha wetland buffer area identified on the plan in Appendix 14AL: 'Scheduled Activity 213 and Restricted Activity 352'.</p> <p>(iii) A stockproof fence as specified in one of clauses 6, 7 or 8 of the Second Schedule of the Fencing Act 1978 shall be constructed around the perimeter of the wetland and buffer to be protected. The fence shall be a minimum of 10 metres from the wet area (except where constrained by property boundaries). No gates shall be installed in the fence.</p> <p>(iv) <u>Completion Certificate Requirement</u></p> <p>All weed and pest control, planting and fencing required by (f) (i)–(iii) shall be completed prior to issuing the Section 224(c) certificate for the first rural residential site. For the purpose of this rule “control” means weed populations are reduced to a level whereby the landowner may remove re-infestations by using chemical or non-chemical control up to three times a year.</p> <p>(v) <u>Protection of Wetland and Buffer Area</u></p> <p>All conditions for protection of the wetland and buffer area shall be complied with on a continuing basis by the subdividing owners and all subsequent owners and shall be the subject of consent notices to be registered under the Land Transfer Act 1952.</p> <p>(vi) The wetland shall be protected in perpetuity through a covenant.</p> <p>(g) Prior to creation of any site under this rule, the applicant shall prepare for Council’s approval a Comprehensive Site Management Plan (“CSMP”) for the Scheduled Activity 213 area. In preparing the CSMP the applicant shall consult a Community Liaison Group established for Te Arai comprising Auckland Council, the Department of Conservation, the Environmental Defence Society, the Royal Forest & Bird Protection Society of NZ, Te Uri o Hau, Te Arai Beach Preservation Society, the Ornithological Society of New Zealand and New Zealand Fairy Tern Charitable Trust.</p> <p>The CSMP shall provide for management of the Scheduled Activity 213 area (with the exception of the reserve post vesting),</p> <p>The purpose of the CSMP is to manage the use and development of the rural residential sites and balance area to ensure, over the site as a</p>



ACTIVITY NUMBER	DETAILS
	<p>whole, the protection and enhancement of archaeological, landscape and amenity values, ecological values including indigenous biota, soil conservation and reinstatement of sustainable native cover having regard to biota habitat requirements. Any vegetation removal within the proposed reserve area shall be in accordance with the approved CSMP, or as otherwise required to comply with conditions of vesting of the proposed reserve.</p> <p>The CSMP shall include the management plans below to achieve its purpose, and the CSMP and other management plans below shall take into account and be consistent with the management plans prepared in accordance with conditions of resource consents relating to the golf course:</p> <ul style="list-style-type: none"> i) A “Shorebird Management Plan” as detailed below consistent with the ecological management plan and conservation management plan required for the golf course under conditions of its resource consent. ii) A “Vegetation Management Plan” as detailed below. iii) A “Conservation Management Plan” that includes methods to protect and enhance ecological values consistent with the ecological management plan and conservation management plan required for the golf course under conditions of its resource consent and as detailed below. iv) Methods to ensure that earthworks undertaken are appropriately managed and, where necessary planted in native species, to control erosion. v) A plan for the management of earthworks to minimise and control sand, dust and sediment run-off from the works and ensure compliance with the Soil Conservation Covenant on the land under the Crown Forests Assets Act 1989. vi) Methods to protect and manage archaeological sites during construction and thereafter, including accidental discovery protocols, and the protection of sites of significance to iwi. vii) Measures to manage that part of lot 3 adjoining the public access easement to ensure a rural and remote walking experience is maintained. viii) A Community Consultation Plan to provide for ongoing consultation with the Community Liaison Group on the use and management of the land in accordance with the CSMP. <p>The CSMP shall contain the following information, in addition to any information required in the constituent plans below:</p> <ul style="list-style-type: none"> i) Identify the areas of the site to be developed for rural residential, including



ACTIVITY NUMBER	DETAILS
	<p>a landscape and visual assessment of the effects on outstanding landscape values and rural character and amenity.</p> <p>ii) Identify the location of sites and associated building platforms, including geotechnical information demonstrating the stability of any proposed building site.</p> <p>iii) Identify the location of any archaeological sites.</p> <p>iv) Identify the areas of the site to be vegetated or managed to transition from pine to native cover, and how this will be achieved.</p> <p>v) Specify the proposed staging of the subdivision and associated vegetation management.</p> <p>vi) Detail the legal mechanisms for achieving the purpose of the CSMP.</p> <p>vii) Identify the location of any fencing, as required.</p> <p>The Shorebird Management Plan shall recognise the critically endangered status of the New Zealand Fairy Tern/Tara Iti, and the endangered status of the Northern New Zealand Dotterel and include the following methods to protect shorebirds:</p> <p>i) pest and predator control and monitoring, including establishment of buffer zones on the site to protect shorebird habitats;</p> <p>ii) management of people to avoid shorebird habitats, particularly during breeding;</p> <p>iii) management of earthworks and construction activities to avoid shorebird habitats, particularly during breeding;</p> <p>iv) management and protection of threatened plant species and associated shorebird habitat;</p> <p>v) mechanisms to ensure that the Shorebird Management Plan and its requirements are binding on and funded by future landowners;</p> <p>vi) conservation management including pest control, protection of shorebirds from disturbance and habitat restoration;</p> <p>vii) long term monitoring and reporting on shorebird habitat;</p> <p>viii) a full time equivalent conservation ranger shall be appointed and permanently employed by the future landowners to implement the Shorebird Management Plan;</p> <p>ix) The Shorebird Management Plan shall contain the following information:</p> <ul style="list-style-type: none"> • A review of current information on the status of all shorebird species in the area;



ACTIVITY NUMBER	DETAILS
	<ul style="list-style-type: none"> • Survey methodologies to gather baseline information on species present, the size of populations and the state of their habitats; • Identification of the threats to local shorebird populations; • Proposed methods for conservation management including pest control, protection from disturbance and habitat restoration; • Proposed methods for long term monitoring and reporting; • Details of how the conservation ranger and other costs will be funded; • Communication and public education plans. <p>The Vegetation Management Plan shall include the following methods to manage vegetation on the land:</p> <ul style="list-style-type: none"> i) The maintenance of adequate vegetative screening or land form back-drop associated with any subdivision to protect or enhance the high landscape values of the area. ii) Methods to ensure that the degree to which development associated with the subdivision would affect the natural landforms and vegetation cover that affects such character and values is minimised having regard to: <ul style="list-style-type: none"> • Current levels of naturalness of the area in the Scheduled Activity and adjoining areas and the integrity of that part of the coastal environment; and • Screening and integration potential afforded by natural landforms and existing vegetation. iii) Revegetation of the area marked "Northern Boundary Planting" on the Reserve Plan in 'Appendix 14AL: Scheduled Activity 213 and Restricted Activity 352. Subject to obtaining agreement with the Department of Conservation, the Northern Boundary shall be fenced and planted in accordance with Reserve Plan to achieve a 60m corridor that connects the foreshore reserve with the wetland. Such planting may be provided on either side of the boundary. iv) The staged removal of pine trees and their replacement with native vegetation in the areas identified below: <ol style="list-style-type: none"> 1. The entire coastal section of the reserve, including the area of the reserve abutting the Te Arai stream up to a line 500 metres inland from and perpendicular to Mean High Water Springs; 2. The riparian edge, being a 50m corridor to both sides of the Te Arai stream. <p>The work shall be completed within five years of the vesting of the reserve.</p> <p>The Conservation Management Plan and ecological management component of such plan shall include the following methods to protect and enhance the</p>



ACTIVITY NUMBER	DETAILS	
		<p>ecological values of the Scheduled Activity 213 area:</p> <p>i) An assessment of ecological values, a detailed scheme of protection for habitats and species of ecological significance covering all of the land, including mitigation measures, a programme for implementing such measures and methods for monitoring the impacts of any works. In particular methods to protect and enhance the following areas:</p> <ul style="list-style-type: none"> • The coastal dunes and beach on the site between the site and mean high water springs; • Marsden Road Wetland; • Harbour Road Wetland; • The boundary with the Mangawhai Wildlife Refuge; and • The Te Arai Stream Mouth. <p>ii) Methods to control invasive weed species and animal pest control on the site including methods to manage the use of pesticides.</p> <p>iii) The demarcation and protection of the areas of ecological value on the site.</p> <p>iv) Identification and protection of any nests of Threatened or At-Risk shorebirds.</p> <p>(h) Plants listed in the Auckland Regional Pest Management Strategy (including the research list) are not permitted in the development in private gardens or any amenity plantings</p>
	<p>MATTERS FOR DISCRETION AND ASSESSMENT CRITERIA</p>	<p>The Council will have regard to the Matters for Discretion in section 7.15.1 and the Assessment Criteria in section 7.15.2 of Chapter 7 – Rural.</p> <p>In addition to the criteria in 7.15.2, the Council will also have regard to the following criteria:</p> <p><u>Additional Criteria for Subdivision at Te Arai</u></p> <p>(a) The adequacy of measures proposed to ban cats and dogs and other inappropriate domestic pets.</p> <p>(b) The adequacy of measures to protect shorebirds and threatened plant species, during earthworks and the construction period and thereafter.</p> <p>Where the measures in (a) – (b) are not provided, the subdivision will be considered to be inappropriate.</p> <p>(c) Whether the subdivision maintains the special character and amenity described in the zone description for the Landscape Protection Rural Zone (7.8.3.3) including whether the subdivision will avoid adverse effects,</p>



ACTIVITY NUMBER	DETAILS	
		<p>including cumulative effects, on the rural character anticipated in the Landscape Protection Rural Zone.</p> <p>(d) Whether the subdivision, including provision for access and utilities, would require extensive landform modification and whether the adverse effects on the landscape and amenity values of the particular area are avoided or appropriately mitigated. Where this is not achievable, the subdivision will be considered to be inappropriate.</p> <p>(e) Whether the subdivision and site development, including provisions for access and utilities, uses the existing landform as a basis as far as is practicable so that adverse effects on the landscape and discharge of silt are avoided or appropriately mitigated.</p> <p>(f) Whether the subdivision and associated works will have adverse effects on the natural quality of any waterbodies, including streams flowing to the sea and the sea itself.</p> <p>(g) Whether the building platform/s identified in the subdivision allow for any house or structure to be built below the brow of any ridge or hill on which it would be sited so that the highest point of any building or structure is below the landform or any existing trees or bush screening the building site, when the site (or sites) is viewed from any public road or public land including any beach, the sea or regional park. Where this is not achievable, the building platform/s will be considered inappropriate.</p> <p>(h) Whether the building platforms on the proposed site(s) would allow development that would adversely affect stands of mature native forest that can be seen from any public road or public land including any beach, the sea or reserve area. Where this occurs, the building platform/s will be considered inappropriate.</p> <p>(i) Whether exterior lighting, including any street lighting, will be provided in such a way as to not be prominent, particularly against a dark background, when viewed from any public place including the coast, and not adversely affect nesting shorebirds.</p> <p>(j) Whether the subdivision protects or enhances the high landscape values of the area having regard to the local landscape's ability to absorb change in respect of other factors, including the nature and variability of local terrain, the extent and distribution of vegetation cover, and the location and nature of existing development and structures in it.</p> <p>(k) Whether the subdivision, including the location of building platforms,</p>



ACTIVITY NUMBER	DETAILS
	<p>protects or enhances the natural character of the coastal environment, and the degree to which it would affect the natural landforms and vegetation cover that affect such character and values having regard to:</p> <ul style="list-style-type: none"> • current levels of naturalness and the integrity of that part of the coastal environment; and • screening and integration potential afforded by natural landforms and vegetation. <p>(l) Whether the subdivision and development will protect and not adversely affect in a more than minor way the natural functioning of coastal processes.</p> <p>(m) Whether the subdivision will have significant adverse effects on each of wildlife, flora and ecological values and whether such effects can be avoided or effectively mitigated.</p> <p>(n) Whether the subdivision and subsequent development will adversely affect any flora or fauna species including threatened or endangered species on the site or in the surrounding area, including the area of land that extends down to the mean high water mark.</p> <p>(o) Whether the subdivision avoids adverse effects of activities on: threatened or at risk species; indigenous ecosystems and vegetation types that are threatened in the coastal environment or are naturally rare; and areas contain nationally significant examples of indigenous community types.</p> <p>(p) Whether the subdivision avoids significant adverse effects and avoids, remedies or mitigates other adverse effects of activities on: areas of predominantly indigenous vegetation in the coastal environment; habitats that are important during the vulnerable life stages of indigenous species; and indigenous ecosystems and habitats that are found only in the coastal environment and which are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones and saltmarsh, and ecological corridors.</p> <p>(q) Vehicle access to sensitive areas should be avoided and walkway access shall be limited to a small number of defined walking paths to ensure that the adverse effects on the quality and/or remote character of the environment in the Landscape Protection Rural zone and the adverse effects on the ecological values of the dunes are avoided. Vehicle access to the beach from the site shall not be allowed except for emergency responses or management purposes.</p> <p>(r) Whether creation of any site will result in retention of a rural rather than</p>



ACTIVITY NUMBER	DETAILS
	<p>urban character.</p> <p>(s) Measures at the time of subdivision to ensure that buildings on the new site created in area "A" on the plan in 'Appendix 14AL: Scheduled Activity 213 and Restricted Activity 352' as "Areas In Which Rural Residential New Sites Can Be Created In Accordance With Rule 14.8.2" are not visible from Te Arai Point Road, Te Arai beach, and existing local and regional reserve land (excluding any new public reserve on land in Scheduled Activity 213). Where this occurs, buildings will be considered inappropriate.</p> <p>In circumstances where one or more of the above criteria are not met, the proposal may be considered inappropriate and the Council in its discretion may refuse consent, or grant consent to a lesser number of sites, and/or to a different design of subdivision.</p> <p>(t) Whether the local road network will function safely and efficiently when subjected to the increased traffic movements associated with any subdivision of the site.</p> <p>(u) Whether stormwater runoff from roof and paved areas is discharged in a manner that is hydrologically neutral where excess flows, volumes and timing of runoff in excess of pre-development runoff, is discharged to ground through suitable storage and soakage systems.</p> <p>(v) The adequacy of measures to ban plants listed in the Auckland Regional Pest Management Strategy (including the research list).</p> <p>(w) The extent to which the density of the proposed development will provide for the sustainable land management of the properties.</p> <p>Additional Criteria for Consideration of the Public Reserve Created with the Subdivision</p> <p>(x) Whether the area for incorporation into the public reserve is physically suitable for the purpose for which the reserve is created.</p> <p>(y) Whether the area for incorporation into the public reserve is to be held as reserve able to be accessed by the public at large or is set aside for conservation or scientific purposes (subject to the Reserves Act 1977).</p> <p>(z) Whether the area for incorporation into the public reserve will make an appreciable improvement to the quality or quantity of the public recreation resource available in the district.</p> <p>(aa) Whether the area for incorporation into the public reserve is of an</p>



ACTIVITY NUMBER	DETAILS	
		<p>appropriate size, shape, and contour to enable the intended function of the reserve to be achieved.</p> <p>(bb) Whether the area for incorporation into the public reserve has adequate physical and practical access to enable the intended function of the reserve to be achieved.</p> <p>(cc) Whether there is an adequate vegetation management plan to ensure the outcomes specified in rule (g)(ii) and the gradual replacement of production pines with native species in areas set aside for conservation reserve.</p> <p>(dd) Whether the area for incorporation into the public reserve is of an appropriate size and proposed use and status to maintain ecological health of Te Arai stream.</p>
	<p>EXPLANATION AND REASONS</p>	<p>The intention of this rule is to provide for subdivision which significantly increases the area of public conservation reserves at Te Arai, and around the Te Arai Stream and improves, where deemed appropriate by the intended reserve manager, public access to and along the foreshore of Te Arai beach. It also provides for environmental enhancement through protection in perpetuity of an existing wetland, creation of ecological corridors and the protection of endangered native fauna.</p> <p>This rule requires a public reserve of a minimum 172 hectares and generally as shown on the Reserve Plan to be created with subdivision. This reserve area comprises the coastal dunes, a riparian margin along the Te Arai Stream and a connection between the coast and the Coal Hill Road wetland. It provides the opportunity (if appropriate) for public access to be established provided it avoids ecologically sensitive areas and ensures buffers between such access and the dune structure and sites created under this rule. The rule also requires that 4.26 hectares of existing wetland plus a buffer area of 1.4 hectares on the site is to be enhanced and protected in perpetuity.</p> <p>In exchange for these public benefits, 43 new lots, each capable of accommodating a household unit, may be created by the landowner.</p> <p>This rule requires the 43 new house sites to be located in the three areas identified on the plan in Appendix 14AL in order to maintain the amenity and natural character values of the surrounding land, avoid impacts on ecological and cultural heritage values of the site, including endangered shorebirds, and enable a design solution which will maintain the rural character of the area.</p>
<p>214</p> <p>[Amendment 141]</p>	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p>	<p>95</p> <p>103 Scott Road, Whangaparaoa</p> <p>Lot 3 DP 161586</p>



ACTIVITY NUMBER	DETAILS	
	Protection of Natural Features	mitigation planting (to mitigate visual and ecological values) will be assessed. (c) Whether the subdivision establishes a maintenance programme for the appropriate management of the vegetation including the ongoing removal of weed species in Area B taking into account the extent to which the Area can be practically accessed.



Rule 14.8.3 Restricted Activity Table

These are sites within the District where the Council considers it appropriate to place special controls on the development of the site. These provisions shall apply in addition to any other relevant rules in the plan. Identifying these sites ensures that all parties will be aware of restricted development rights at an early stage.

ACTIVITY NUMBER	DETAILS	
301	NOT ALLOCATED	
302	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>75</p> <p>Land within 30 metres of the common boundary between the Bus Depot, Centreway Road, Orewa (Lot 1 DP 147 462) and Lots 2, 3, 5 & 6 DP 191181.</p> <p>No two storey building (including buildings with a mezzanine floor) shall be located within 30 metres of the common boundary between the sites being Lots 2, 3, 5 & 6 DP 191181 (and any subsequent subdivision of those sites) and Lot 1 DP 147462, unless that building is designed to achieve a night time internal noise level of 35 dBA (L 10).</p> <p>This provision applies as long as Lot 1 DP 147462 continues to be used as a bus depot.</p>
303	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>77</p> <p>Metropark, Leigh Road, Silverdale. Lot 5 DP 168591.</p> <p>(a) If no sealed road exists providing more direct access than Leigh Road, between State Highway 1 (as existing on 1 August 1995) and the area zoned Open Space 4, then before any Permitted or Controlled Activity provided for in the Open Space 4 Zone, other than grazing of animals, is commenced:</p> <p>(i) The intersection of Leigh Road and Wainui Road shall have been reconstructed and sealed; and</p> <p>(ii) Leigh Road shall have been upgraded to provide a 6 metre wide metalled carriageway, with water tables, between the reconstructed intersection and the entrance to the facilities in the area zoned Open Space 4.</p> <p>(b) If no such sealed road exists and the average total number of vehicles on Leigh Road has exceeded 350 vehicles per day for one year, and a Permitted or Controlled Activity has commenced on the area zoned Open Space 4, then either:</p> <p>(a) Leigh Road shall be sealed between Wainui Road and the entry to the facilities in the Open Space 4 zone, or</p> <p>(ii) Use of the land in Leigh Road zoned Open Space 4 for any purpose other than grazing shall be curtailed, to the extent necessary to reduce the average total number of vehicles per day using Leigh Road to 350 or less.</p>



ACTIVITY NUMBER	DETAILS	
304	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	78 Red Beach Road to Rosario Reserve, Red Beach. Lots 22 and 25 to 28 DP 46496. Building line restriction to retain floodway: (a) 6 metres from rear boundaries.
305	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	78 Rosario Crescent, Red Beach. Lots 33, 35, 42, 44, 45, 46, 47, 48, 49, 50, DP 56638, Lot 1 DP 165078, Lot 40 DP 57963. Building line restriction to retain floodway: (a) 10 metres from rear boundaries of Lot 40 DP 57963 and Lot 1 DP 165078. (b) 8 metres from rear boundaries of all other lots.
306	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	84 Titan Place, East Coast Road and Tavern Road, Silverdale. Lot 1 DP 38872, Lot 1 DP 52320, Lot 1 and 4 DP 178735, Lot 1 DP 186074. (a) No building may be erected, no materials or rubbish stored and no earthworks, other than for roading purposes, shall be undertaken on land between the zone boundary and a limit line set back from the zone boundary, as follows: (i) For the lots referred to off East Coast Road and Tavern Road, the limit line shall be a distance of 8 metres from the zone boundary except for Lot 1 DP 178735 where the limit line shall be 6 m from the zone boundary. (ii) For the lot referred to off Titan Place, the limit line shall be a distance of 15 metres from the zone boundary. (b) No Permitted or Restricted Discretionary Activity shall be commenced on these sites until a double line of trees has been planted by the owner of the land on the lot affected, between the limiting lines described in (a) above zone boundary. The trees shall be at spacings and of species such that they will: (i) screen adjoining buildings in the Industrial Zone from the land outside the zone; and (ii) form the skyline behind such buildings, when viewed from positions within the zone from which the buildings would otherwise appear on the skyline.



ACTIVITY NUMBER	DETAILS	
		(c) The planting shall be maintained, and if diseased or damaged, shall be repaired and if dead shall be replaced.
307	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>84</p> <p>East Coast Road, Silverdale. Lot 1 DP 178735 and Lot 3 DP367478.</p> <p><i>Note: Although not included within RA307, Lot 2 DP87832 is included in the standards below relating to adjoining Lot 1 DP178735 and Lot 3 DP367478.</i></p> <p><u>Restrictions / Rules:</u></p> <p>(a) No vehicle access to be taken from East Coast Road, except as provided in (b) below.</p> <p>(b) A new vehicle access from East Coast Road may be provided where the following restrictions and standards are complied with:</p> <p style="padding-left: 40px;">(b) The access is a shared access between two or more of Lot 1 DP178735, Lot 2 DP87832 and Lot 3 DP367478;</p> <p style="padding-left: 40px;">(ii) The access is within Lot 3 DP367478 and shall adjoin the southern boundary of Lot 2 DP87832 over its full length (being a minimum distance of 40m) as measured from the site boundary at East Coast Road;</p> <p style="padding-left: 40px;">(iii) Any existing formed or legal access point applying to the sites that are sharing the access shall be surrendered and closed;</p> <p style="padding-left: 40px;">(ii) The access shall have a minimum width of 8m at the East Coast Road boundary;</p> <p style="padding-left: 40px;">(iii) Sites shall obtain legal access to the shared access achieved by either a jointly owned access lot, or right of way for the benefit of the sites; and</p> <p style="padding-left: 40px;">(iv) Otherwise comply with the requirements of Chapters 21 (Transportation and Access) and 23 (Subdivision and Servicing) and Council's Engineering Standards.</p>
308	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>26, 27, 93.</p> <p>Lot 3 DP 95982 and Lot 1 DP100141 together known as the Weiti Station.</p>



ACTIVITY NUMBER	DETAILS
	<p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p><u>Restricted Discretionary Activities</u> are limited to;</p> <p>Subdivision and associated development of services for Restricted Activity 308 shall be in accordance with the concept plan at Appendix 4 of the Planning Maps and shall be a Restricted Discretionary Activity not requiring notification or the consent of affected parties.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters::</p> <ul style="list-style-type: none"> (a) Those matters listed in relation to subdivision as a Restricted Discretionary Activity in the Countryside Living Rural Zone. (b) The location, extent and composition of landscape planting and woodlots. (c) The location of building platforms. (d) The legal arrangements for managing the common land and the long term legal protection of open space through the use of open space covenants. (e) The design and location of wastewater treatment systems. (f) The method of stormwater control and treatment and location of stormwater control and treatment devices. <p><u>Assessment Criteria</u></p> <p>When considering an application the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Whether the proposal is in general accordance with the requirements for subdivision of Countryside Living Rural Cluster Housing Sites in Rule 7.14.10 of <i>Chapter 7 - Rural</i> (subject to the modifications identified in the Concept Plan at Appendix 4 of the Planning Maps). (b) Whether planting achieves: visual separation between clusters; screening of household units from public roads and from the Weiti Forest; and whether there are overall amenity benefits and restoration and enhancement of riparian margins and aquatic fauna habitats. (c) Whether the location and size of building platforms minimises their potential visual impact, including impact on other building sites and on views from major roads. (d) Whether the long term development and maintenance of the common land, including rights of access and enjoyment of common land by landowners, and walkways and bridle trails linking the site as a whole, is provided for. (e) Whether the wastewater treatment systems are designed to minimise adverse effects, and whether their location in relation to houses minimises adverse effects on those houses.



ACTIVITY NUMBER	DETAILS	
		<p>(f) Whether stormwater control methods:</p> <ul style="list-style-type: none"> (i) mimic as far as possible the natural drainage processes of the area; (ii) minimise modifications to existing natural drainage systems; (iii) minimise to the greatest extent possible impervious surfaces; and (iv) employ appropriate methods to detain and treat stormwater before dispersal into waterways. <p><u>Discretionary Activities</u> are limited to:</p> <p>Subdivision and development, including the erection of buildings not in conformity with the concept plan in Appendix 4 (in the Planning Maps) not involving any increase in the total number of household units specified on the Concept Plan at Appendix 4 in the Planning Maps.</p> <p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 7.16 in <i>Chapter 7 - Rural</i> and the relevant matters set out in section 104 of the Act.</p> <p><u>Prohibited Activity</u></p> <p>Increase in the number of household units beyond that shown on the concept plan in Appendix 4 (in the Planning Maps).</p>
309	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>77, 84.</p> <p>Silverdale North. Part of Pt Allot 145 Psh of Wairewa, Lot 1 DP 76899, Part of Pt Lot 1 DP 58596, Part of Lot 2 DP 58596, Part of lot 1 DP 131258, Part of Pt Lot 2 DP 152102.</p> <p>Refer <i>Chapter 9 – Business</i>: Rule 9.9.2 Activity Table “Earthworks and the Erection of Buildings etc” and Rule 9.12.9 shall apply.</p>
310	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/ SITE & ASSESSMENT CRITERIA</p>	<p>83, 84</p> <p>Silverdale South. Lot 1 DP 57182 (4.0595 ha), Pt Allot 15 Psh of Okura SO892 (4.1050ha), Pt Allot 15 DP 3450 (2.2186ha), Allot 335 Psh of Okura SO56846 (0.0971 ha), Lot 1 DP 168568 (in part).</p> <p><u>Restrictions/Rules</u></p> <ul style="list-style-type: none"> (a) Refer Chapter 9 - Business: Rule 9.9.2 Activity Table “Earthworks and the Erection of Buildings etc” and Rule 9.12.9 shall apply. (b) Financial contributions for subdivision and/or development shall comply with the financial contributions rules outlined in Appendix 14J - Financial Contributions and Works Provisions for Restricted Activity Area 310.



ACTIVITY NUMBER	DETAILS
	<p>(c) The provisions of Appendix 14J - Financial Contributions and Works Provisions for Restricted Activity Area 310. Rule (b) above and Rule (d) below shall cease to have effect when Chapter 22 - Financial Contributions and Works of this Plan (Proposed Plan 2000) is operative.</p> <p>(d) Any proposal not complying with Rule (b) above, shall be a Non-complying activity.</p> <p>(e) rule 23.8.13.1.2 (a) and (b) of the Proposed District Plan shall not apply to the sites south of the Weiti River and allowance shall be made for:</p> <p>(i) a Silverdale North arterial road from Hibiscus Coast Highway through the sites south of the Weiti River and northward across the Weiti River and;</p> <p>(ii) an internal west-east collector road leading off this arterial road and linking back to Hibiscus Coast Highway at the eastern end of the subject site (being Restricted Activity Area 310 south of the Weiti River) by way of a left-in-left out only intersection.</p> <p>(f) There shall be no direct vehicle access from the Hibiscus Coast Highway for sites fronting the Hibiscus Coast Highway, except where from a transport management viewpoint, and as agreed with The New Zealand Transport Agency (NZTA), the landowners and Council, it can be demonstrated that a single left in only entrance, to The New Zealand Transport Agency (NZTA) standards, at the western extremity of Lot 1 DP 57182 would not be detrimental to either the comprehensive traffic management of the site and surrounding roading network or the urban design outcomes sought for the Hibiscus Coast Highway.</p> <p>Explanation and Reasons <i>This explanation and reasons relate to Rules (b) - (f) above.</i></p> <p><i>In the absence of a decision from the Environment Court on Plan Change 62 to the Operative District Plan 1993, a financial contribution package has been imposed to ensure that the effects of development in terms of infrastructure are able to be offset. The rules above also cater for the instance that Plan Change 62 is made operative within Chapter 22 - Financial Contributions and Works of this Plan.</i></p> <p><i>It has been confirmed that there will be one main intersection with Hibiscus Coast Highway and a left in left out intersection with Hibiscus Coast Highway. However, the exact location of these intersections has not been defined. Therefore, the above rule (e) has been imposed to enable a flexible approach in the location of this road. The New Zealand Transport Agency (NZTA), the landowners and Council are to be consulted over the road locations and intersections with the Hibiscus Coast Highway.</i></p> <p><i>It has been confirmed that there will be one main intersection with Hibiscus Coast Highway and a left in left out intersection with Hibiscus Coast Highway. However, the exact location of these intersections has not been defined. Therefore, the above rule (e) has been imposed to enable a flexible approach in the location of this road. The New Zealand Transport Agency (NZTA), the landowners and Council are to be consulted over the road locations and intersections with the Hibiscus Coast Highway.</i></p> <p><i>The vehicle access restriction takes account of limitations of the Hibiscus Coast Highway to act as a traditional 'main street' owing to wind, shading and traffic volumes. It is also intended to enhance traffic safety and pedestrian flow.</i></p>



ACTIVITY NUMBER	DETAILS	
	<p data-bbox="225 920 395 1048">ACTIVITY/ SITE & ASSESSMENT CRITERIA</p> <p data-bbox="225 1491 411 1556">River Frontage Amenity</p> <p data-bbox="225 1845 400 1910">Urban Design Elements</p>	<p data-bbox="475 342 746 371"><u>Matters for Discretion:</u></p> <p data-bbox="475 405 1461 470">In addition to the Matters for Discretion (a) - (d) in Rule 9.12.9. the following matters for discretion shall apply:</p> <ul style="list-style-type: none"> <li data-bbox="475 510 1461 638">(a) Urban design elements including visual and spatial separation of building bulk from Hibiscus Coast Highway, legibility, building interface with streets, the relationship of buildings to each other and scale and bulk of buildings and signage. <li data-bbox="475 651 644 680">(b) Fencing. <li data-bbox="475 694 1385 723">(c) Creation of an avenue of trees as viewed from Hibiscus Coast Highway. <li data-bbox="475 736 1461 801">(d) The location of vehicular access to the sites fronting the Hibiscus Coast Highway. <li data-bbox="475 815 1461 880">(e) Earthworks required to achieve matters (a) - (d) in Rule 9.12.9 and matters (a) - (d) above. <p data-bbox="475 920 707 949"><u>Assessment Criteria</u></p> <p data-bbox="475 987 1461 1052">In order to exercise its discretion the Council will require applicants to provide the following:</p> <ul style="list-style-type: none"> <li data-bbox="523 1055 1461 1182">• Accurate perspectives of views from the road, travelling north and south along the Hibiscus Coast Highway. The viewpoints for the perspectives shall be agreed with the Manager, Resource Consents, Rodney District Council. <li data-bbox="523 1189 1461 1254">• For sites between the Weiti River and the Hibiscus Coast Highway a detailed landscape plan in accordance with assessment criteria (c) below. <li data-bbox="523 1261 1461 1346">• An urban design assessment by a suitably qualified professional particularly taking into account the assessment criteria below and under Rule 9.12.9. <p data-bbox="475 1368 1461 1462">Council would encourage applicants to liaise with Council in the early stages of design, prior to the above being commissioned, so that proposals can be worked through in a collaborative manner.</p> <p data-bbox="507 1491 1461 1585">In addition to the Assessment Criteria (a) – (h) in Rule 9.12.9, the following assessment criteria shall be considered when assessing an activity under Rule 9.12.9:</p> <ul style="list-style-type: none"> <li data-bbox="499 1626 1461 1816">(a) Whether consideration has been given to the Weiti River frontage as an asset to development of the sites. In particular whether any development enhances the amenity value of the river environment including peoples appreciation of it and whether safety and amenity is enhanced through building and road design that acknowledges its relationship with the river and creates a high proportion of buildings fronting the river. <li data-bbox="499 1883 1461 1948">(b) Whether the development is in keeping with good urban design principles including, but not limited to the following:


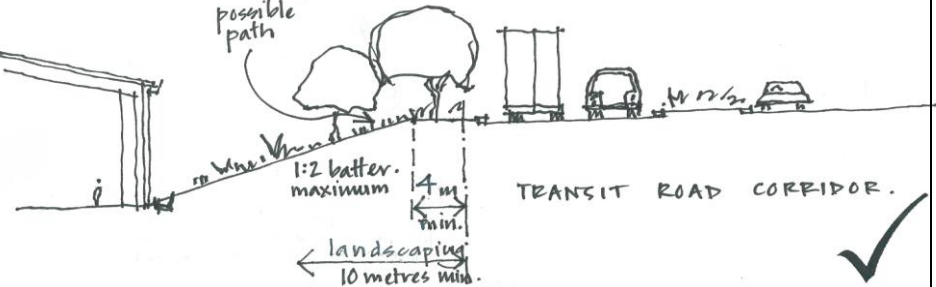
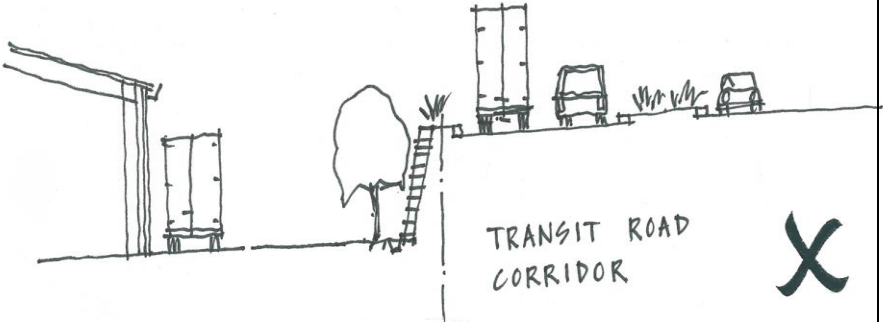


ACTIVITY NUMBER	DETAILS
	<p data-bbox="279 1377 494 1473">Visual amenity - Gateway Avenue Concept</p> <p data-bbox="555 342 1516 533">(i) Human Scale This concept relates to the bulk and location and scale of buildings that sympathetically accommodates pedestrian environments. This often includes smaller shop frontages, or several shop frontages to one building, pockets of carparking and the creation of pedestrian orientated main street type frontages.</p> <p data-bbox="555 566 1516 824">(ii) Active edges to pedestrian pathways. This could include frequent doors and windows, balconies and awnings, or a variation in the depth and relief of building surfaces perhaps including refined detail articulation. The concept is a move away from large blank, flat walls fronting pedestrian pathways. The edges and views into buildings created could provide interest to passers-by and make the function of buildings apparent, while views out of windows provides a level of informal street surveillance, and contribute to safety.</p> <p data-bbox="555 857 1516 1182">(iii) Legibility A legible environment is one in which there is a clear understanding of how a development works as a whole. Any development would include definable points of reference (for example, significant features, such as a sculpture, monument, clock tower, tree, and gateway entry statement), clear points of entry and a design that is clear in terms where pedestrians and vehicles can safely move through the area and where each of the buildings in the development are located. This will include a clear network of public spaces for gathering, clearly defined pedestrian pathway network and coordinated signage.</p> <p data-bbox="608 1193 1516 1350">Emphasis should also be given to the ability to view distant natural or prominent features from within the sites (such as the indicative reserve to the east, a picnic area next to the Weiti river and possibly the hillside to the north) over the roof tops of commercial premises or through view shafts, in order for the sites to be referenced to the landscape.</p> <p data-bbox="531 1384 1516 1888">(c) Whether sites fronting the Hibiscus Coast Highway are enhanced and views of buildings from Hibiscus Coast Highway are filtered by an avenue of trees and other vegetation. Whether the planting is consistent with and integral to the proposed Hibiscus Coast Highway gateway entrance and its themes and whether the buildings are designed, located and set back from the Hibiscus Coast Highway in such a way that they do not detract visually from the experience of entering the Hibiscus Coast. It is recognised that retail developments require a level of exposure and it would be appropriate to create a landscaped entrance statement including coordinated signage that adds to the experience of entering the Hibiscus Coast, at the main intersection with the Hibiscus Coast Highway and potentially a smaller entrance statement at the left turn in left turn out intersection with the Hibiscus Coast Highway and any other minor entrances as approved. The scale of these statements should balance the significance of the visual gateway to the Hibiscus Coast with the retail requirements of the development.</p> <p data-bbox="584 1910 1516 2045">Any development should recognise that the sites fronting the Hibiscus Coast Highway near the motorway interchange are high profile sites and visual impression of any development in this location will play a strong part in defining the entry and experience of the Hibiscus Coast.</p>



ACTIVITY NUMBER	DETAILS	
	<p data-bbox="225 1178 325 1211">Fencing</p> <p data-bbox="225 1440 368 1503">Carparking Layout</p> <p data-bbox="225 1664 368 1760">Carparking Beneath Buildings</p>	<p data-bbox="523 342 1461 472">Species such as pohutukawa, fan palms, nikau and hibiscus hedging could be used to achieve this outcome, when planted in a patterned avenue manner that allows for an appropriate depth, canopy width and potential tree height of 8 metres. An illustration of the avenue design is shown below.</p> <div data-bbox="515 506 1442 770"> </div> <div data-bbox="536 826 1453 1104"> </div> <p data-bbox="480 1178 1461 1406">(d) Whether, for sites fronting the Hibiscus Coast Highway, any fence constructed on the front boundary or within the landscaping/avenue planting fronting the Hibiscus Coast Highway is required for security or safety reasons owing to changes in ground level or to meet the requirements of other legislation and whether the fencing will detract from the amenity of the general area or unduly compromise the landscape/avenue planting or significantly detracts from the experience of entering the Hibiscus Coast in a visual sense.</p> <p data-bbox="480 1440 1461 1630">(e) Whether the siting, layout, design and landscaping of any carparking, at the same level as proposed and existing buildings, is of a design and scale able to sustain a pedestrian friendly environment and integrate well with public open space, esplanade reserves, pedestrian spines and traffic circulation and safety. Such a design may include carparking that is punctuated by pedestrian pathways, precincts, trees and landscaping.</p> <p data-bbox="480 1664 1461 1794">(f) Whether any carparking beneath buildings is screened with a mix of facades and landscaping or other uses along the perimeter of the building footprint. The intention of the screening is not to entirely block out views and light into the carpark.</p>



ACTIVITY NUMBER	DETAILS
	<p data-bbox="277 344 494 407">Earthworks and Gateway Avenue</p> <p data-bbox="531 344 1522 757">(g) Whether the design of earthworks, on sites with legal frontage to Hibiscus Coast Highway, ensures that an avenue of trees and shrubs, mentioned in assessment criteria (c) above, is able to be viewed from Hibiscus Coast Highway and is able to form part of any future avenue along and at the level of the Highway. This may require the creation of a level platform from the Hibiscus Coast Highway and a gentle slope down from this platform that is able to be planted. The illustrations (a) and (b) below show an acceptable arrangement in an avenue design, while illustration (c) below shows an unacceptable planting and landscaping design. Designs (a) and (b) below are based on a ten metre width as Council considers this an appropriate width to achieve the desired outcome. However, it may be possible to achieve this outcome with an alternative proposal utilising a lesser minimum width of land.</p> <p data-bbox="584 792 619 824">(a)</p>  <p data-bbox="584 1144 619 1176">(b)</p>  <p data-bbox="584 1509 1484 1572">(c) The following drawing is an example of the type of landscaping that this criteria is trying to avoid.</p> 



ACTIVITY NUMBER	DETAILS	
	<p>Scale and Appearance</p>	<p>For landscaping fronting Hibiscus Coast Highway on Pt Allot 13 DP 3450 and Pt Allot 335 PSH of Okura SO 56846, it may be appropriate to have the landscaping on legal road between the proposed slip lane for the left in left out intersection and the main Hibiscus Coast Highway lanes. However, should this not be appropriate in terms of traffic management and safety or should the design or location of the proposed landscaping not be consistent with the urban design outcomes sought for the Hibiscus Coast Highway or should The New Zealand Transport Agency (NZTA) not approve of this use of the legal road, then landscaping would need to be provided within the boundaries of the sites.</p> <p>(h) That assessment criteria (a) under Rule 9.12.9 shall be substituted by the following:</p> <p>(a) Whether the scale, siting, design and external appearance of buildings and structures, including colour and material, creates an urban environment of high visual quality, acknowledging that the area functions as a 'gateway' to the Hibiscus Coast urban area and that the area north of the Weiti River links the development south of the Weiti River with the existing Silverdale Centre.</p>
<p>311</p>	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p>	<p>6, 35 and 37</p> <p>Centennial Park Road and Matheson Road, Wellsford. Pt Section 34 Blk XVI Otamatea SD</p> <p>Development Controls – Subdivision</p> <p>The following rules shall apply for all subdivision on the site in addition to the development controls in Rule 8.15.1:</p> <p>(a) Access to the site shall be via Centennial Park Road, with the exception of the existing dwelling on the site which currently accesses to Matheson Road.</p> <p>(b) The existing watercourse through the site shall be retained as an open watercourse.</p> <p>(c) Riparian planting of the watercourse through the site shall be undertaken to a width of 10 metres either side of the watercourse.</p> <p>(d) Hydrological neutrality shall be achieved on the site (meaning the same flow rate, volume and timing post development as pre development for stormwater runoff from the site).</p> <p>(e) A landscape planting plan shall be provided at the time of subdivision, to mitigate the potential for urban sprawl to the south.</p> <p>(f) A pedestrian walkway/easement through the site shall be provided from any proposed access road off Centennial Park Road through to Matheson Road.</p> <p>(g) Site Size shall be a minimum area of 8,000m² capable of containing a square for building purposes measuring 50 metres x 50 metres; provided that the site size may be reduced below 8,000 m² (to a minimum area of 4,000m²) where discharge consents for the Wellsford Wastewater Treatment Plant have been obtained from Auckland Regional Council and all required upgrades are completed in accordance with these consents.</p>



ACTIVITY NUMBER	DETAILS
	<p>Note: <i>The Group Manager Water Services at Rodney District Council will be able to advise on request, when these up-grades have been completed in accordance with the above.</i></p> <p>(h) All sites 8000m² or greater in site area and future dwellings on these sites shall not be connected to the public wastewater reticulation network and shall be serviced on-site. For the avoidance of doubt, Rule 23.8.10.2 shall not apply to sites 8000m² or greater in site area.</p> <p>(i) All sites less than 8000m² in site area and future dwellings on these sites, shall be connected to the public wastewater reticulation network and each site shall provide a pressure sewer system for wastewater that meets Council's requirements to connect to the public reticulated system.</p> <p>(j) That should any lots created be connected to the public water supply reticulation system, a financial contribution shall be paid to upgrade the network running past the site (approximately 300 metres) from 100mm pipes to a 150mm main to provide adequate supply for fire fighting purposes, or other upgrades as agreed by Council.</p> <p>Rule 8.15.2.1 shall not apply to this site.</p> <p>Any subdivision proposal not meeting development controls (a) to (j) above is a Non-Complying Activity.</p> <p>Explanation and Reasons</p> <p><i>In order to mitigate the adverse effects of subdivision on the site to a density of 4000m² it is necessary to impose the above rules regarding access, the retention and enhancement of watercourses, hydrological neutrality, landscaping, walkways and wastewater.</i></p> <p><i>The Wellsford Wastewater Treatment Plant required significant upgrading at the time of zoning this property Low Intensity Residential and no additional connections were possible to the existing plant. The above rules enable larger sites with on site servicing and require the Wellsford Wastewater Treatment Plant to have been upgraded prior to any smaller sites being created.</i></p> <p><i>With regard to access, the site has two road frontages, however the safest access point was determined to be via Centennial Park Road. The amenity values of nearby residents particularly to the south of this access should be considered when the access location is determined.</i></p> <p><i>The watercourse through the site is an important part of the character of the site and is able to be enhanced and utilised to assist with stormwater disposal. The above rules are intended to ensure that this area is enhanced through riparian planting and retained. However it is acknowledged that access may be required over this stream at one point.</i></p> <p><i>At the time of zoning this property Low Intensity Residential it was determined that connection to public stormwater infrastructure was not necessary and that downstream adverse effects could be avoided through the site achieving hydrological neutrality.</i></p>



ACTIVITY NUMBER	DETAILS	
		<p><i>In order to emphasise the urban edge and create a definition between rural and urban zones it is necessary to design and implement a comprehensive landscape design for the southern edge of this property.</i></p> <p><i>The rule regarding pedestrian access has been imposed to ensure that alternative modes of transport are available to future residents of the site. A walkway to the Matheson Road frontage would provide a 'short cut' for pedestrians and in this respect provide an alternative.</i></p> <p>Subdivision : Restricted Discretionary Activities</p> <p>The following additional matters for discretion and assessment criteria shall be considered when assessing subdivision under Rule 8.16.</p> <p><u>Matters for Discretion</u></p> <ul style="list-style-type: none"> (a) Enhancement and Protection of Watercourses. (b) Landscaping. (c) Hydrological Neutrality. (d) Access location. (e) Wastewater and Water services. <p><u>Assessment Criteria</u></p> <p>The following additional assessment criteria shall apply in addition to those listed in Rule 18.16.1:</p> <ul style="list-style-type: none"> (a) Whether the existing watercourse through the site is retained and enhanced through riparian planting as a part of the proposal to avoid adverse ecological effects. (b) Whether any proposed landscaping includes a comprehensive design for the southern boundary of the site and whether this design achieves the purpose of reducing the potential for urban sprawl to the south of the site. (c) Whether mechanisms have been included in the proposal to ensure the on going protection and maintenance of the landscaped areas through consent notices. (d) Whether a separation distance has been provided between any existing sites utilised for residential purposes and any new access to Centennial Park Road in order to maintain amenity values. (e) Whether hydrological neutrality can be achieved on site to mitigate the adverse effects of stormwater runoff from urban development. (f) Whether the proposal includes connections to the public water and wastewater network and whether appropriate infrastructure is proposed to be upgraded as a part of the proposal to mitigate the effects of urban development on the environment.
312	MAP REFERENCE	95



ACTIVITY NUMBER	DETAILS	
	LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	Scott Road, Whangaparaoa. Part of Lot 2 DP 67493. There shall be no direct access from land zoned Medium Intensity to the south to Scott Road from Lot 2 DP 67493 or any subsequent subdivision thereof.
313	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	106 Awaroa Road, Helensville. Lot 3 DP 110508, Lots 4, 5 and 8 DP 122092. Lots 1 and 2 180921. Lots 1, 2 and 3 158777. Subdividers will be required to show that there is a flood-free building site on each lot. (Some of the land in these lots comprises part of the flood-plain of the Awaroa Stream.)
314	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY SITE	108 State Highway 16, Waimauku. Lot 10 DP 105420.34 Refer Chapter 9 – Business: Rule 9.9.2 Activity Table “Earthworks and the Erection of Buildings etc” and Rule 9.12.9 shall apply.
315	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	112 250 Main Road, State Highway 16, Huapai. Part Lot 1 DP 60406. No fill shall be placed (other than in accordance with approved comprehensive river works), no buildings shall be constructed, and no floatable materials shall be stored or placed on the land within the restricted area, until such time as complete works are in place within and upstream of the Kumeu/Huapai urban area, to protect the urban area against flooding. From that time, the land within the floodway defined in the flood protection scheme shall be used for grazing, or left vacant.
316	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS	21, 68. Puhoi Road, Puhoi. Pt Allot 3 Parish of Puhoi, DP 3414 and Lot 1 DP 163915. <u>Discretionary Activities:</u>



ACTIVITY NUMBER	DETAILS	
	ON THE ACTIVITY/SITE	<p>The erection, addition to or alteration of any building within the area defined on the Planning Maps (other than fences or stock water reservoirs or troughs).</p> <p><u>Assessment Criteria:</u></p> <p>Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications under this restricted activity, the Council will have regard to the Assessment Criteria in Rule 12.8.14.4 and 12.8.14.6, any relevant Discretionary Activity Assessment Criteria in any other chapter of this Plan, and the relevant matters set out in section 104 of the Act.</p>
317	NOT ALLOCATED	
318	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	<p>22, 69.</p> <p>North of Hatfield's Beach. Lot 1 DP 168843, Lots 1, 2, 3, 4 & 5 DP 64728 (Flats 1 & 2 DP148930, Flats 1 & 2 DP 148366), Lots 1, 2, 3, 4 & 5 DP 65095, Lots 1 & 2 DP 186927, Lots 2, 3 & 4 DP 60697 (Units A & B UP 154399)</p> <p><u>Restricted Discretionary Activities</u></p> <p>(a) The cutting, damaging or destroying of any exotic tree or area of trees, any historic tree listed in Appendix 17C of <i>Chapter 17 – Cultural Heritage</i>, or any Pine tree greater than or equal to 6 metres in height.</p> <p><u>Matters for Discretion</u></p> <p>(a) Amenity values.</p> <p>(b) Scale, location and visibility of the vegetation removal.</p> <p><u>Assessment Criteria</u></p> <p>(a) Whether the activity will adversely effect the natural character and other amenity (particularly visual) of the environment.</p> <p>(b) Whether any adverse effects are avoided, remedied or mitigated by any proposal to replace vegetation removed.</p>
319	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	<p>74</p> <p>Corner of Grand Drive and Maire Road, Orewa Lot 1 DP 204571</p> <p>(1) Any service station on the site shall comply with the conditions of Rodney District Council resource consent L26444 dated 13 July 2001, together with the subsequent cancellation and change to conditions of Rodney District Council resource consent L26444 granted on 7 November 2001.</p> <p>(2) There shall be no activities which require service deliveries between the hours</p>



ACTIVITY NUMBER	DETAILS	
		<p>of 10.00 pm to 6.00 a.m. on the site.</p> <p>(3) All commercial activities on the site shall operate between the hours of 6.00 a.m. and 11.00 pm only with the exception of service station activities as restricted by condition (1) above.</p>
320	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>82</p> <p>South eastern corner of Whangaparaoa Golf Course. Pt Lot 1 DP 160264</p> <p>The height of any building located in Area A shall not exceed the height lane described on the plan in Appendix 14K. The minimum net site area of any new site created within Area A shall be 700m².</p>
321	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>POLICIES</p> <p>ACTIVITY / RESTRICTIONS</p>	<p>83, 84</p> <p>Silverdale North Landscape Protection Area. Lot 1 DP 166052, Lot 1 DP 168568, Pt Allot 333 SO 26545 Psh of Waiwera, Lot 1 DP 48855, Lot 1 DP 52678, Lot 1 DP 138161, Pt Allot 59 SO 26545 Psh of Waiwera, Allot 336 SO 26545 Psh of Waiwera, Pt Allot 60 SO 46638 Psh of Waiwera and Pt Allot 334 SO 46638 Psh of Waiwera</p> <p>(i) Refer <i>Chapter 8 – Residential</i>:</p> <p>(a) The following additional policy shall apply: <i>“Development should include landscaping, building designs and building exterior finishing that blends with the surrounding natural environment, acknowledging that the area functions as a ‘gateway’ to the Hibiscus Coast urban area and can be viewed from the motorway along Hibiscus Coast Highway to the Silverdale Town Centre.</i></p> <p><i>Explanation and Reasons</i> <i>This explanation and reasons relate to Policy 9.8.1.2.6 and Policy 9.8.1.2.7. The sites north of the Weiti River and south of Wainui Road form a ridge and slope that is highly visual upon entry to the Hibiscus Coast. Development of these sites will play a strong part in defining the gateway entrance and peoples perception of the Hibiscus Coast. Design of design, location, exterior finishing of buildings and landscaping of the sites is critical to achieve continuity of the intended gateway entrance from the motorway interchange to the existing Silverdale town centre.</i></p> <p>(b) The Objectives and Polices in Chapter 12 – Special 19 (Silverdale North) Zone shall also apply.</p> <p><u>Restricted Discretionary Activity</u></p> <p>Accessory Buildings, Buildings: Construction and or Relocation of Buildings</p>



ACTIVITY NUMBER	DETAILS
	<p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) Building siting, design and external appearance.</p> <p>(b) Landscape and landform modification.</p> <p><u>Assessment Criteria</u></p> <p>When considering the application the Council will have regard to the following criteria:</p> <p>(a) Whether the building (including its location) will result in erosion or flooding on the site or elsewhere, or otherwise adversely affect land stability.</p> <p>(b) Where the building will adversely affect a sensitive landscape or the natural character of the coast whether appropriate measures are proposed to mitigate these effects.</p> <p>(c) Whether the erection of the building will adversely affect overland flow paths or other stormwater runoff patterns causing flooding.</p> <p>(d) Whether the safety of the occupants of any building or site will be adversely affected.</p> <p>(e) Whether associated earthworks and vegetation removal will have an adverse effect on the land or any stream, river or the coastal marine area.</p> <p>(f) Whether buildings are filtered by vegetation/landscaping and whether the buildings are designed, located in such a way that they do not detract visually from the entrance to the Hibiscus Coast as viewed from the motorway (SH1 and SH1A), Silverdale War Memorial Reserve and the Hibiscus Coast Highway (SH1).</p> <p>(g) Whether the exterior finishing of the buildings (colours and materials) blends with the surrounding natural environment, reducing the visual impact of buildings when viewed from the motorway (SH1 and SH1A), Silverdale War Memorial Reserve and the Hibiscus Coast Highway (SH1).</p> <p>(h) Whether the accessway/driveway(s) on the sites blend with the natural environment through appropriate design such as location, construction materials, finishing (ie colour) and landscaping.</p> <p><i>Explanation and Reasons</i></p> <p><i>Where buildings are erected in the Silverdale North Landscape Protection Area it is important that they do not result in adverse effects on the landscape and the wider environment as this area plays a strong part in defining the gateway entrance and peoples perception of the Hibiscus Coast.</i></p> <p><u>Non- Complying Activity</u></p> <p>Any activity or subdivision prior to the Stage 2 and Stage 3 road network improvements specified in Schedule 12T.1 being completed.</p>
	<p>ACTIVITY/ RESTRICTIONS</p>

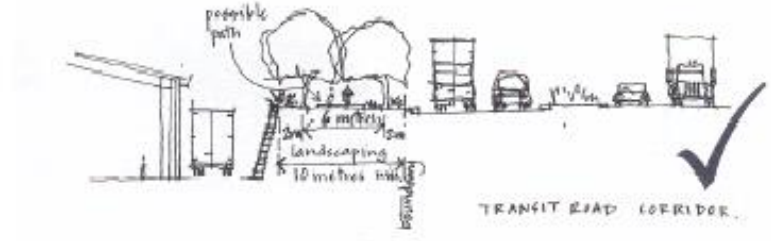
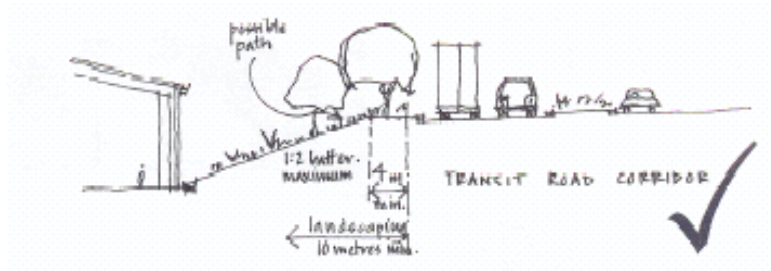
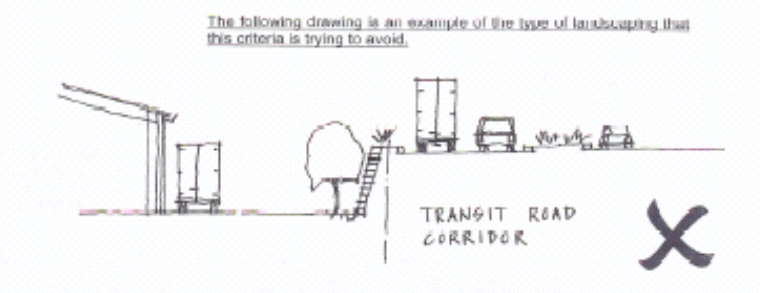


ACTIVITY NUMBER	DETAILS	
		(This rule shall not apply to construction works required to implement the works set out in Schedule 12T.1 and to resource consent applications for any activity or subdivision where that application specifies that the activity shall not commence, or any subdivision be issued with a section 224 certificate, until after the works set out in Schedule 12T.1 are completed.)
322	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY / SITE</p>	<p>77, 84</p> <p>Silverdale North Buffer Landscape Area. Pt Lot 1 DP58596, Pt Lot 2 58596, Section 4 SO 337814</p> <p>(a) Any resource consent for an activity on sites subject to the Silverdale North Buffer Landscape Area shall be subject to the additional matters for discretion and assessment criteria.</p> <p><u>Matters for Discretion</u> In addition to any matters for discretion that may apply and resource consent on sites subject to the Silverdale North Buffer Landscape Area the following matters for discretion shall apply.</p> <p>(a) Creation of an avenue of trees as viewed from Hibiscus Coast Highway (b) Earthworks required to achieve (a) above.</p> <p><u>Assessment Criteria</u></p> <p>In order to exercise its discretion the Council will require applicants to provide the following:</p> <ul style="list-style-type: none"> ▪ Accurate perspectives of views from the road, travelling north and south along the Hibiscus Coast Highway. The viewpoints for the perspectives shall be agreed with the Manager, Resource Consents, Rodney District Council. ▪ For sites between the Weiti River and the Hibiscus Coast Highway a detailed landscape plan in accordance with assessment criteria (a) below. <p>(a) Whether sites fronting the Hibiscus Coast Highway are enhanced and views of buildings from Hibiscus Coast Highway are filtered by an avenue of trees and other vegetation. Whether the planting is consistent with and integral to the proposed Hibiscus Coast Highway gateway entrance and its themes and whether the buildings are designed, located and set back from the Hibiscus Coast Highway in such a way that they do not detract visually from the experience of entering the Hibiscus Coast. It is recognised that retail developments require a level of exposure and it would be appropriate to create a landscaped entrance statement including coordinated signage that adds to the experience of entering the Hibiscus Coast, at the main intersection with the Hibiscus Coast Highway and potentially a smaller entrance statement at the left turn in left turn out intersection with the Hibiscus Coast Highway and any other minor entrances as approved. The scale of these statements should balance the significance of the visual gateway to the Hibiscus Coast with the retail requirements of the development.</p>



ACTIVITY NUMBER	DETAILS
	<p>Any development should recognise that the sites fronting the Hibiscus Coast Highway near the motorway interchange are high profile sites and visual impression of any development in this location will play a strong part in defining the entry and experience of the Hibiscus Coast.</p> <p>Species such as pohutukawa, fan palms, nikau and hibiscus hedging could be used to achieve this outcome, when planted in a patterned avenue manner that allows for an appropriate depth, canopy width and potential tree height of 8 metres. An illustration of the avenue design is shown below.</p> <div data-bbox="577 678 1361 1326" data-label="Image"> </div> <p>(b) Whether, for sites fronting the Hibiscus Coast Highway, any fence constructed on the front boundary or within the landscaping/avenue planting fronting the Hibiscus Coast Highway is required for security or safety reasons owing to changes in ground level or to meet the requirements of other legislation and whether the fencing will detract from the amenity of the general area or unduly compromise the landscape/avenue planting or significantly detracts from the experience of entering the Hibiscus Coast in a visual sense.</p> <p>(c) Whether the design of earthworks, on sites with legal frontage to Hibiscus Coast Highway, ensures that an avenue of trees and shrubs, mentioned in assessment criteria (a) above, is able to be viewed from Hibiscus Coast Highway and is able to form part of any future avenue along and at the level of the Highway. This may require the creation of a level platform from the Hibiscus Coast Highway and a gentle slope down from this platform that is able to be planted. The illustrations (a) and (b) below show an acceptable arrangement in an avenue design, while illustration (c) below shows an unacceptable planting and landscaping design. Designs (a) and (b) below are based on a ten metre width as Council considers this an appropriate width to achieve the desired outcome. However, it may be possible to achieve this outcome with an alternative proposal utilising a lesser width of land.</p>



ACTIVITY NUMBER	DETAILS	
	<p>(a)</p>  <p>(b)</p>  <p>(c)</p> <p>The following drawing is an example of the issue of landscaping that this criteria is trying to avoid.</p> 	
323	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>25 and 101</p> <p>970 Kahikatea Flat Road Lot 1 DP 203969 and Lot 2 DP 203969</p> <p>(i) The minimum floor levels of buildings erected on the site shall be RL 20.76m</p>



ACTIVITY NUMBER	DETAILS	
		<p>(ii) The minimum ground levels of building platforms (as required by Rules 23.8.4.1 and 23.8.4.2) shall be RL19.5m.</p> <p>(iii) A single communal effluent treatment plant shall be constructed within the property to service all proposed lots arising from the subdivision of lots 1 and 2 DP 203969. The communal effluent plant and associated infrastructure shall fully comply with the relevant requirements of the Auckland Regional Council.</p> <p>(iv) For the purposes of the wastewater consent, the Auckland Regional Council is deemed to have an interest in the site so that approval of the Auckland Regional Council shall be obtained prior to approval from the Rodney District Council.</p> <p>(v) Notwithstanding (iii) above, a single lot only, with a minimum size of 1500m², may be created and sold prior to the construction of the communal effluent treatment system, provided that any dwelling on that newly created lot must be connected to the approved communal treatment plant as soon as that plant is commissioned. Assurance of this shall be by way of a Consent Order placed on the new Certificate of Title pursuant to section 221 of the Resources Management Act.</p>
324	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p> <p>PERMITTED ACTIVITY</p>	<p>30</p> <p>21 Forestry Road, Riverhead</p> <p>Part Lot 2 DP 329465 (Approximately 7.485ha – refer plan in Appendix 14Q)</p> <p><u>Permitted Activities</u></p> <p>The only activities permitted on this site are:</p> <p>(a) Wastewater collection, treatment and disposal systems ancillary to activities provided for in Scheduled Activity 129.</p> <p>(b) Stormwater collection, treatment and disposal systems ancillary to activities provided for in Scheduled Activity 129.</p> <p>(c) Removal of part or all of any dead or dying trees or vegetation.</p> <p>(d) Removal of part or all of any trees or vegetation for the maintenance of any building or structure associated with wastewater and stormwater collection, treatment and disposal systems.</p> <p>(e) Removal of part or all of any trees or vegetation which may adversely affect the safety of any person.</p> <p>(f) Buildings and structures associated with consented wastewater and stormwater collection, treatment and disposal systems.</p>



ACTIVITY NUMBER	DETAILS	
	PROHIBITED ACTIVITY	<p><u>Prohibited Activities</u></p> <p>(a) Impervious area in addition to that provided for under permitted activity condition (f) for Restricted Activity 324.</p> <p>(b) Vegetation removal other than as provided as a permitted activity under Permitted Activities (c) – (e) above.</p> <p>(c) Buildings, structures and activities other than as provided for as a permitted activity under Permitted Activity (f) above, including those activities listed in Rule 7.9.2 (General Rural Activity Table).</p> <p>(d) Any subdivision of Lot 2 DP 329465 that involves the separation of any part of the area shown on Planning Map 30 as Restricted Activity 324 from the area shown on Planning Map 30 as Scheduled Activity 129. Any site subdivided from the land identified under Scheduled Activity 129 shall have a proportional share of the ownership of and responsibility for the land identified under Restricted Activity 324 for wastewater and stormwater collection, treatment and discharge purposes, as well as any other associated common facilities (refer to Scheduled Activity 129 Rules relating to Subdivision).</p>
325	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	<p>8,15 and 51</p> <p>889 and 913 Matakana Road, Matakana</p> <p>Lots 1 and 2 DP 319819</p> <p>The following restrictions on development shall apply to those parts of the Restricted Activity 325 zoned General Rural:</p> <p>(a) The erection, addition to, or alteration of BUILDINGS and/or ACCESSORY BUILDINGS for any Permitted, Controlled, Restricted Discretionary or Discretionary Activity specified in the table contained in Rule 7.9.2 – Activity Table 1, where the structure fully meets the maximum height and external colour standards specified in parts '(c)i' and/or '(c)ii' below, shall remain a Permitted, Controlled, Restricted Discretionary or Discretionary Activity respectively.</p> <p>(b) The erection, addition to, or alteration of BUILDINGS and/or ACCESSORY BUILDINGS for any Permitted, Controlled, Restricted Discretionary, Discretionary or Non-complying Activity specified in the table contained in Rule 7.9.2 – Activity Table 1, where the structure does not comply with the maximum height and external colour standards specified in parts '(c)i' and/or '(c)ii' below, shall be a Non-complying Activity.</p> <p>(c) Any BUILDINGS and/or ACCESSORY BUILDINGS for any Permitted, Controlled, Restricted Discretionary, or Discretionary Activity shall comply with the following development controls:</p> <p>i. maximum HEIGHT of 6 metres above the existing natural ground level as</p>



ACTIVITY NUMBER	DETAILS	
		<p>existed in September 2006;</p> <p>ii the external colour of any BUILDINGS and/or ACCESSORY BUILDINGS shall not exceed a maximum light reflective value as follows:</p> <p>(a) the external face of the exterior walls and window cills shall not exceed a light reflective value in excess of 40% as measured in accordance with ASTM C1549 or ASTM E903.</p> <p>(b) the colour of the external face of the exterior roofs shall not exceed a light reflective value in excess of 25% when measured in accordance with ASTM C1549 or ASTM E903.</p> <p>The following restrictions on development shall apply to those parts of the Restricted Activity 325 zoned Countryside Living Town:</p> <p>In addition to the provisions contained in Chapter 7 - Rural applying to the Countryside Living Town Zone, all activities and development within the Countryside Living Town zoned portion of the site shall comply with the following:</p> <p>(a) All sites must be designed in such a manner that no additional vehicular access directly onto Matakana Road will be created. Access to the new lots shall be provided via a public road, which intersects with Matakana Road north of the Restricted Activity 325 site.</p> <p>(b) The erection, addition to, or alteration of BUILDINGS and/or ACCESSORY BUILDINGS for any Permitted, Controlled, Restricted Discretionary, Discretionary or Non-complying Activity specified in the table contained in Rule 7.9.2 – Activity Table 1, where the structure does not comply with the minimum front yard setbacks specified in Rule 7.10 for the Countryside Living Town Zone in relation to the site’s front boundary adjacent to Matakana Road only, shall be regarded as a Non-complying Activity.</p> <p>(c) No BUILDINGS and/or ACCESSORY BUILDINGS shall be erected on land above the contour line defining 35 metres above mean high water.</p>
326	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>61</p> <p>Lot 2 DP 211172, LOT 1 DP 211172, LOT 1 DP 211172 and Part of LOT 1 DP 158902 and LOT 1 DP 347005 Land Bounded by Muncaster Road and Mahurangi East Road (opposite 139 – 217 Mahurangi East Road Snells Beach)</p> <p>Restricted Discretionary Activities (in addition to other rules in the Proposed Plan 2000) are limited to:</p> <p>Subdivision and household units shall be a Restricted Discretionary Activity</p>



ACTIVITY NUMBER	DETAILS
	<p><u>Matters for Discretion:</u></p> <p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) The location, extent and methods of providing appropriate protection for riparian margins of streams and ephemeral streams including road crossings, (b) The design and location of stormwater control devices, (c) The location and methods for earthworks associated with building platforms and access roads. (d) The location of buildings, roofing materials and amount of impervious surfaces. <p><u>Assessment Criteria</u></p> <p>When considering an application for subdivision in addition to controls that apply to the underlying zone, the Council will also have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Whether stormwater disposal mimics to the extent possible, the natural drainage processes of the area with new development retaining a pre-development flow regime for all storm events up to 1-2 year ARI; (b) Whether piping of perennial catchment streams is avoided, (except piping approved by RDC for road crossings). (c) Whether any at source stormwater treatment is connected to a public, or coordinated catchment based treatment system; (d) If in applying TP 90 the development area is being treated as a "development upstream of a sensitive receiving environment"; (e) Whether the development allows for 15m riparian margins (on each side) for all streams greater than first order and minimum of 5m on each side of first order streams. (f) Whether construction works within riparian margins is avoided. <p>When considering an application for a household unit in addition to controls that apply to the underlying zone, the Council will also have regard to the following:</p> <ul style="list-style-type: none"> (a) Whether unpainted galvanised roofing materials are avoided; (b) Whether impermeable surfaces will make up 50% or less of the site area*; (c) Whether the building of structures is to be avoided in the 100 year flood plain; <p>IMPERMEABLE SURFACES means any building or surface on the land which effectively creates a barrier to water penetration on the surface of any part of the land and includes private roads, driveways and paths greater than 1.0 metres in width.</p>



ACTIVITY NUMBER	DETAILS	
327	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>55</p> <p>Woodcocks Road, Warkworth Lot 2 DP 370122</p> <p><u>Restricted Discretionary Activities</u></p> <p>(1) A Retirement Village and associated Aged Care Nursing Home, including the construction and alteration of buildings, complying with the following restrictions:</p> <p><u>Restrictions / Rules</u></p> <p>(a) No development of the site for the scheduled activity shall commence until the Council is satisfied that satisfactory arrangements for infrastructure to service the site can be provided, including in particular the supply of water for domestic and fire-fighting purposes and the disposal of sewage.</p> <p>(b) A maximum of 92 Retirement Villas.</p> <p>(c) A maximum of 36 Serviced Apartments.</p> <p>(d) An Aged Care Nursing Home accommodating a maximum of 46 beds.</p> <p>(e) The grantee of the land use consent for development of all or part of the "Retirement Village and Aged Care Nursing Home" shall:</p> <p>(i) Vest in the Council the area shown on Buckton and Associates Plan (ref:5176 – A, December 2003) as "Local Purpose Reserve (1)" subject to the area of land being confirmed by survey and being of sufficient width so as to provide adequate pedestrian access along the riverbank while at the same time providing a reasonable balance between surveillance of the esplanade reserve by the occupants of the retirement complex and a reasonable degree of privacy for those occupants.</p> <p>(ii) Construct and provide for:</p> <ul style="list-style-type: none"> • A 2.1 metre wide walkway along the full extent of the reserve; • all necessary clearing, contouring and planting; <p>on the "Local Purpose Reserve (1)" shown on the Buckton and Associates Plan (ref:5176 – A, December 2003) and in accordance with a landscaping plan, prepared in accordance with Council standards and at no cost to the Council, in consultation with the Manager – Parks; and</p> <p>(iii) Pay all costs associated with the subdivision and vesting of the land required under (i) above, and the design of the walkway, planting and improvements required under (ii) above; and</p> <p>(iv) The grantee of the land use consent for the Retirement Village and Aged Care Nursing Home to pay to the Council a cash amount of \$57,665 plus GST.</p>



ACTIVITY NUMBER	DETAILS
	<p>If this amount is not paid within five years of this rule becoming operative then the amount shall be subject to adjustment by any change in the Consumer Price Index – Construction for each year since the date that this rule becomes operative.</p> <p>(v) Provide the following private community facilities:</p> <ul style="list-style-type: none"> • recreation hall • bowling green • mini putt course • playground • petanque court <p>for the use of occupants and visitors to the “Retirement Village and Aged Care Nursing Home” provided that the grantee of resource consent shall take such steps as are necessary to ensure that the facilities provided are retained as private community facilities in perpetuity or are vested in the Council as reserves.</p> <p>Note: the construction of any works listed in (i) to (v) above to the Council’s Standards for Engineering Design and Construction shall be deemed to be one way of complying with the requirements for such works.</p> <p>(vi) Pursuant to (e) above, the Council shall pay to the grantee(s) of resource consent:</p> <ul style="list-style-type: none"> • an amount of \$27,996 being payment towards the “Local Purpose Reserve (1)” identified within (e)(i) subject to the area of the land being confirmed by survey. <p>(vii) For as long as the requirements of Rule (e) are complied with, a money contribution for neighbourhood reserves, community facilities or sportsfields that may have been payable under Chapter 22, or under the transitional provisions of the Resource Management Act 1991, shall not be payable for the subdivision or development of land within the “Retirement Village and associated Aged Care Nursing Home”.</p> <p>(viii) Where the requirements of (e) are not complied with, the Council shall not grant consent to subdivide or develop the land or may, at its discretion, grant consent subject to a requirement for works and/or the payment of a financial contribution for neighbourhood reserves, community facilities and sportsfields, calculated in accordance with Chapter 22</p> <p>(ix) Where any of the land vested under Rule (e)(i) is not of the area specified on the Buckton and Associates plan (ref:5176 – A, December 2003) then any payment made under Rule (e)(v) shall be adjusted proportionally using the land value per square metre calculated by dividing the values specified in Rule (e)(v) by the land areas specified on the Buckton and Associates plan (ref:5176 – A, December 2003) for each of the subject land areas.</p>



ACTIVITY NUMBER	DETAILS
	<p data-bbox="475 371 737 405"><u>Matters for Discretion</u></p> <p data-bbox="475 439 1214 472">The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> <li data-bbox="475 506 1453 663">(a) Urban design elements including the siting and location of buildings, architectural design of buildings (including external materials, colour and typology), the interface between buildings and the roading layout, fencing, the relationship of buildings to each other, and the enhancement of the public realm. <li data-bbox="475 696 927 730">(b) Carparking and Vehicular Access <li data-bbox="475 763 1453 831">(c) Landscaping including the siting, layout, design, specimen size, and relationship with buildings of landscaping on the site. <li data-bbox="475 864 751 898">(d) Roading provision. <li data-bbox="475 931 1453 999">(e) The level of amenity provided for the residents of the Retirement Village and Aged Care Nursing Home. <li data-bbox="475 1032 839 1066">(f) Provision of infrastructure <li data-bbox="475 1099 1453 1167">(g) Provision of, and development of, the esplanade reserve required under Rule (e)(i) to ((ix) above. <p data-bbox="475 1200 705 1234"><u>Assessment Criteria</u></p> <p data-bbox="475 1267 1453 1335">When assessing an application, the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> <li data-bbox="475 1368 1453 1559">(a) Whether the buildings in the Retirement Village, and associated Aged Care Nursing Home are oriented towards public roads, public space and the Mahurangi River in a manner which ensures maximum opportunities for passive surveillance of these areas, whilst providing appropriate separation distances to external site boundaries to ensure privacy and outdoor living space for residents. <li data-bbox="475 1592 1453 1659">(b) Whether the location, scale, and external appearance of buildings (including colour, typology and architectural design) in the Retirement Village and Aged Care Nursing Home ensures integration with external land uses. <li data-bbox="475 1693 1453 1783">(c) Whether a variety of building types and external design features are provided within the Retirement Village and Aged Care Nursing Home to ensure variety in the external appearance of buildings within the development. <li data-bbox="475 1816 1453 1962">(d) Whether fencing delineating the boundary of the Retirement Village, and associated Aged Care Nursing Home is of appropriate scale and visual transparency to allow for a high level of passive surveillance of adjoining public roads and public space.



ACTIVITY NUMBER	DETAILS
	<p>(e) Whether the design of the village provides adequate outdoor courts, and recreational amenity for the residents of the village.</p> <p>(f) Whether landscaping on the site includes the provision of mature trees, and ensures integration of landscaping between carparking areas, around buildings, and in relation to the public realm.</p> <p>(g) Whether vehicle access to and egress from the site ensures safe and efficient operation of the transportation network.</p> <p>(h) Whether satisfactory provision can be made for all necessary infrastructure.</p> <p>(i) The extent to which the esplanade reserve and provision for private community facilities address the matters set out in (e)(i) to (xi) above.</p> <p>(2) Carparking for the Retirement Village and associated Aged Care Nursing Home in accordance with the following restrictions:</p> <p><u>Restrictions / Rules</u></p> <p>(a) Retirement Villas - 1 carpark per villa plus 1 visitor carpark per 4 villas.</p> <p>(b) Serviced Apartments - 1 carpark per 5 persons accommodated, plus 1 carpark per 1.3 employees.</p> <p>(c) Aged Care Facility – 1 carpark per 3 beds, plus 1 carpark per 1.3 employees.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) The location and design of manoeuvring space.</p> <p>(b) The location and design of pedestrian access including the connectivity of pedestrian movement.</p> <p>(c) Urban design elements including the relationship of carparking to buildings and roads.</p> <p>(d) Landscaping including the provision of mature tree specimens and integration of all landscaping on the site.</p> <p>(e) Vehicular access.</p> <p><u>Assessment Criteria</u></p> <p>When considering an application, the Council will have regard to the following criteria:</p> <p>(a) Whether there is adequate provision of manoeuvring space.</p> <p>(b) Whether the design of the carparking areas provides for safe manoeuvring.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(c) Whether there is provision of safe, direct, clearly defined, and well connected pedestrian linkages.</p> <p>(d) Whether landscaping provided in conjunction with carparking includes the provision of mature trees, and ensures integration of landscaping between carparking areas, around buildings, and in relation to the public realm.</p> <p>(e) Whether the siting, layout and design of carparking areas integrates with the scale, bulk and external design of buildings on the site, and the provision of pedestrian connections.</p> <p>(f) Whether vehicle access to and egress from the site ensures safe and efficient operation of the transportation network.</p> <p><u>Discretionary Activities</u></p> <p>(1) Serviced Apartments or Aged Care activities not provided for in Restricted Discretionary Activity (1) above, or not meeting the parking standards in Restricted Discretionary Activity (2) above.</p> <p>(2) Any Permitted, Controlled, or Restricted Discretionary Activity in Rule 8.9.2 – Activity Table – Chapter 8 – Residential not provided for in Discretionary Activity (1) above or as a Restricted Discretionary, or Non-complying Activity within Restricted Activity 319 are a Discretionary Activity.</p> <p><u>Assessment Criteria</u></p> <p>Without limiting the exercise of its discretion when assessing an application, the Council will have regard to the Restricted Discretionary Activity assessment criteria in (1) and (2) above, other relevant provisions of the Plan, and the relevant matters set out in section 104 of the Act.</p> <p><u>Non-Complying Activities</u></p> <p>The following activities are Non-Complying Activities:</p> <p>(b) Subdivision within Area “D” on the Indicative Subdivision Plan in Appendix 14M where a lot(s) of less than 4ha area front(s) onto the “Local Purpose Reserve (1)” without the reversal of the financial transaction by which the Council purchased the “Local Purpose Reserve (1)” from the applicant, with all necessary adjustments to reflect this current market value of the land.</p>
328	<p>MAP REFERENCE</p> <p>53 and 55</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>Woodcocks Road, Warkworth</p> <p>Lot 1 and Part Lot 3 DP 370122</p>	<p>NOTE: (a) Specific definitions for terms in upper case are included in Appendix 14N(5)</p> <p>(b) These rules should be read in conjunction with Scheduled Activity 210</p>



ACTIVITY NUMBER	DETAILS
	<p data-bbox="277 344 512 439">RESTRICTIONS ON THE ACTIVITY/SITE</p> <p data-bbox="531 344 986 371">1. DEVELOPMENT CONCEPT PLAN</p> <p data-bbox="531 443 1516 633">1.1 Subdivision, development and building works shall only take place in accordance with an approved Development Concept Plan. This includes the development of carparks, the internal vehicle circulation, and in respect of buildings, the erection of new buildings and accessory buildings, or the relocation or changes to the footprint or height or external additions and alterations to existing buildings and accessory buildings.</p> <p data-bbox="531 667 1347 694">1.2 An application for subdivision and/or development shall either:</p> <ul style="list-style-type: none"> <li data-bbox="579 728 1516 857">(i) include a Development Concept Plan for the whole of the zoned area, which shall be in accordance with the Indicative Site Development Plan in Appendix 14N(1)(a) and the Restricted Area Overlay Plan in Appendix 14N(1)(b); or <li data-bbox="579 891 1516 1081">(ii) include a Development Concept Plan for individual sites, which shall demonstrate how development of the proposed site(s) will achieve integration with the balance of the land shown on the Indicative Site Development Plan in Appendix 14N(1)(a) and the Restricted Area Overlay Plan in Appendix 14N(1)(b) or the most recently approved Development Concept Plan applying to the land affected. <p data-bbox="531 1120 831 1146"><i>Explanation and Reasons</i></p> <p data-bbox="531 1162 1516 1417"><i>There is a need for the site's development to occur in an integrated fashion. Where the resource consent is for the first activity on the land (buildings, land use or subdivision but excluding earthworks) a Development Concept Plan ('DCP') is to be included as part of the first suite of resource consent applications for the development, and a consent condition can address the content of the DCP. The resource consent is likely to be subject to a condition requiring the development of the property to be in general accordance with the DCP provided. Any future variation to that DCP shall occur and be approved as part of any future resource consent applications.</i></p> <p data-bbox="531 1462 1516 1525"><i>The Council is committed to working with landowners/applicants in a collaborative manner in the development of a DCP prior to lodgement to assist this process.</i></p> <p data-bbox="531 1559 1516 1749"><i>Where the resource consent is for a subsequent activity, the application may be required to demonstrate that the activity applied for is in general accordance with the DCP applying to the property. Alternatively the applicant may choose to lodge a new DCP updating the original. Where more than one DCP has been approved for a property, the Council is likely to require compliance with the most recent DCP or the DCP applying to that part of the property.</i></p> <p data-bbox="531 1783 1516 1879"><i>Where the application is for a subdivision consent, future compliance with an existing or future approved DCP may be required by way of a consent notice applied to each lot created by the subdivision, including any balance lot.</i></p>



ACTIVITY NUMBER	DETAILS
	<p>2. RESTRICTED DISCRETIONARY ACTIVITIES</p> <p>2.1 On land legally described as Lot 1 DP 386584 and Part Lot 3 DP 370122 at Woodcocks Road, Warkworth and complying with the provisions below:</p> <p>(a) Shops and OTHER COMMERCIAL ACTIVITIES and associated buildings;</p> <p>The following are Restricted Discretionary activities within Areas B and C as shown on the Restricted Area Overlay Plan in Appendix 14N(1)(b):</p> <p>(b) Childcare Facilities;</p> <p>(c) Educational Facilities;</p> <p>(d) Health and Welfare Services</p> <p>Provided that activities subject to (b), (c) and (d) above shall have a minimum of 352m² GLA.</p> <p><u>Restrictions / Rules</u></p> <p>(a) The total GROSS LEASABLE AREA (GLA) of the development shall not exceed 25,300m².</p> <p>(b) The following staging controls shall apply to the development:</p> <p>(i) Between 1 May 2009 (or the earlier date by which the Stage 1B works are complete) and 31 May 2012, the GLA occupied shall not exceed 19,500 m² of which no more than 17,500 m² may constitute RETAIL GLA and no more than 1,000 m² may constitute PERSONAL AND BUSINESS SERVICES.</p> <p>(ii) After 1 June 2012, the GLA occupied shall not exceed 25,300 m² of which no more than 22,500 m² is to constitute RETAIL GLA and no more than 1,400 m² may constitute PERSONAL AND BUSINESS SERVICES.</p> <p>For the avoidance of doubt, any applications for resource consent in breach of Rule 328 2.1A(b)(i) or (ii) shall be assessed as a non-complying activity.</p> <p>(c) Other than as provided for in (d) below and other than those activities provided for in Area D, all RETAIL GLA shall be comprised of INDIVIDUAL RETAIL OUTLETS of not less than 400 m² GLA.</p> <p>(d) A maximum of 3 CONCESSIONAIRE STORES shall be allowed in the entire development.</p> <p>(e) A maximum of 5 PREPARED FOOD OUTLETS are allowed in the entire development, including those located within any other activity. Of these 5:</p> <p>(i) a maximum of 2 can be stand alone, with each of those 2 stand alone activities being limited to a maximum of 500m² GLA, and</p> <p>(ii) only 1 is allowed in any individual and separately managed retail activity falling within the definition of Retail GLA.</p>



ACTIVITY NUMBER	DETAILS
	<p>(f) The maximum height of any building shall be 13.5 metres, provided that within areas B and C shown on the Restricted Area Overlay Plan in Appendix 14N(1)(b) the maximum height shall not exceed 8.0m.</p> <p>(g) The following minimum yards shall apply:</p> <ul style="list-style-type: none"> • 7.5m along Woodcocks Road • 5.0m along the Western Collector road ('Mansel Drive') as shown on Attachment 6 - Indicative Subdivision Plan. • 12.0m along the eastern boundary provided that this may be reduced to 9.0m for up to 50% of the boundary length • Except for Areas B and C, 14.0m, or any lesser amount specified in an approved Development Concept Plan, along the boundary of the esplanade reserve at the northern edge of the site as shown on the Indicative Site Development Plan in Appendix 14N(1)(a) and the Restricted Area Overlay Plan in Appendix 14(1)(b). • In Area B and Area C, as shown on the Indicative Site Development Plan in Appendix 14N(1)(a) and the Restricted Area Overlay Plan in Appendix 14(1)(b), 20m along the boundary of the esplanade reserve at the northern edge of the site. • 5.0m along the Riverside road corridor, except where the site is affected by any other yard requirement under Rule (g) in which case the greater minimum yard shall apply. <p>Note: For the purposes of Restricted Activity 328, Rule 16.11.1(a) of this Plan shall have no effect.</p> <p>(h) All yards shall be unoccupied and unobstructed by any buildings, parts of buildings, decks, terraces, steps, storage of refuse, except that:</p> <ul style="list-style-type: none"> • Eaves may overhang any yard by not more than 0.3m • Parking, access and manoeuvring areas may occur in those parts of yards not required for landscape planting as specified in Clause (k) below. • Landscaping may occur within yards. <p>Yards shall not be used for the storage of materials.</p> <p>(i) The following height in relation to boundary rule shall apply: No part of any building shall exceed a height equal to 3.0m plus the shortest horizontal distance between that part of the building and any boundary with a Residential or Future Urban zone.</p> <p>(j) A minimum of 5% of the area within Scheduled Activity 328, excluding the esplanade reserve adjoining the Mahurangi River, shall be landscaped with pervious surfaces such as grass, plantings, swales, mulch, loose stones or fully pervious concrete (Note: gobi blocks, paving blocks or similar are not acceptable). (For the avoidance of doubt, the 5% shall be calculated across all future subdivided land.)</p>



ACTIVITY NUMBER	DETAILS
	<p>(k) The following minimum widths of landscaping shall be provided:</p> <ul style="list-style-type: none"> • 3.0m along the Woodcocks Road and the Riverside road corridor frontages. • 5.0m along the Western Collector road ('Mansel Drive'). • 5.0m along the site's eastern boundary. • 3.0m along the western and northern boundaries of 'Area A' in the event that that area is developed, and provided that the land adjacent to the particular boundary is not developed for commercial purposes. <p>(l) The following additional minimum requirements shall apply to land identified as Area D as shown on the plan in Appendix 14N(1)(b):</p> <ul style="list-style-type: none"> (i) One vehicular access per site is permitted other than for corner sites and sites with a street frontage of 70m or more where two access points may be provided if required; (ii) Access widths shall not exceed 10m; (iii) Loading, service areas, outdoor storage and container storage areas shall be located to the rear of buildings and shall not be located on or between the frontage of buildings to a public road; (iv) All loading, service areas, outdoor storage and container storage areas shall be screened (v) All accessways shall be constructed to a common standard from the edge of the public road carriageway to the site boundary; (vi) A public footpath shall be located in the Mansel Drive and Riverside Road corridor road reserve fronting all sites; (vii) Each site shall provide a footpath connecting the building within the site to the public footpath; such footpath to be of the same quality as the public footpath; (viii) The main pedestrian entrance to each building shall be clearly visible from the adjoining public footpath required by Rule 2.1 (l) (vi) above); (ix) Parking, loading and outdoor storage areas shall be screened from adjacent public roads; (x) Fences, walls and other structures located in the landscape strip required by Rule 2 (k) shall not exceed 1m in height, and in all other situations no fence, wall or other structure shall exceed 3m in height. <p>(m) Chapter 16.9 (Noise) of the Plan shall apply. For the purpose of determining compliance with noise performance standards, all adjoining land zoned Future Urban shall be deemed to be zoned Rural.</p> <p>(n) Financial contributions for development shall comply with the Financial Contributions rules outlined in Appendix 14N(4).</p> <p>Explanation and Reasons <i>This retail and light industrial centre comprises large footprint retail development which is designed to complement Warkworth's retail offering. The scale of the development is such that the total gross leaseable area (GLA) used for retail and other purposes is to be no more than 25,300m².</i></p> <p><i>This 25,300m² (GLA) will be constructed in stages in order to avoid, remedy or mitigate adverse effects on the social and economic functioning of the existing Warkworth Town Centre.</i></p>



ACTIVITY NUMBER	DETAILS
	<p><i>Retail buildings or shops and light industrial activities that comply with the restrictions/rules are Restricted Discretionary Activities to ensure that significant adverse effects of the activities, including on the Warkworth Town Centre, are avoided or mitigated, and so that the urban design, architectural design, landscaping and carparking provision associated with the provision of retail activities can be assessed. Activities that would have significant adverse effects on the Warkworth Town Centre are restricted or excluded.</i></p> <p><i>Included in this retail development is provision for up to 3 internal concessionaire stores and/or cafés, 2 larger stand-alone restaurants, and other ancillary areas for the retail development on the site (such as toilets, yards, storage and administration areas). The floor area of concessionaire stores will be limited.</i></p> <p><i>The purpose of the yard requirements and height limits in Areas B and C, and the yard requirement for the remainder of the land adjacent to the esplanade reserve, are to ensure that the building form appropriately interfaces with the adjacent esplanade reserve, and to provide a potential future road corridor.</i></p> <p><i>The purpose of the special requirements applying to Area D is to ensure that buildings and activities located in the area defined for light industrial and service related formats are undertaken with a high standard of amenity and design so as to complement the retail centre and its focus on rural small town village character and the Mahurangi River reserve.</i></p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) Any Development Concept Plan submitted with the application, or previously approved Development Concept Plan (as applicable).</p> <p>(b) The siting, design and location of buildings including:</p> <ul style="list-style-type: none"> • Urban design elements with particular reference to the enhancement of the public realm and the relationship of buildings to the Mahurangi River and each other. • Architectural design of buildings (including external materials, colour and typology). • The interface between buildings and the roading layout. • The interface between buildings (including goods delivery areas) and adjacent properties. <p>(c) The provision of an integrated and functional local road network with particular reference to:</p> <ul style="list-style-type: none"> • Provision in the longer term for a road to be constructed along the Mahurangi River edge. • The relationship of roads to buildings. • The potential for conversion of buildings to active pedestrian oriented frontages to these roads.



ACTIVITY NUMBER	DETAILS
	<p>(d) Carparking and vehicular access.</p> <p>(e) Landscaping on the site including the siting, layout, design, specimen size, and relationship with buildings.</p> <p>(f) Roading and infrastructure provision including use of low impact stormwater design methods.</p> <p>(g) Signage.</p> <p>(h) Lighting.</p> <p>(i) The transportation, use and storage of hazardous materials associated with light industrial activities and any resulting potential contamination of water quality in the Mahurangi River.</p> <p><u>Assessment Criteria</u></p> <p>When considering an application, the Council will have regard to the following criteria:</p> <p>(a) The extent to which the development, including the proposed location of buildings, carparking, access and landscaping areas, is in general accordance with the Indicative Site Development Plan in Appendix 14N(1)(a) and the Restricted Area Overlay Plan in Appendix 14N(1)(b), any approved Development Concept Plan, the Indicative Landscaping Regime in Appendix 14N(2), and the Indicative Design Elements and Features in Appendix 14N(3), including in the case of Area D, the Light Industrial Design Guidelines in Appendix 14N(3).</p> <p>(b) The extent to which the development is integrated with adjacent sites in terms of vehicular and pedestrian connectivity.</p> <p>(c) The extent to which landscaping on the site includes the provision of trees, is appropriate to its function as identified in Appendix 14N(2), and ensures integration of landscaping between carparking areas, around buildings, and in relation to the public realm.</p> <p>(d) The extent to which the architectural design of buildings on the site provides for colour schemes, external materials, and building typology, which enhance the relationship of buildings to each other and the public realm, and mitigate the effects of long blank walls facing adjacent sites by modulation, variation in texture, materials, colour, roofline or similar methods.</p> <p>(e) The extent to which proposed signage is of minimum size, avoids extensive use of corporate colour schemes, and any adverse effects of illuminated signs are avoided or mitigated.</p> <p>(f) The extent to which the location and construction of buildings allows, in the longer term, for a localised road network, and where practicable, the conversion of building façades to active pedestrian-oriented frontages to such local roads.</p>



ACTIVITY NUMBER	DETAILS
	<p>(g) The extent to which the location and construction of buildings allows, in the longer term, for a road to be constructed along the Mahurangi River edge, and where practicable for the conversion of building façades to active-pedestrian oriented frontages to this road.</p> <p>(h) The extent to which vehicle access to and egress from the site ensures safe and efficient operation of the transportation network.</p> <p>(i) The extent to which provision is made within the development for open space and amenity areas to provide rest areas and shade.</p> <p>(j) The extent to which provision is made within the development for public toilets.</p> <p>(k) The extent to which the location and orientation of proposed buildings and activities within buildings enhance opportunities for public access to, and enjoyment of the Mahurangi River margins and proposed esplanade reserve.</p> <p>(l) The extent to which the location and design of goods delivery and servicing areas adequately avoid or mitigate adverse visual effects on adjacent properties.</p> <p>(m) The extent to which lighting is designed to avoid light spill or glare on to adjacent properties.</p> <p>(n) The extent to which the site is screened and the buildings are designed and located to ensure that the amenity values of adjacent properties are not diminished by adverse effects from vehicle lights.</p> <p>(o) Whether adequate provision is made for infrastructure.</p> <p>(p) In relation to stormwater management:</p> <ul style="list-style-type: none"> • Whether stormwater discharges from the development are controlled to minimise erosion on the Mahurangi River margins. • The extent to which stormwater discharges achieve hydrological neutrality with respect to greenfields development for a 50% AEP event (ie a 2 year storm). • Whether proposed treatment of stormwater discharges is satisfactory in terms of water quality and quantity. • The extent to which use of low impact stormwater design methodology is appropriate. <p>(q) The extent to which the transportation, use and storage of any hazardous materials (including mitigation measures in the case of accidental discharge and monitoring measures where the risk of contamination may be significant) associated with light industrial activity is managed to avoid contamination of water quality in the Mahurangi River.</p> <p>2.2. Carparking complying with the following provisions:</p>



ACTIVITY NUMBER	DETAILS
	<p><u>Rules</u></p> <p>(a) 1 carpark per 20 m² of GLA of SUPERMARKET space.</p> <p>(b) 1 carpark per 25 m² of GLA of DEPARTMENT/VARIETY STORE space.</p> <p>(c) 1 carpark per 35 m² of GLA of OTHER COMMERCIAL ACTIVITY space.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) The location and design of manoeuvring space.</p> <p>(b) The location and design of pedestrian access including the location of pedestrian spines and connectivity of pedestrian movement.</p> <p>(c) Urban design elements including the relationship of carparking to buildings and roads.</p> <p>(d) Landscaping including the provision of tree specimens, and integration of all landscaping on the site.</p> <p>(e) Vehicular access.</p> <p>(f) Provision for and location of trundler parks.</p> <p>(g) Lighting</p> <p>(h) Stormwater mitigation</p> <p><u>Assessment Criteria</u></p> <p>When considering an application, the Council will have regard to the following criteria:</p> <p>(a) The extent to which there is adequate provision of manoeuvring space.</p> <p>(b) The extent to which the design of the carparking areas provides for safe manoeuvring.</p> <p>(c) The extent to which there is provision of safe, direct, clearly defined, and well connected pedestrian linkages.</p> <p>(d) The extent to which landscaping provided in conjunction with carparking includes the provision of trees, is appropriate to its function as identified in Appendix 14N(2), and ensures integration of landscaping between carparking areas, around buildings, and in relation to the public realm.</p> <p>(e) The extent to which the siting, layout and design of carparking areas integrates with the scale, bulk and external design of buildings on the site.</p> <p>(f) The extent to which vehicle access to and egress from the site ensures safe and efficient operation of the transportation network.</p> <p>(g) Whether satisfactory provision is made for trundler parks within or adjacent to carparking areas.</p>



ACTIVITY NUMBER	DETAILS
	<p>(h) The extent to which lighting is designed to avoid light spill or glare on to adjacent properties.</p> <p>The extent to which stormwater treatment and disposal methods incorporate low impact stormwater design methods (for example raingardens).</p> <p>3. DISCRETIONARY ACTIVITIES</p> <p>3.1 Before June 2012, the development may contain up to 23,500m² GLA, provided that the total RETAIL GLA is no more than 19,500 m² and PERSONAL AND BUSINESS SERVICES on site are no more than 1,400m² GLA.</p> <p>3.2 After June 2012, the development may contain up to 30,000 m² GLA, provided that the total RETAIL GLA is no more than 25,000 m² and PERSONAL AND BUSINESS SERVICES are no more than 1,400 m² GLA.</p> <p>3.3 All Permitted, Controlled and Restricted Discretionary Activities in Rule 9.9.2 - Activity Table (Chapter 9 - Business) not otherwise provided for in Discretionary Activity 3.1 and 3.2 above or as a Restricted Discretionary, Non Complying Activity or Prohibited Activity in Restricted Activity 328 are a Discretionary Activity.</p> <p><u>Assessment Criteria - Discretionary Activities 3.2 and 3.3</u></p> <p>Without limiting the exercise of its discretion when assessing an application, the Council will have regard to the following criteria, other relevant provisions of the Plan, and the relevant matters set out in section 104 of the Act:</p> <p>(a) The extent to which the proposed activities will have adverse effects on the functioning or amenity values of the Warkworth Town Centre.</p> <p>Advice Note: In exercising its discretion under this criterion the Council may require an assessment from a suitably qualified and experienced person(s) of the social and economic impacts of the proposal.</p> <p>(b) For development up to 23,500m² GLA before June 2012, or above 30,000m² GLA after 2012, the potential effects of the proposed activities on the capacity, safety and efficiency of the local roading network and State Highway 1, including the effects of additional floorspace on the timing of planned upgrades to the road network. (For the avoidance of doubt, this criterion shall only apply to the traffic effects of any additional development above 19,500m² before June 2012 or above 25,300m² GLA after June 2012.)</p> <p>(c) The assessment criteria for the Restricted Discretionary Activity 2.1 and 2.2 above shall apply.</p> <p>(d) The extent to which the effects of the development on infrastructure are able to be mitigated.</p> <p>3.4 Carparking which does not comply with the rules for Restricted Discretionary Activities set out in Restricted Discretionary Activity Rule 2.2.</p>



ACTIVITY NUMBER	DETAILS	
		<p><u>Assessment Criteria - Discretionary Activity 3.4</u></p> <p>Without limiting the exercise of its discretion when assessing an application, the Council will have regard to the following criteria, other relevant provisions of the Plan, and the relevant matters set out in section 104 of the Act:</p> <p>(a) The assessment criteria for the Restricted Discretionary Activity Rule 2.2 above for carparking shall apply, with the following additional criterion:</p> <p>(i) Where 23,500m² of GLA is developed and occupied, whether the provision of car parking (including the number of carparking spaces) for the proposed additional GLA is adequate, which is to be determined by a monitoring program assessing carparking uptake associated with the 23,500m² GLA already developed. The scope of this monitoring program should be agreed to by the Council and the applicant.</p> <p>4. NON-COMPLYING ACTIVITIES</p> <p>4.1 Unless specifically provided for as a Restricted Discretionary or Discretionary Activity, any activity or development that does not comply with the restrictions/rules for Restricted Discretionary Activities 2.1 and 2.2 above, are a Non-Complying Activity.</p> <p>4.2 The following activities are Non-Complying Activities:</p> <p>(a) Retail or other buildings within the area shown as "Area A" [Part Lot 3 DP 370122] on the Restricted Area Overlay Plan in Appendix 14N(1)(b).</p> <p>(b) Carparking areas and carparking buildings other than those ancillary to a Restricted Discretionary or Discretionary Activity.</p> <p>(c) Dairies.</p> <p>(d) Grazing of animals.</p> <p>(e) Hospitals.</p> <p>(f) Household units except those ancillary to a Restricted Discretionary or Discretionary Activity in this Table.</p> <p>(g) Offices which are not ancillary to a Restricted Discretionary or Discretionary Activity.</p> <p>(h) Places of assembly.</p> <p>(i) Transport centres.</p> <p>(j) Visitor accommodation.</p>
		<p>(k) Any activity which breaches 328 2.2A(c) above.</p> <p>(l) Any development of land not covered by a Development Concept Plan that has been or will be approved pursuant to a contemporaneous or previous resource consent application.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(m) Industrial activities involving manufacturing, but not involving those listed in Appendices 9A (Part A) or 9B (Part B) within "Area D" as shown on the Plan Appendix 14N1(b).</p> <p>(n) Shops for the sale of any goods manufactured on the site provided that the retail sales area does not exceed 25% of the gross floor area set aside for manufacturing, or 250m², whichever is the lesser.</p> <p>The following are Non-complying activities where they are not located within Areas B and C as shown on the Restricted Area Overlay Plan in Appendix 14N1(b).</p> <p>(o) Childcare Facilities;</p> <p>(p) Educational Facilities;</p> <p>(q) Health and Welfare Services</p> <p>(r) Showrooms</p> <p>(s) Shops for the sale of any goods manufactured on the site provided that the retail sales area does not exceed 25% of the gross floor area set aside for manufacturing, or 250m², whichever is the lesser.</p> <p>5. PROHIBITED ACTIVITIES</p> <p>5.1 The following activities are Prohibited Activities:</p> <p>(a) Funeral parlours.</p> <p>(b) Hire premises.</p> <p>(c) Industry involving discharges to air categories listed in Appendix 9B (Part B) of Chapter 9 - Business.</p> <p>(d) Industry involving discharges to air categories listed in Appendix 9A (Part A) of Chapter 9 - Business.</p> <p>(e) Industry involving the storage and use of hazardous substances.</p> <p>(f) Refuse transfer stations and recycling stations.</p> <p>(g) Showroom and show home sites.</p> <p>(h) Storage, renovation and sale of recycled or second-hand buildings.</p> <p>(i) Vehicle sales and hire premises.</p> <p>(j) Vehicle dismantling and storage.</p>
329	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>63</p> <p>Lots 3, 4 and 5 DP 147735 and Lots 1 and 2 DP 340057 (33-33A Martins Bay Road, Scandrett Bay 1241).</p> <p><u>Restricted Discretionary Activities are limited to:</u></p>



ACTIVITY NUMBER	DETAILS
	<p>1) Subdivision and associated development of services shall be a Restricted Discretionary Activity.</p> <p>2) Buildings and accessory buildings shall be a Restricted Discretionary Activity.</p> <p>With the exception of the above and any increase in the number of household units in the Concept Plan area in Appendix 14P above 32 units, activities are subject to the provisions of this Plan for the Landscape Protection Residential zone.</p>
	<p>Pursuant to sections 94D of the Act applications for Restricted Discretionary Activities under this rule do not need to be notified. Notice of such applications does not need to be served and the written approvals of affected parties will not be required.</p> <p>In order to exercise its discretion the Council will require applicants to provide a comprehensive development plan addressing the Matters for Discretion and Assessment Criteria set out below.</p> <p><u>(1) Matters for Discretion relating to Subdivision</u></p> <p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> • Those matters listed in relation to subdivision as a Restricted Discretionary Activity in the Landscape Protection Residential Zone including subdivision density. • Provision for suitable walking links across and around the peninsula together with the legal arrangements for managing common land and the long term protection of open space through the use of legal covenants. • The location, extent and methods of providing appropriate protection for riparian margins of streams and ephemeral streams, • The minimisation of earthworks, the configuration of lots and the location of building platforms. • The method, design and location of stormwater control and treatment devices and wastewater treatment systems, • The suitability of a detailed landscaping plan. <p><u>Assessment Criteria</u></p> <p>i. Whether the proposal is a comprehensive development in general accordance with the Concept Plan in Appendix 14P for the whole of the Restricted Activity 329 area in accordance with the requirements for subdivision of Landscape Protection Residential simple and cluster subdivision in Rule 8.15 of Chapter 8 – Residential, providing that:</p> <p>(i) In area A of the Concept Plan in Appendix 14P a minimum site area of 8,000m² for Simple Subdivision shall apply and a rate of 1 house per 8,000m² for Cluster Subdivision shall apply, and;</p> <p>(ii) In area B and C of the Concept Plan a minimum site area of 4,000m²</p>



ACTIVITY NUMBER	DETAILS
	<p>for Simple Subdivision shall apply and a rate of 1 house per 4,000m² for Cluster Subdivision shall apply</p> <p>ii. Whether the configuration of lots, roads and riparian margins* and the location and prominence of building platforms minimises their potential visual impact on sensitive ridgelines, minimises impacts on other sites and on views from major roads, protects areas of indigenous vegetation, heritage resources and perennial streams and ephemeral streams.</p>
	<p>(i) assessment will require a sub-catchment management plan to be submitted at the time of application for subdivision.</p> <p>iii. Whether the development proposal makes appropriate provision for public walking access around and across the headland between Goldsworthy Bay and Algies Bay including access for the public and for landowners and legal covenants to allow for development and maintenance of the links.</p> <p>iv. Whether the configuration of lots and location of building platforms within the lots responds to the natural contours and ridgelines to minimise the area and volume of earthworks.</p> <p>v. Whether the sites are suitable for onsite disposal of wastewater and the wastewater treatment systems are a sustainable solution designed for disposal of effluent with minimum adverse effects, including effects on any adjacent houses:</p> <p>(i) a wastewater assessment shall be provided at the time of application for subdivision for each lot under 8,000m².</p> <p>vi. Whether any new roads and stormwater control methods:</p> <p>(i) minimise modifications to existing natural drainage systems and avoid crossings and fish barriers where possible;</p> <p>(ii) achieve hydrological neutrality and minimise impervious surfaces to the greatest extent possible;</p> <p>(iii) employ appropriate methods to detain and treat stormwater before dispersal into waterways including appropriate use of swales.</p> <p>vii. Whether the Landscape Plan is appropriate to mitigate the visual impacts of subdivision and development on adjoining sites, on views from public roads and adverse effects on the natural character of the coast as well as enhance the landscape amenity of the area.</p> <p>(i) a detailed landscape plan for the Restricted Activity 329 area in general accordance with the Concept Plan in Appendix 14P shall be provided at the time of subdivision.</p> <p>viii. Whether it is necessary to reduce the number of lots and/or alter the layout of roads and lots from that shown on the Concept Plan in Appendix 14P to achieve better sustainable management of resources, reduced potential adverse effects of development and appropriate protection of the area's environment and landscape amenity.</p> <p><u>(2) Matters for Discretion relating to Buildings</u></p>



ACTIVITY NUMBER	DETAILS
	<p>The Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Those matters listed in relation to buildings and accessory buildings in Rule 8.11.1 of Chapter 8 – Residential. (b) The siting, height, design and external appearance of buildings and accessory buildings and any associated fencing over 1.2 metres in height (excluding gates, styles and fencing for stock and swimming pools).
	<ul style="list-style-type: none"> (c) The location, extent, and composition of landscape planting in including provision for maintenance. (d) The location of buildings and landform modification. <p><u>Assessment Criteria</u></p> <ul style="list-style-type: none"> (a) Whether the proposal is in accordance with the assessment criteria for buildings and accessory buildings in Rule 8.11.1 of Chapter 8 - Residential. (b) Whether the location, prominence, and height of buildings and accessory buildings minimises their potential visual impact on sensitive ridgelines and on views from adjoining reserve areas, other sites and on views from public roads, as well as protects areas of indigenous vegetation, heritage resources and riparian margins. (c) Whether landscape planting will be provided to achieve: <ul style="list-style-type: none"> (i) protection of sensitive ridgelines from the impacts of buildings, (ii) visual separation between buildings, (iii) screening of household units from impacting on adjoining reserve areas, other sites and on views from public roads, (iv) whether there are overall amenity benefits and restoration and enhancement of riparian margins and vegetation habitats. (d) Whether the buildings and accessory buildings retain the visual amenity of the coastal esplanade reserve by locating beyond the following building line setback: <ul style="list-style-type: none"> (i) 50 metres from the landward boundaries of Lot 2 DP 107531 (ii) buildings and accessory buildings to comply with Rule 8.10.5.6 within the setback area. (e) Whether the external colour of any buildings and accessory buildings limits impacts on the natural character of the coastal environment by the use of recessive and non-reflective colours including meeting the following standards: <ul style="list-style-type: none"> (i) the colour of the external face of the exterior walls shall not exceed a light reflective value of 60% as measured in accordance with ASTM C1549 or ASTM E903, (ii) the colour of the external face of the exterior roofs shall not exceed a



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		<p>light reflective value of 50% when measured in accordance with ASTM C1549 or ASTM E903.</p> <p>(f) Whether the height of any buildings and accessory buildings adjacent to the ridge along the peninsular limits impacts on the aesthetic value of the landscape by exceeding the following height limit:</p> <p>(i) the maximum height of any building within 50 metres of the principle ridge along the peninsula shall be 6 metres.</p>
		<p>(g) Whether the impacts of any fencing over 1.2 metres in height (excluding gates, styles and fencing for stock and swimming pools) on adjoining reserve areas, other sites and on views from public roads is adequately mitigated by methods to avoid a built-up urban appearance such as:</p> <p>(i) the use of screen planting against the fence, or</p> <p>(ii) the use of materials that are in-keeping with the natural character of the landscape, or</p> <p>(iii) the use of visually permeable fencing designs.</p> <p>(h) Whether the design and location of buildings will require a minimum of visible modification to the natural landform following landscaping and reinstatement of the site.</p> <p><u>Non-complying Activity</u></p> <p>Increase in the number of household units in the Concept Plan area in Appendix 14P above 32 units.</p> <p>* - for avoidance of doubt a minimum 15m riparian margin will be required on each side of first order streams in the Restricted Activity 329 area.</p>
330	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>56</p> <p>Lot 1 DP 172039, Lot 1 DP 115009, and parts of Pt Lot 1 DP 89882 and Lot 2 DP 172039</p> <p>(and any other successor titles, for the purposes of Restricted Activity 330 defined as 'the Site' or 'the Restricted Activity 330 Site', and as shown on the cadastral plan numbered RDC 19332 in Appendix 14T).</p> <p>1. The activities on the Restricted Activity 330 Site shall be limited to the following:</p> <p><u>Restricted Discretionary Activities</u></p> <p>i. Any activity within the Restricted Activity 330 site listed in Schedule 1;</p> <p>ii. Any Restricted Discretionary Activity in Schedule 1 that does not comply with</p>



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	<p>the Development Controls in Rules 9.10.1, 9.10.2, 9.10.3, and 9.10.6;</p> <p>iii. Any activity that has vehicular access to State Highway 1.</p> <p><u>Discretionary Activities</u></p> <p>i. Any Restricted Discretionary Activity in Schedule 1 that does not comply with the Development Controls and Performance Standards in Rules 9.10.4, 9.10.5, 9.10.7.2 and 9.10.8;</p>
	<p>ii. Access from/to the Site via Hauti Drive and/or any other public local road that may connect to the Site, by heavy-vehicles (trucks, semi-trailers, or articulated trucks, exceeding 10 tonnes laden weight);</p> <p>iii. SHOPS less than 500m² GFA.</p> <p>Note: refer to Rule 9.13 – Discretionary Activities: Assessment Criteria in addition to the assessment criteria specified in this Restricted Activity 330.</p> <p><u>Non-Complying Activities</u></p> <p>i. The activities specified in Rule 9.9.2 – Activity Table, other than those listed in Schedule 1;</p> <p>ii. Any activity not listed in Schedule 1 or not listed in Rule 9.9.2;</p> <p>iii. Commencement of any traffic generating activity, other than for the purposes of construction, prior to the following occurring at no cost to the Council:</p> <ul style="list-style-type: none"> a. Hauti Drive being extended from the end of the existing road through to the southern end of Designation 162 and including a connection with Blue Gum Drive, in a manner consistent with the Designation 162 as shown in the District Plan and the Council’s Standards for Engineering Design and Construction; and b. Any upgrades to Blue Gum Drive (including carriageway, kerbing and channelling) necessary to service the activity, and consistent with the Council’s Standards for Engineering Design and Construction; and c. the vesting of these extensions of Hauti Drive and Blue Gum Drive in the Council; <p>iv. Any activity that does not have vehicular access to Hauti Drive and State Highway 1 from or through the Site;</p> <p>v. Any access to State Highway 1 involving right turn out movements from the Site to State Highway 1.</p> <p>EXPLANATORY NOTE</p> <p>The effects of vehicles accessing the Site to and from the State Highway will be assessed in accordance with the relevant assessment criteria and conditions may be imposed on any resource consent to address these effects, including conditions relating to the access arrangements for both the State Highway and the local road networks. In addition, access to the Site to and from State Highway 1 is subject to a separate decision by The New Zealand Transport Agency (NZTA) (or its successor) under the Government Rounding Powers Act 1989 (or its future</p>



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		<p>equivalent). The Restricted Activity 330 in no way predetermines or indicates that any particular access arrangement (including right hand in or out turning movements) will be approved by Transit (or its successor). The final nature and scale of activity on the Site may, therefore, depend upon the State Highway access arrangements that are approved by Transit (or its successor).</p>
	<p>ACTIVITY</p>	<p>Schedule 1 to Restricted Activity 330 – The Warkworth Grange</p> <p>Activities provided for as Restricted Discretionary activities:</p> <p>SERVICE STATION complex comprising:</p> <ul style="list-style-type: none"> • SERVICE STATION including ancillary SHOP and up to three RESTAURANTS with DRIVE-THROUGH ACTIVITIES of no more than 2,473m² GFA (excluding 'fuel pumps forecourt area' which is limited to no more than 550m² GLA only). <p>HOUSEHOLD UNITS up to 32 residential units in total within the Restricted Activity 330 Site.</p> <ul style="list-style-type: none"> • Retail activities defined by the following ANZSIC Codes: • Car Retailing • Motor Cycle Retailing • Trailer Retailing • Motor Vehicle Parts Retailing • Tyre Retailing • Fuel Retailing • Awning/ Blind Retailing • Floor coverings Retailing (excluding floor rug retailing) • Air conditioner Retailing • Electric Light Fitting Retailing • Hardware, Building and Garden Supplies Retailing (Domestic Hardware limited to Mitre 10) • Garden Supplies Retailing • Sporting Goods (limited to specialist stores: ammunition, canoe, equestrian, fitness equipment, gun/rifle, gymnasium, sailboard and wetsuit) • Marine Equipment <p>SHOPS defined by the ANZSIC Codes listed above greater than 500m² GFA and no more than 2,000m² GFA each, provided that no more than a total of 6,840m² GFA is provided for such activities within the Restricted Activity 330 Site.</p> <p>Large Format Retail SHOPS defined by the ANZSIC Codes listed above up to a total of 9,000m² GFA within the Site (with the term "Large Format Retail SHOP" being defined as a SHOP having a GFA greater than 2,000m² and smaller than 4,500m²).</p> <p>HEALTH AND WELFARE SERVICES of no more than 700m² GFA, all contained within one single building.</p>



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	<p>OUTDOOR DISPLAY AREA not exceeding 2,075m² Gross Leasable Area (GLA) in respect of any outdoor display yard and any outdoor area associated with garden supplies retailing.</p>
	<p>Further Restrictions</p> <ol style="list-style-type: none"> 2. The references in Rule 9.9.2 – Activity Table to other Chapters still apply to all activities listed in Schedule 1 as if the Site is zoned Retail Service and as specified in the relevant Chapter. 3. The stormwater treatment and drainage infrastructure to be provided on the Site shall be capable of catering, in accordance with the assessment criteria below, for stormwater run-off resulting from the development within the Site as well as future residential development within the Residential and Future Urban Zones situated within the McKinney Road Structure Plan Area, taking into account any stormwater discharge permits held by the Council relating to the affected stormwater catchment. These works shall not be regarded as a financial contribution for the activities on the Site. Any activity not complying with this restriction is a Non-Complying activity. 4. The forming and vesting of the Hauti Drive and Blue Gum Drive extension road is a mitigation measure needed to service the commercial and/or residential development within the Restricted Activity 330 Site, and these works shall not be regarded as a financial contribution for the activities on the Site. Any activity not complying with this restriction is a Non-Complying activity. 5. The Access Lane area within the Restricted Activity 330 Site marked as ‘A’ on the plan in Appendix 14T shall be solely for the purpose of pedestrian and vehicular access to/from the Site from/to Hauti Drive only. Any activity not complying with this restriction is a Non-Complying activity. <p>EXPLANATORY NOTE</p> <p>The above restriction (3) does not preclude the consent holder and the Council from entering into a mutually acceptable agreement to provide for the partial reimbursement, over time, from developers or landowners who may benefit from the stormwater infrastructure.</p> <p>The above restriction (5) in relation to the Access Lane marked as ‘A’ ensures this area of the land zoned Retail Service and within the Restricted Activity 330 Site cannot be used for commercial activities other than access to/from the Site, and that no shops will be established on this part of the Restricted Activity 330 Site.</p> <p><u>MATTERS FOR DISCRETION AND ASSESSMENT CRITERIA</u></p> <p>Matters for Discretion – Restricted Activity 330</p>



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> (a) Building scale, mass, siting, design and external appearance. (b) Extent and location of activities within the site. (c) Extent, location and nature of landscaping. (d) Location and provision of on-site traffic circulation and parking. (e) Protection and enhancement of the streams and riparian margins.
		<ul style="list-style-type: none"> (f) Location, nature and number of access points across the streams. (g) Location and operation of vehicle access points, and the associated adverse effects on public local roads, amenity values and the State Highway. (h) Engineering and infrastructural servicing, including the Hauti Drive and Blue Gum Drive extension road, and stormwater. (i) The relevant matters for discretion and assessment criteria for any infringements to Rule 9.10.1 to 9.10.3 and 9.10.6 (inclusive) specified in Rule 9.12. (j) Financial contributions. (k) Economic distributional effects on the Warkworth town centre. <p><u>Assessment Criteria – Restricted Activity 330</u></p> <p>When considering an application the Council will have regard to the following criteria:</p> <ul style="list-style-type: none"> (a) Whether the proposed landscaping, layout, building materials, and building designs create an environment of high visual quality within the Site and as viewed from the adjoining Residential, Open Space, Future Urban Zones, and public road corridors, including the following criteria: <ul style="list-style-type: none"> i. Design quality – emphasis is placed on the quality of design in the exterior of buildings by the use of modulation, articulation, and architectural relief in facades of buildings so that box-like structures are avoided. Active frontages are encouraged where they face onto private and/or public pedestrian and vehicular lanes, and public road corridors; ii. Roofscape – emphasis is placed on the roofscape of the development to encourage roofs to be designed in a manner that makes a positive contribution to and enhances the visual character of the commercial centre, and avoids box-like building structures;



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		<p>iii. Low profile – emphasis is placed on a relatively low height for commercial buildings that will encourage predominantly 10.5 metres maximum height in accordance with the Retail Service Zone provisions, except that a height of 12 metres may be acceptable for some buildings within the commercial development to achieve improved urban design outcomes such as variable heights and architectural aesthetic improvements to a building, in particular where residential household units occupy the top stories of a building in a mixed-use arrangement, and the scale of the building remains low when viewed from the ground and adjacent residential zoned sites. There is no allowance for increase in height above 10.5 metres in the southern part of the Site where development should be sensitive to and consistent with the adjoining Residential and Future Urban zones;</p>
		<p>iv. Signs – signs on buildings and/or freestanding are character-defining and supporting of the visual appearance of the commercial development, and as such should be at a scale and design that do not visually dominate or detract from any buildings, natural features, landscaped areas, and/or the road corridors. Signs ancillary to the activities within the commercial development should be oriented to pedestrians within the commercial site. Signs within the Site should not be visually obtrusive to the surrounding Residential, Future Urban and/or Open Space Zones, which requires that signs are of an appropriate dimension, design, appearance, location and lighting. Signs oriented to the State Highway and adjacent Residential, Future Urban and/or Open Space Zones should be designed in a manner that visually enhances the entrance to Warkworth and avoids adverse effects on the adjacent zones, such as glare and visual clutter;</p> <p>v. Pedestrian and Vehicle Linkages – emphasis is placed on internal linkages for pedestrians and vehicles between the different parts of the commercial development, with particular regard to safe and convenient pedestrian connectivity to the adjacent residential areas;</p> <p>vi. Whether, in the case of household units, sufficient private open space is included to provide an acceptable level of amenity to the residents.</p> <p>(b) The extent to which the scale, mass, siting, design, and external appearance and lighting of buildings and landscaping results in no more than minor diminishment of the amenity values associated with the land in the vicinity of the sites zoned Open Space, Residential or Future Urban. Large-format retail activities are to be situated away from the adjoining Residential, Open Space and/or Future Urban Zones. The use of residential-scale buildings and activities that avoid adverse reverse-sensitivity effects should be located around the perimeter of the commercial development in such a manner that does not adversely affect the Residential Zone flow and continuity, in particular in the southern</p>



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		<p>part of the Restricted Activity 330 Site. Adverse effects on amenity values to be considered include (but are not limited to) loss of privacy, glare, noise, and dust nuisance.</p> <p>(c) The extent to which landscaping is appropriately provided for along the Site boundaries (excluding vehicle crossings), the riparian margins and within access and parking areas, so that the commercial development does not adversely affect the visual character of the entrance to Warkworth and integrates with the adjoining Residential, Open Space and Future Urban Zones.</p> <p>(d) Large carpark expanses are avoided and are broken up with specimen tree planting, low-impact stormwater management, and clear pedestrian circulation areas to reduce the visual appearance of carparking areas. The use of undercroft or underground basement parking is preferred over expansive outdoor/uncovered carparking areas at ground level.</p>
		<p>(e) Whether sufficient parking is provided within the commercial development to meet the expected number of vehicles using the Site, without creating the need to use surrounding residential streets for on-street carparking and/or expand carparking areas on to the adjoining Residential, Open Space or Future Urban Zones.</p> <p>(f) Whether the Service Station, including associated signage, adjoins the State Highway in a manner that visually enhances the entrance to Warkworth and that avoids, remedies or otherwise mitigates adverse traffic effects including safe access to and from the State Highway.</p> <p>(g) Determining the entry and exit points to enable efficient on-site circulation and to minimise any adverse effects on the safety and efficient operation of the local road and State Highway network.</p> <p>(h) Whether the existing road network is able to adequately cater for the level and nature of the proposed commercial activities on the Site, including taking into account whether the 'Western Collector' road (i.e. the Morrison Drive extension road to the intersection of State Highway 1 and McKinney Road) will more adequately provide for the traffic generated by the development within the Restricted Activity 330 Site.</p> <p>(i) Whether the nature, extent and timing of heavy-vehicle access to/from the Site adequately avoids, remedies or mitigates adverse effects on the local road and State Highway networks, including the amenity of the surrounding Residential and Future Urban zoned land;</p> <p>(j) Whether the internal circulation patterns are operationally efficient, promoting safe and convenient pedestrian movement within and around the site.</p> <p>(k) The extent to which public and private spaces are integrated, and to which public access to and enjoyment of the stream and its riparian margins are enhanced.</p> <p>(l) The extent to which the streams and, in particular the eastern stream, are protected and enhanced to provide a high amenity area accessible to the public, and whether the activity will have an adverse effect on the cultural heritage resources on or near the site, and on the environmental values or functions of the streams.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(m) The adequacy and efficiency of engineering and infrastructure services, including the provision of stormwater treatment and drainage infrastructure which satisfactorily provides for the stormwater treatment and drainage needs of future residential development within the adjoining Residential and Future Urban Zones, in particular, the land within the McKinney Road Structure Plan Area that drains into the western stream.</p> <p>(n) Whether adequate financial contributions are provided for by the commercial and residential development, taking into account that the forming and vesting of the Hauri Drive and Blue Gum Drive extension road is a mitigation measure needed to service the commercial and/or residential development within the Warkworth Grange Restricted Activity 330 Site, and these works shall not be off-set against a financial contribution regime/provision.</p>
		<p>(o) Whether the activity will create odours which are potentially either objectionable or offensive and likely to be detected at any boundary, and which may detract from the amenity values of the area, particularly Residential, Future Urban or Open Space Zones.</p> <p>(p) Whether the activity will have an adverse effect on water quality, flood levels, flood storage, or existing stormwater infrastructure.</p> <p>(q) Whether the activity will generate dust, smoke, fumes or other discharges to air which potentially would detract from the amenity values of the area.</p> <p>(r) Whether noise or vibration will be generated at levels which will be a health hazard to people within the area or will detract from the amenity values of the area and adjacent Residential, Future Urban or Open Space Zones.</p> <p>(s) Whether the commercial activities on the Site will result in distributional effects on the Warkworth town centre.</p>
331	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE & ASSESSMENT CRITERIA</p>	<p>14</p> <p>Part Lot 1 DP 400366 contained in certificate of title identifier 399981, being the land formerly legally described as Pt Allotment 54 Parish of Mahurangi in certificate of title identifier NA 758/169, comprising 12.9499 hectares.</p> <p>(1) <u>Restricted Discretionary Activities</u></p> <p>(a) The erection, relocation, addition to or alteration of residential buildings and buildings accessory to a residential activity.</p> <p>(b) The erection, relocation, addition to or alteration of buildings accessory to uses other than a residential activity, on sites with an area of less than 4 hectares.</p> <p>(c) The erection, relocation, addition to, or alteration of any building within 20 metres of an existing or indicative reserve along the site's southern</p>



ACTIVITY NUMBER	DETAILS	
		<p>boundary.</p> <p>(d) The formation of accessways on the site.</p> <p><u>Matters for Discretion</u></p> <p>The Council will limit its discretion to the following matters:</p> <p>(a) Building, siting, design and external appearance.</p> <p>(b) Landscape and landform modification.</p> <p>(c) Location and finishing of accessways.</p> <p>(d) The Matters for Discretion listed in Rule 7.15 – Subdivision Restricted Discretionary Activity Matters for Discretion & Assessment Criteria.</p>
		<p><u>Assessment Criteria</u></p> <p>In order to exercise its discretion the Council will require applicants to provide the following information:</p> <p>(a) Details of the proposed finishing for the formation of accessways including any areas of pigmented concrete ad slopes over a 1 in 5 gradient.</p> <p>(b) Details including plans of any proposed landscaping including that proposed to mitigate any potential adverse visual effects of buildings and accessways.</p> <p>(c) Details of the proposed exterior finishing of buildings, including colours and materials.</p> <p>(d) A plan showing the highest point of the building in relation to the surrounding landform and/or vegetation that will form the backdrop of the building.</p> <p>When considering an application the council will have regard to the following criteria:</p> <p>(a) Those assessment criteria outlined in Rule 7.12.3.2.</p> <p>(b) Whether any potential adverse visual effects of the proposed accessway, to and within the site, are mitigated by the proposed location of the access, any tree planting near the access, or by the finishing/formation of the access such as pigmentation (colouring) of concrete.</p> <p>(c) Whether any subdivision and/or development of the site will be undertaken in a manner that is consistent with the site’s zoning and retains the site's rural character, distinguishing the site as predominantly rural from nearby urban areas.</p> <p>(d) The extent to which the site retains a rural character. Any subdivision and/or development of the site should result in a higher ratio of open space not built upon, to built upon open space, and buildings should be located in a sympathetic manner to the site’s topography and natural</p>



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	<p>features. Open space includes native bush areas.</p> <p>(e) Whether the buildings are located on a contour or in a location which will result in the landform or trees further uphill forming a visual backdrop to the building.</p> <p>(f) Whether the proposed exterior material and colours of the building will blend with the surrounding environment and reduce the overall adverse visual impact of the development.</p> <p>(g) Whether any new building within 20 metres of the existing or indicative reserve along the site's southern boundary is situated in a manner that does not compromise the intent of the indicative reserve.</p> <p>(h) In relation to buildings on an indicative reserve, those Assessment Criteria outlined in Rule 16.11 – <i>Indicative Reserves</i> shall also be considered.</p>
	<p>(2) <u>Discretionary Activity Subdivision:</u></p> <p>(a) Any subdivision which results in more than six sites (being five new additional sites beyond the one existing).</p> <p>(b) The creation of an Esplanade Reserve pursuant to Rule 23.8.13.2 – <i>Indicative Reserves</i> where the width of the Esplanade Reserve area is reduced from 20 metres to 10 metres minimum.</p> <p>(3) <u>Additional Assessment Criteria Subdivision:</u></p> <p>In addition to the assessment criteria in Rule 7.15.2 – <i>Assessment Criteria: All Subdivision</i>, Rule 7.15.2 – <i>Subdivision of Countryside Living Town Sites</i>, and Rule 23.8.13.2 – <i>Indicative Reserves</i>, the following additional assessment criteria shall be considered when assessing subdivision applications within the Restricted Activity 331 site:</p> <p>(a) Whether the proposed building platform(s) identified in the subdivision allow for any house or structure to be built below the natural landform of any ridge or hill on which it would be sited so that the highest point of any building or structure is below that of any existing native trees or bush screening the building site when viewed from the west and south.</p> <p>(b) Whether access(s) and building platform(s) are able to be constructed in locations that will minimise the volume and extent of earthworks required on the site.</p> <p>(a) Whether appropriate landscaping and covenanting of bush along the parent site's western boundary, and along that same boundary where it is part of a new rural-residential site, is provided at the time of subdivision. The areas to be protected shall have appropriate ecological and visual linkages with areas to be protected within the site and on adjacent properties and shall provide an adequate boundary to the western edge of the Countryside Living Town zone. The covenanted areas shall be legally and physically protected and maintained in perpetuity.</p> <p>(b) Whether any reduction in the width of the Indicative Reserve can occur as is required to avoid the area occupied by the existing residential dwelling (as on 1 October 2008) without compromising the intent of the</p>



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		<p>Indicative Reserve. The Assessment Criteria in Rule 23.8.13.2 shall also be considered in relation to alterations to the Indicative Reserve.</p> <p>(4) <u>Further Restrictions:</u></p> <p>(a) Any subdivision/or development of the site shall include a Conservation Subdivision Plan in accordance with Rule 7.14.2.7 – Conservation Subdivision Plan Requirements. This Subdivision Conservation Plan shall include a conservation and enhancement planting plan and programme that protects the existing bush on the site shown on the plan contained in Appendix 14V – Falls Road Countryside Living Bush Covenanting Plan and provides:</p> <p>(i) adequate areas of enhancement planting connecting the areas of existing bush along the western boundary of the site in order to create a significant vegetated boundary to the Countryside Living Town zone; and</p>
		<p>(ii) adequate ecological and visual mitigation links with the existing areas of revegetation east of the Restricted Activity 331 site.</p> <p>Note: The enhancement planting area shown on Appendix 14V is indicative only. It is considered in this case, that 10m wide strips of enhancement planting are appropriate to achieve the necessary visual and ecological mitigation on the Restricted Activity 331 site.</p> <p>(b) The additional planting shall be in accordance with Rule 7.14.2.3 – Native Revegetation Planting Standards. Access to the new rural-residential sites may be provided through the areas of revegetation, other than the area along the site’s western boundary, where the following conditions are met:</p> <p>(i) one single accessway carriageway and no more than one intersection point through the west-east revegetation strips;</p> <p>(ii) maximum accessway intersection gap width through the revegetation link of no more than 4 metres in total.</p> <p>(c) The native bush and vegetation area required to give effect to further restriction (a) and Appendix 14V shall be legally and physically protected in perpetuity.</p> <p>Non-compliance with any of these further restrictions is a Non-Complying Activity.</p>
332	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p> <p>Development Controls</p>	<p>[Amendment 131 – Decision not operative] [subject to appeal ENV-2013-AKL-000006]</p> <p>84 and 26</p> <p>Peters Way, Silverdale. Lot 7 DP 3708065</p> <p>Development Controls – Activities/Buildings</p>



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	<p data-bbox="475 342 1453 405">The following rules shall apply to activities in addition to the Development Controls and Performance Standards in Rule 9.10:</p> <p data-bbox="531 439 1453 566">(a) Industrial wastewater production shall be limited to industry with 'light' or 'medium' flows only and shall be in accordance with Council's Engineering Standards dated 23/04/2009, specifically Clause 503.1, 503.2 and 503.3.</p> <p data-bbox="531 600 879 633">(b) Water Usage and Pressure</p> <p data-bbox="571 667 1453 763">(i) No wet industries shall establish and/or operate in the area. For the purpose of this rule wet industries shall be defined as those which have a water usage greater than .35 litres/second/net hectare; and</p> <p data-bbox="571 797 1453 925">(ii) All activities shall provide for the additional pressure needed for fire fighting purposes beyond 50 litres/second at 10metre pressure which can be provided at the cul-de-sac end of Peters Way (as it exists in November 2009) through the public network.</p> <p data-bbox="531 958 1453 1048">(c) No less than 90% of all external building finishes and painted surfaces (including walls, windows, doors and roof(s)) shall be within the following colour parameters:</p> <p data-bbox="619 1059 1453 1115">(i) LRV (reflectivity): Shall be between 25 and 60. If necessary, concrete panels shall be pigmented to conform.</p> <p data-bbox="619 1149 1134 1182">(ii) Chroma: Shall be between 000 and 300</p> <p data-bbox="531 1216 1453 1373">Note: LRV (reflectivity) is a two digit number between 00 and 99 and is used to describe how dark or light a colour is, i.e. how much light is reflected by a surface. The higher the LRV the lighter the colour. Chroma is a three digit number from 000 to 999 that defines the colour intensity. The higher the number the more intense the colour will be.</p> <p data-bbox="531 1406 1453 1731">(d) No buildings shall be erected until such time as a double row of evergreen trees capable of forming a dense screen and capable of full screening to a height of at least 5 metres within 5 years, has been planted on the full extent of the finished ridgeline set out in the Plan attached as Appendix 14Y(1). For the avoidance of doubt, planting the portion of the ridgeline which adjoins a particular site, rather than the entire ridgeline, will not comply with this rule. The trees shall be at least 2 metres in height at the time of planting or if already planted they shall have reached 2 metres in height prior to any Building or Resource Consent application being approved.</p> <p data-bbox="531 1765 1262 1798">(e) In addition to Rule 9.10.1 Height the following shall apply:</p> <p data-bbox="571 1832 1453 1921">The maximum height of all buildings shall not exceed the finished RL level of the ridgeline set out in the Plan attached as Appendix 14Y(1) plus 2 metres.</p> <p data-bbox="531 1955 1453 2022">(f) Development shall occur in accordance with the Framework Tree Planting Concept Plan attached as Appendix 14Y(2).</p>



ACTIVITY NUMBER	DETAILS
	<p>(g) There shall be no access to the land by industrial traffic from Newman Road. All access by industrial traffic shall be off Peters Way.</p> <p>Explanation and Reasons <i>Due to the location of the industrial area on a hill slope additional controls are required to mitigate the potential visual effects of development. Additionally the topography of the site, the surrounding infrastructure network and the capacity of the sewer system to cater for wastewater from development of the site, result in additional controls on wastewater and water being required.</i></p> <p>Development Controls – Earthworks</p> <p>In addition to the rules in Chapter 18 - <i>Urban Land Modification and Vegetation Protection</i>, earthworks shall:</p> <p>(a) Not result in the finished RL level of the ridgeline set out in the Plan attached as Appendix 14Y(1) being lower than the RL levels specified in that Plan.</p> <p>(b) The finished ridgeline shall be a minimum of 12.5m wide at the finished RL levels and capable of accommodating the double row of trees required in Development Control (d) above.</p> <p>Explanation and Reasons This industrial site has a ridge located to the south east. Therefore, additional controls regarding the finished height of the ridgeline are essential to ensure the effects of the Industrial Zone are confined to the north facing basin overlooking existing industrial development and do not impact on the visual amenity values of the adjoining Countryside Living Zone to the south.</p> <p>Non complying Activity Activities not complying with the above development controls shall be assessed as a Non-complying Activity.</p> <p>Development Controls - Subdivision</p> <p>Development Controls – Subdivision</p> <p>The following rules shall apply for subdivision under Rule 9.14 in addition to the development controls in Rule 9.14.2:</p> <p>(a) Any subdivision shall occur in accordance with the Framework Tree Planting Concept Plan attached as Appendix 14Y(2) and a landscape and maintenance plan shall be prepared and submitted with any Resource Consent application to confirm compliance with this rule.</p> <p>(b) Any finished building platforms shall be at levels that result in future buildings on the site being located below the finished RL level of the ridgeline set out in the Plan attached as Appendix 14Y(1) plus 2 metres. Compliance with this rule may include the specification of maximum building heights for each new lot which are able to be imposed as consent notices on the certificates of title.</p> <p>(c) Any subdivision shall occur so that any subsequent earthworks do not result in the finished level of the ridgeline being lower than the finished RL levels set out in the Plan attached as Appendix 14Y(1).</p>



ACTIVITY NUMBER	DETAILS
	<p>Explanation and Reasons <i>This industrial site is sloping in contour and has a ridge located to the south east which defines the southern boundary between the Industrial Zone and the Countryside Living Zone. Additionally a large cemetery exists adjoining the western boundary of the site. Given these factors the development of the site may result in potentially greater adverse effects than other areas of land zoned for industrial purposes. Therefore, additional controls regarding landscaping and the height of buildings in relation to the surrounding landform are essential to ensure the effects of the Industrial Zone are confined to the north facing basin overlooking existing industrial development and to appropriately avoid, remedy and mitigate the adverse effects of future development on the site.</i></p> <p>Additional Matters for Discretion and Assessment Criteria – Subdivision and Earthworks.</p> <p>The following additional matters for discretion and assessment criteria shall be considered when assessing the following Restricted Discretionary Activities:</p> <ul style="list-style-type: none"> (i) Any application for subdivision under Rule 9.14 (ii) Any application for earthworks under Chapter 18 – <i>Urban Land Modification and Vegetation Protection.</i> <p>Information to be provided: In order to exercise its discretion for the above activities the Council will require applicants to provide the following:</p> <ul style="list-style-type: none"> a) A full detailed landscape plan, which has been designed collaboratively with civil engineering works, outlining any proposed landscape proposals, including location, species, numbers, plant sizes planting and maintenance specifications giving consideration to landscaping between each of the lots, between the Countryside Living Zone to the west and on the ridge to the south east of the Industrial Zone. b) An assessment of the proposed subdivision scheme by a Registered NZILA Landscape Architect, including a Landscape Concept Plan and proposed earthworks design, confirming the suitability of the proposed earthworks, the finished RL levels of the ridgeline set out in the Plan attached as Appendix 14Y(1), tree planting set out in Appendix 14Y(2) and the effectiveness of the designs in achieving the intent of the development controls and assessment criteria. c) Plans or cross sections showing the potential highest point of future buildings in relation to the surrounding landform and/or vegetation including the finished ground levels of building platforms and ridgelines i.e. RL Levels. d) A plan clearly identifying those areas of landscaping which will be subject to a consent notice at the time of subdivision. e) Plans or cross sections showing how the earth-worked ridge would appear when viewed from the properties to the south and east of the site.

Additional

Additional Matters for Discretion



ACTIVITY NUMBER	DETAILS	
		<p>unnecessarily high batter slopes (greater than 1:2) or retaining walls (greater than 2.5m) where these cannot be screened by future buildings and/or vegetation.</p> <p>(i) Whether framework tree planting between sites and on external boundaries set out in the Plan in Appendix 14Y(2) consists of evergreen species on boundaries forming a simple and consistent palette that achieves a strong vegetated framework. Species on the western zone boundary should be those that grow to form a solid screen to a height of 10 metres in 10 years.</p> <p>(j) Whether tree planting will provide a strong vegetated framework within which future buildings can successfully visually integrate.</p> <p>(k) Whether planting on all site boundaries includes a layering of large trees which achieve a strong vegetated buffer in between buildings on the hill slope as well as providing a vegetated buffer to non business zones.</p>
333	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p> <p>Additional Development Controls Under Rule 8.10.5 for Activities /Buildings</p>	<p>114</p> <p>Lots 1, 2 and 3 DP 202923 and that part of Lot 13 DP 171774 zoned Medium Intensity Residential.</p> <p>Additional Development Controls under Rule 8.10.5 for Activities/Buildings</p> <p>The following rules shall apply in addition to the Development Controls and Performance Standards in Rule 8.10.5:</p> <p>(a) Front Yard The front yard set back shall be a minimum of 6.0 metres.</p> <p>(b) Structures in the Front Yard No fence, wall or screen located within the front yard (including on the side boundary where it is in the front yard) shall exceed 1.2m high.</p>
		<p>(c) Garage Setback Where the garage doors face the front boundary, the front façade of a garage, shall:</p> <p>(i) be set back 2m from the front wall of a household unit; and (ii) shall occupy a maximum of 35% of the active frontage or 7m, whichever is the greater.</p> <p>The active building frontage is defined as: The front façade of a dwelling including any attached or detached garage that faces the street but excludes:</p> <ul style="list-style-type: none"> any vertical faces that are located more than 3m to the rear of the garage



ACTIVITY NUMBER	DETAILS
	<p>door; or</p> <ul style="list-style-type: none"> Any roof. <div data-bbox="624 477 1326 965" data-label="Image"> </div> <p style="text-align: center;">Garage setback example</p> <p>(d) Side yard</p> <p>Minimum side yards: One yard of 1 metre and one yard of 3 metres, except where the building is being constructed adjacent to a site with an existing dwelling constructed prior to 1 January 2009, in which case the 1 metre side yard shall increase to 1.2 metres.</p> <p><i>Explanation and Reasons</i></p> <p><i>Buildings should be set back in order to provide practical access to the building wall and to the rear of the site.</i></p> <p>Additional Development Controls for Activities/Buildings</p> <p>The following rules shall apply in addition to the Development Controls and Performance Standards in Rule 8.10:</p>
	<p>(a) Maximum Impervious Surface</p> <p>Not more than 50% of the net site area of any site (this is post subdivision and does not include roads or reserve) may be covered in an impervious surface.</p> <p><i>Explanation and Reasons</i></p> <p><i>This rule assists in limiting the amount of stormwater runoff by limiting impermeable surfaces. In addition, by limiting paved surfaces more open space is available for planting and landscaping. This contributes to the character of the Riverhead settlement.</i></p> <p>(b) Roof Types</p>

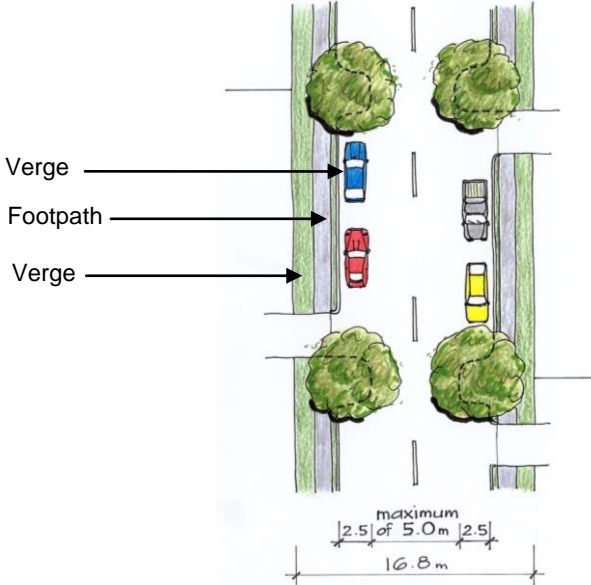



ACTIVITY NUMBER	DETAILS	
	<p>RESTRICTED DISCRETIONARY ACTIVITIES</p> <p>Activities not complying with the Maximum Impervious Surface</p>	<p>Roofs shall not be made of uncoated galvanized material.</p> <p>Explanation and Reasons <i>The run-off from uncoated galvanized roof has the potential to cause harm to eco-systems within streams and other receiving waters.</i></p> <p>(c) Outdoor Living Space An outdoor living space shall be provided, sufficient to accommodate a rectangle 6m wide by 10m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated residential unit.</p> <p>Explanation and Reasons <i>Private outdoor living courts are important for amenity reasons as well as the health and wellbeing of the occupants. These areas also have the ability to add to residential character if larger trees are planted.</i></p> <p>RESTRICTED DISCRETIONARY ACTIVITIES</p> <p>Activities not complying with the Maximum Impervious Surface</p> <p>These applications will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.</p> <p>Circumstances</p> <p>(a) Where the total area of impervious surfaces on a site is no more than 60% and this area is able to be mitigated to a 50% equivalent.</p> <p>Matters for Discretion</p> <p>The Council will restrict its discretion to the following matters:</p>
		<p>(a) The nature and extent of stormwater generated from a site.</p> <p>(b) The nature of any mitigating measures.</p> <p>Assessment Criteria</p> <p>When assessing an application for this activity the Council will have regard to the following assessment criteria:</p> <p>(a) Whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures.</p> <p>(b) Whether the adverse effects of stormwater generation are avoided, remedied or mitigated.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(ii) Rule 8.15.2.4(a) shall not apply.</p> <p>Note: For the avoidance of doubt, the above rules do not provide for the subdivision of sites where sites are to be served by individual on-site wastewater systems but do provide for package treatment systems as an interim measure until a public wastewater system is available, at which time connection to the public system is mandatory.</p> <p>(d) No lots may be served by a cul-de-sac, jointly owned access lot or similar shared access.</p> <p>(e) Street trees shall be planted in the road berm at no greater than 20m intervals, except that trees shall not be planted where there is the potential for them to grow within 4 metres of the closest part of the conductor (wires), this includes the point of conductor swing (i.e. the horizontal movement in high winds) or sag (i.e. vertical movement as the conductors warm up), refer to the diagram below. They shall be of good health and planted and maintained in accordance with good horticultural practice. They shall be at a grade of Pb150 or greater and have a minimum in-ground height of 2.0 metres at the time of planting. The tree species shall be selected that are appropriate for the soils, microclimate and the street environment and be typically capable of reaching a minimum height of 4 metres after 5 years.</p>
		<div data-bbox="758 1227 1117 1691" data-label="Image"> </div> <p>(f) Reserves in the approximate locations shown in the Indicative Subdivision Plan in Appendix 14X shall be vested in Council at the time of subdivision. If the reserve vested exceeds that required for the subdivision stage occurring then the full reserve shall be vested and no further reserves shall be required at subsequent stages.</p> <p>(g) Roads shall be laid out, formed and landscaped in general accordance with the Indicative Subdivision Plan in Appendix 14X. The roads and associated traffic calming measures and street trees shall be constructed or laid out in</p>



ACTIVITY NUMBER	DETAILS
	<p>accordance with the standards and indicative layout in Figure 1 below:</p>  <p style="text-align: center;">Figure 1: Roading and street tree layout</p>
	 <p style="text-align: center;">Traffic calming and street tree configuration example</p> <p>(h) An esplanade strip including conservation planting extending 11 metres from any lot boundary which adjoins the Wautaiti Stream shall be provided and legal mechanisms offered in any subdivision application ensuring the:</p> <ul style="list-style-type: none"> (i) planting of the entire esplanade strip excluding any walkway areas that may be required under (ii) below, and the ongoing maintenance of plants; and (ii) potential for future public access along the esplanade strip, including the identification of a potential public walkway. <p>(i) The minimum frontage of any site shall be 17 metres except for the one rear site shown on the indicative subdivision plan.</p>



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> (j) Any application for subdivision shall include provision for all residential sites to connect to the public wastewater reticulation system within three months of the public system becoming operational. (k) An appropriate legal agreement shall be included with the subdivision application for inclusion in any new certificate of title created, requiring that every site be connected to public water and public wastewater reticulation supplies within 3 months of the public system becoming operational. This includes those sites where package plants have been installed initially. (l) An appropriate legal agreement shall be included with the subdivision application for inclusion in any new certificate of title created requiring compliance with the restrictions on fencing and planting adjacent to the reserves that are outlined in Appendix 14X – <i>Indicative Subdivision Plan</i>.
	<p>DISCRETIONARY ACTIVITIES</p> <p>Additional Assessment Criteria – Subdivision</p>	<p>DISCRETIONARY ACTIVITIES</p> <p><u>Additional Assessment Criteria - Subdivision</u></p> <p>Discretionary Activity</p> <p>Subdivision not in accordance with the restrictions and requirements in Restricted Activity 333 (a) to (i) shall be assessed as a Discretionary Activity.</p> <p><u>Assessment Criteria</u></p> <ul style="list-style-type: none"> (a) The Council will have regard to the restrictions in Restricted Activity 333 (a) to (i) the Assessment Criteria in Rule 8.17 in Chapter 8 – Residential, and Rule 23.8 and Rule 23.9 in Chapter 23 Subdivision and Servicing and the relevant matters set out in section 104 of the Act. (b) Where stormwater treatment within the road is proposed to be achieved by open swales, the extent to which the landscaping, footpath and traffic calming measures in Figure 1 can be accommodated in the revised design will be assessed. (c) Where the frontage width requirement is not complied with, the following additional criteria should be considered: <ul style="list-style-type: none"> (i) Whether the topography of the land makes compliance with the Rule impracticable. Particular regard will be had to whether earthworks are minimised. (ii) Whether the street pattern is such that compliance is impracticable (for example where a curve in a street reduces site width on the outside of the curve). (iii) Whether there are urban design considerations that warrant a reduction in the width on any site.



ACTIVITY NUMBER	DETAILS	
	NON COMPLYING ACTIVITIES	<p>NON COMPLYING ACTIVITIES</p> <p>Non complying Activity - Subdivision</p> <p>Subdivision not in accordance with the restrictions and requirements in Restricted Activity 333 (j) to (l) shall be assessed as a non complying activity.</p>
334	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p>	<p>71 and 74</p> <p>Lot 1 DP204866, Lot 2 DP204866, Lot 1 DP204868, Section 1 SO69481, Section 2 SO69481, located off Westhoe Heights Road, Orewa.</p>
	<p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>Restrictions / Rules</p> <ol style="list-style-type: none"> 1. Earthworks, subdivision and INTEGRATED RESIDENTIAL DEVELOPMENT, provided for as a Restricted Discretionary Activity in Chapters 8 – Residential, and 18 - Urban Land Modification and Vegetation Protection, are subject to the additional standards and conditions, activity status, matters for discretion and assessment criteria specified in Rules 2 to 8 below. 2. Earthworks, subdivision and INTEGRATED RESIDENTIAL DEVELOPMENT complying with the Standards and Conditions in Rule 6 below are a Restricted Discretionary Activity. <p>Applications for earthworks, and subdivision and INTEGRATED RESIDENTIAL DEVELOPMENT where provided for in Rules 8.12.1.6, 8.12.2 and 8.16 - Chapter 8 Residential, need not be notified, and the written approvals of affected parties will not be required; provided that where the requirements of Rule 6 (d) (iv) are not met, the relevant provisions of the RMA shall apply only in respect of determining whether approval of other landowners within the relevant PRECINCT (see definition in Appendix 14AB) is required.</p> <ol style="list-style-type: none"> 3. Earthworks, subdivision and INTEGRATED RESIDENTIAL DEVELOPMENT which do not comply with the Standards and Conditions in Rule 6 below are a Discretionary Activity, except where Rules 4 or 5 below applies. 4. The following are Non-Complying Activities: <ol style="list-style-type: none"> (a) INTEGRATED RESIDENTIAL DEVELOPMENT that exceeds the total HOUSEHOLD UNITS for the DEVELOPMENT SITE specified in Rule 6 Table 1 below. (b) Any building and building platforms for any activity sited outside of the Development Platforms identified in the SITE OUTLINE PLAN (see Appendices 14AA and 14AB). For the avoidance of doubt, this includes any building and is not limited to buildings associated with an INTEGRATED RESIDENTIAL DEVELOPMENT. (c) Subdivision under Rule 8.15.2.4 (a) or (b) for any site other than a FRONT SITE.



ACTIVITY NUMBER	DETAILS																				
	<p>5. Subdivision applications for sites that do not comply with Rule 6(k) shall be a Prohibited Activity.</p> <p>Explanation and Reasons <i>The restrictions in Rules 1 to 4 above are additional to the Rules applying to Integrated Residential Development and subdivision in Chapter 8 - Residential. Those rules continue to have effect unless otherwise restricted by the rules in this Restricted Activity.</i></p> <p>Standards and Conditions</p> <p>6. Subdivision and Integrated Residential Development shall comply with the following standards and conditions:</p>																				
	<p>(a) The Site Outline plan.</p> <p>(b) The maximum number and density of household units per precinct, shall be in accordance with Table 1 below other than as provided for in Rule 6(c):</p> <div style="text-align: center;"> <p>Table 1</p> <table border="1"> <thead> <tr> <th>PRECINCT</th> <th>HOUSEHOLD UNITS</th> </tr> </thead> <tbody> <tr><td>1</td><td>65</td></tr> <tr><td>2</td><td>151</td></tr> <tr><td>3</td><td>242</td></tr> <tr><td>4</td><td>15</td></tr> <tr><td>5</td><td>40</td></tr> <tr><td>6</td><td>120</td></tr> <tr><td>7</td><td>41</td></tr> <tr><td>8</td><td>162</td></tr> <tr> <td>Total</td> <td>836</td> </tr> </tbody> </table> </div> <p>(c) The quantum of household units within a precinct may be altered by transferring rights from one precinct to another precinct(s) provided that:</p> <p>(i) The quantum of household units within any particular precinct, as shown in Table 1 above, shall not be varied by more than 20%.</p> <p>(ii) An equivalent number of household units must be offset in any other precinct(s) owned or controlled by the applicant.</p> <p>(iii) Appropriate legal mechanisms (e.g. consent notices and covenants on the relevant certificate(s) of titles) be registered to restrict development within the precinct from which rights have been transferred, to ensure development does not exceed the reduced</p>	PRECINCT	HOUSEHOLD UNITS	1	65	2	151	3	242	4	15	5	40	6	120	7	41	8	162	Total	836
PRECINCT	HOUSEHOLD UNITS																				
1	65																				
2	151																				
3	242																				
4	15																				
5	40																				
6	120																				
7	41																				
8	162																				
Total	836																				



ACTIVITY NUMBER	DETAILS	
		<p>quantum for that precinct.</p> <p>(d) DEVELOPMENT CONCEPT PLANS</p> <p>(i) A development concept plan (see definition in Appendix 14AB) for an entire precinct shall be submitted with the first application for any land use activity (other than earthworks) or subdivision within that precinct.</p> <p>(ii) The Development Concept plan submitted with the first land use or subdivision consent shall be the applicable Development Concept Plan for that precinct.</p>
		<p>(iii) In the event that changes to an applicable Development Concept Plan are required, a revised development concept plan shall be submitted in association with a relevant land use or subdivision consent application.</p> <p>(iv) Where the land included in a development concept plan is not in single ownership, the written agreement of all landowners within the relevant precinct shall accompany the submitted development concept plan.</p> <p>(v) In addition to the general information required for a Development Concept Plan, a submitted revised Development Concept Plan shall identify where it is inconsistent with the current applicable Development Concept Plan, and include the rationale for the amendments.</p> <p>(vi) Upon the granting of consent a revised Development Concept Plan, will be the applicable development concept plan for the precinct.</p> <p>(e) "Road A1 and Road A2" shall be constructed according to the general alignment shown in the Site Outline Plan, in accordance with Council's Standards for Engineering Design and Construction, and shall be vested in Council, provided that:</p> <p>(i) Only "Road A1", as shown on the Site Outline Plan, shall be required to be constructed in association with any subdivision, or prior to the occupation of any building within, PRECINCTS 1, 2, or 3.</p> <p>(ii) Only "Road A2", as shown in the Site Outline Plan, shall be required to be constructed in association with any subdivision, or prior to the occupation of any buildings, within PRECINCTS 5, 6, 7 or 8.</p> <p>(f) All stormwater ponds shown on the Site Outline plan shall be constructed and commissioned:</p> <p>(i) prior to impervious surfaces being formed within PRECINCTS s 2 to 7, and</p> <p>(ii) prior to impervious surfaces being created for either Road A1 or Road A2 as shown in the Site Outline plan, and</p>



ACTIVITY NUMBER	DETAILS
	<p>(iii) prior to the issuing of a s224(c) certificate for any subdivision for the creation of a precinct lot, and/or for any subdivision within PRECINCTS 2 to 7.</p> <p>(g) The “Significant Natural Area” shown on the Site Outline Plan shall be protected by covenant in accordance with the requirements of Rule 7.14.11.1.6 (c), (d) and (e), Chapter 7 - Rural at the time of the first subdivision for the creation of a precinct lot, and/or for any subdivision within a PRECINCT.</p> <p>(h) Where any Significant Natural Area vegetation outside of the ‘Significant Natural Area’ defined on the site outline plan, is removed, an equivalent area or greater of native vegetation shall be replanted within the esplanade reserve adjacent to Precinct 1, or within Precinct 1 contiguous to the existing “Significant Natural Area” shown on the Site Outline Plan.</p>
	<p>Replanting shall be to the standard specified in Rule 7.14.2.4 of Rural - Chapter 7, within 12 months of the completion of earthworks within the relevant area.</p> <p>(i) The area shown on the Site Outline Plan as open space at the eastern extremity of the spur in Precinct 2 shall be replanted to the standard specified in Rule 7.14.2.4 of Chapter 7 – Rural, within 12 months of the completion of earthworks in Precinct 2.</p> <p>(j) Earthworks shall not intrude into the “Significant Natural Area” or Esplanade Reserve shown on the Site Outline Plan.</p> <p>(k) All lots, other than:</p> <ul style="list-style-type: none"> (i) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity; or (ii) sites to be used exclusively for utility services (i.e. – stormwater ponds and pump stations) where no occupation will occur; or (iii) roads and access lots; <p>shall be connected to a public reticulated sewerage scheme.</p> <p>(l) All lots other than:</p> <ul style="list-style-type: none"> (i) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity; or (ii) sites to be used exclusively for utility services (i.e. – stormwater ponds and pump stations) where no occupation will occur; or (iii) roads and access lots; <p>shall be connected to a public reticulated water supply network.</p> <p><u>Additional Matters for Restricted Discretionary Activities</u></p> <p>7. In addition to the relevant Matters for Discretion for activities and subdivision in Chapter 8 - Residential, Council will restrict its discretion, as is applicable, to:</p> <p>(a) The Site Outline Plan, and specifically with respect to the following elements:</p>



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> • Precincts • Development platforms • “Road A1”/and “Road A2” and other private streets and accessways • Significant Natural Area • Esplanade Reserve and Open Spaces • Stormwater management • Earthworks and methods for managing geotechnical restraints. <p>(b) The legal mechanisms adopted to achieve the offsets required by Rule 6 (c) (ii) and (iii).</p> <p>(c) Retaining walls over 1.5m in height.</p>
		<p><i>Explanation and Reasons</i></p> <p><i>The above matters are additional to those in Rules 8.12 and 8.16 in Chapter 8 – Residential.</i></p> <p><i>Additional Restricted Discretionary Assessment Criteria</i></p> <p>8. In addition to the relevant Restricted Discretionary assessment criteria for activities and subdivision in Chapters 8 - Residential and 18 - Urban Land Modification and Vegetation Protection, the Council will have regard to the following criteria in relation to integrated residential development, earthworks and subdivision under Rules 1 to 2 above:</p> <ul style="list-style-type: none"> (a) The location, scale, and external appearance of buildings should achieve integration with roads and other land uses within the development site. (b) The proposed earthworks should be necessary to enable integrated residential development in accordance with the Site Outline Plan, and the Development Concept Plan where one exists. (c) The proposed earthworks should result in a cut/fill balance over the area of the Site Outline Plan. (d) Any potential adverse visual effects of retaining walls over 1.5m in height, in particular extensive and unrelieved blank faces, should be avoided or mitigated, for example by: the location and design of buildings; landscaping; and or the design, orientation and treatment of the walls. (e) Subdivision should be: <ul style="list-style-type: none"> (i) in accordance with the Development Concept Plan; and (ii) designed to ensure that sites generally have direct access and frontage to the roads shown on the Site Outline Plan or new through roads, and not to a short cul-de-sac, single or jointly owned “pan-handle” accessway or right of way, other than in very limited circumstances (e.g. where topographical constraints exist). Rear sites shall be avoided. (f) Earthworks should be in accordance with the Site Outline Plan.



ACTIVITY NUMBER	DETAILS	
		<p>(g) Leachate from any old landfill shall not enter the stormwater ponds.</p> <p>(h) The stormwater management methods, type, lifecycle and maintenance costs and/or mechanisms for infrastructure should be privately owned and managed.</p> <p>(i) Any methods for managing geotechnical constraints should be designed to have regard to long term maintenance requirements and avoid this infrastructure being vested or maintained as a public asset.</p> <p>Explanation and Reasons <i>The above assessment criteria are additional to those in Rules 8.12 and 8.16 in Chapters 8 - Residential and 18 - Urban Land Modification and Vegetation Protection.</i></p>
		<p>Additional Discretionary Assessment Criteria</p> <p>9. Without limiting the exercise of its discretion when assessing an application, the Council will have regard to:</p> <p>(a) The reasons why the proposal does not comply with one or more of the Standards and Conditions in Rule 6 above;</p> <p>(b) The additional Restricted Discretionary Activity assessment criteria in Rule 8 above; and</p> <p>(c) Whether the approval of affected persons within other precincts has been obtained where the number of household units within a precinct exceeds the quantum limit allowance in Rule 6 (c).</p> <p>Explanation and Reasons <i>The above assessment criteria are additional to those in Rules 8.13 and 8.17 in Chapter 8 - Residential.</i></p>
335	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p>	<p>110 and 112</p> <p>Lot 2 DP 328314, Lot 1 DP 328314, Lot 2 DP 59461, Lot 1 DP 61383 and Lot DP 63174</p>
	<p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>Assessment Criteria</p>	<p><u>Assessment Criteria</u></p> <p>The following additional assessment criteria shall apply to any resource consent on the subject land:</p> <p>(a) Whether the proposed subdivision provides a spatial buffer from the existing horticultural activities occurring on Lot 2 DP 59461 as shown in Appendix 14AC.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(b) Whether the proposed activity or future development rights as a result of subdivision, will result in reverse sensitivity effects associated with the existing horticultural activities occurring on Lot 2 DP 59461.</p> <p>(c) Whether the design of any subdivision and the location of any residential dwellings will result in any reverse sensitivity effects due to noise, light glare, odour or other effects likely to be generated from the existing flower growing operation on Lot 2 DP 59461.</p> <p>(d) Whether mechanisms have been included in the proposal to ensure that future land owners and occupiers are aware of the horticultural operations on Lot 2 DP 59461 through consent notices.</p> <p>(e) Whether mechanisms such as consent notices, have been included in the proposal to ensure that any proposed measures to avoid, mitigate or remedy effects, such as planting and spatial non build areas are maintained. [Amendment 127]</p>
336	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>Activities/Buildings</p> <p>Assessment Criteria</p>	<p>110 and 112</p> <p>Lot 2 DP 328314</p> <p><u>Activities/Buildings</u></p> <p>(i) The following activities shall be Discretionary activities where they are proposed in the Physical Limitations Policy Overlay Area (as shown on Appendix 9, Figure 1 of the District Plan Maps) until such time as the site has been subdivided for residential purposes in accordance with the Huapai Low Intensity Policy Area subdivision rules and Section 224 certificates under the Resource Management Act 1991 have been obtained, at which time this rule shall no longer apply.</p> <p>(a) Buildings: The erection, addition to or external alteration to and/or relocation of buildings.</p> <p>(b) Earthworks</p> <p><u>Assessment Criteria</u></p> <p>The following additional assessment criteria shall apply to any resource consent for buildings and earthworks required under rule (i) above:</p>



ACTIVITY NUMBER	DETAILS	
		<p>(a) Whether the erection of any building(s) or the undertaking of any earthworks will result in flooding on the site or elsewhere.</p> <p>(b) Whether the erection any building(s) or the undertaking of any earthworks will adversely affect overland flow paths or other stormwater runoff patterns which exacerbate flooding.</p> <p>(c) Whether the design of earthworks avoids the construction of retaining walls or ensures that appropriate landscaping is able to be undertaken to mitigate the potential visual effects of retaining walls on nearby Rural and Residential zones.</p> <p>(d) Whether alternative engineering and building solutions and new technologies can minimise earthworks during the development phase.</p> <p>(e) Whether the activity will have an adverse effect on water quality, flood levels, flood storage, or any existing stormwater infrastructure.</p> <p>(f) Whether any increase in impervious surfaces will result in:</p> <ul style="list-style-type: none"> • A reduction in the quality of streams and watercourses. • An increase in stream channel erosion.
	<p>Subdivision</p>	<p><u>Subdivision</u></p> <p>Subdivision in the Physical Limitations Policy Overlay Area (as shown on Appendix 9, Figure 1 of the District Plan Maps) shall be a discretionary activity and the following additional assessment criteria shall be considered when assessing the following discretionary activity subdivisions:</p> <p>(a) The Assessment Criteria for buildings and earthworks stated above in restricted activity 336.</p> <p>(b) Whether subdivision and subsequent development has had regard to any relevant adopted Catchment Management Plan and / or Discharge Consent, and whether the development is hydrologically neutral.</p> <p>(c) Whether public reserves are proposed to provide adequate linkages between public roads and esplanade reserves and whether the size and shape of these reserves includes wide useable open spaces and avoids narrow strips of reserve which could create a safety issue.</p> <p>(d) Whether the central location of reserves on the site, between any proposed road and any esplanade reserve, results in adjoining rural lots of a site size which is able to retain a rural, open character.</p> <p>[Amendment 127]</p>
<p>337</p>	<p>MAP REFERENCE</p> <p>LOCATION AND LEGAL</p>	<p>109, 110 and 112</p> <p>That part of the following lots zoned General Rural: Lot 2 DP328314, Lot 1 DP 328314, Lot 2 DP 59461, Lot 1 DP 61383, Lot 2 DP 61383, Lot 2 DP 360177, Lot 2 DP 204841, Lot 2 DP 148022, Lot 1 DP 148022, Lot 3 DP 148022, Lot 1 DP 56783, Lot 3 DP 59350, Lot 4</p>



ACTIVITY NUMBER	DETAILS	
	<p>Restricted Discretionary Activity</p>	<p><i>The area identified within this restricted activity is a physical constraint and flooding area, the majority of which falls within the 1 in 100 year flood prone area. As such it is appropriate to avoid the majority of 'urban' activities within this area. Due to the physical constraints of the area identified by this restricted activity, it has not been included within the Special 29 Zone for urban development. However, it is considered that the adjoining residential development within the Special 29 Zone may place pressure on the above activities to establish, hence their classification as non complying activities.</i></p> <p>Restricted Discretionary Activity For the addition to or external alteration of existing HOUSEHOLD UNITS and ACCESSORY BUILDINGS</p>
	<p>Matters for Discretion</p> <p>Assessment Criteria</p>	<p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) The location, design and scale of the proposed building(s), extension or addition.</p> <p>(b) Any earthworks associated with the building works.</p> <p>(c) Overland flowpaths.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application for this activity the Council will have regard to the following assessment criteria:</p> <p>(a) Whether the erection of, addition or extension to any building(s) or the undertaking of any earthworks will result in increased flooding on the site or elsewhere.</p> <p>(b) Whether the proposal will adversely affect overland flow paths.</p> <p>(c) Whether the activity will have an adverse effect on water quality, flood levels, flood storage, or any existing stormwater infrastructure.</p> <p>(d) Whether any increase in impervious surfaces will result in:</p> <ul style="list-style-type: none"> • A reduction in the quality of streams and watercourses. • An increase in stream channel erosion. <p>(e) Whether regard has been given to any relevant adopted Catchment Management Plan and / or Discharge Consent, and whether the development is hydrologically neutral (i.e. the flows (2 year, 10 year and 100 year return period storms).</p> <p>(f) Whether the works will compromise the safety of residents. [Amendment 127]</p>
338	MAP REFERENCE	71 and 74



ACTIVITY NUMBER	DETAILS	
	<p>LOCATION AND LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>171 to 207 West Hoe Heights Road, Orewa Lots 1, 2 & 3, DP170969.</p> <p>Restrictions / Rules</p> <ol style="list-style-type: none"> 1. Prior to any subdivision, earthworks or building on the land the location of the landfill on the land shall be identified by a suitably qualified expert. 2. No earthworks or buildings shall be located on or within 5m of the landfill on the land identified in 1 above. <p>Explanation and Reasons <i>The above restrictions are necessary to ensure that development does not result in adverse environment effects and that development is not adversely affected by the existence of the landfill.</i></p>
339	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>108</p> <p>Waimauku - 80 Solan Drive (Lot 31 DP393254), Lot 32 DP 393254, 62 Muriwai Road (Lot 2 DP 326071), 68 Muriwai Road (Lot 1 DP 326071), Part of 88 Muriwai Road (Lot 2 DP 50432).</p> <p>For the purposes of Rule 8.15.2.4(a) the minimum site size for the area covered by this Restricted Activity is 1,600m² where the site is not served by a reticulated sewerage system and the site is able to accommodate on site sewage collection, treatment and disposal.</p> <p>Explanation and Reasons <i>The minimum site size has been chosen to minimise the short term cumulative effects until such time as a public wastewater system is available (to enable the onsite systems to be decommissioned). It is noted that 1,600m² is the minimum site size and in some cases sites may need to be larger (based on site specific requirements including volume production, layout, topography, and soil conditions).</i></p> <p><u>Restricted Discretionary Activity</u></p> <p>Subdivision of sites that comply with the Subdivision Standards in rule 8.15 (subject to the restriction on the minimum site size above).</p>
	<p>ASSESSMENT CRITERIA</p>	<p><u>Matters for Discretion</u></p> <ol style="list-style-type: none"> (a) Future wastewater connection. (b) Boundary treatments with the adjacent rural land. (c) Retaining mature vegetation. (d) Subdivision layout near or over streams and riparian planting. (e) Geotechnical report. (f) Archaeological survey. (g) Flooding.



ACTIVITY NUMBER	DETAILS
	<p>(h) Long term subdivision pattern.</p> <p>(i) Rodney District Development Design Guide 2008.</p> <p>(j) Those matters in Rule 8.16.1.1 in the District Plan.</p> <p><u>Assessment Criteria</u></p> <p>(a) Whether a mechanism is put in place to ensure that any new sites created are required to be connected (at the landowner's cost) to a public wastewater system should one become available in the future (onsite systems will need to be decommissioned at the landowners cost).</p> <p>(b) Whether appropriate boundary areas with the adjacent rural land are set aside in subdivision plans to be landscaped (screened) and a level of protection is given to the landscaping (e.g. consent notice) so that the township is kept visually separate and does not visually spill into the surrounding rural area.</p> <p>(c) Whether (where appropriate) mature trees / shelterbelts are retained and incorporated into the subdivision design and a level of protection is given to them (e.g. consent notice).</p> <p>(d) Whether the layout of the subdivision avoids development near or over streams (except the transportation network where required) and whether riparian planting is proposed in the subdivision (and the planting is given a level of protection (e.g. consent notice)).</p> <p>(e) Whether the subdivision layout and building platform locations are informed by a geotechnical report.</p> <p>(f) Whether the subdivision layout and building platform locations are informed by an archaeological report/survey for the area covered by the Restricted Activity (as recommended in the Waimauku Structure Plan).</p> <p>(g) Whether the subdivision layout makes provision for appropriate land uses to occur on any land identified as flood prone; and whether a stormwater discharge consent has been obtained (or is concurrently being applied for with this subdivision application) for subdivision affecting any land identified as flood prone.</p>
	<p>(h) Whether the subdivision application includes a plan showing the ultimate future subdivision of the land to Residential Medium Intensity - Township Policy Area (800m²) to accommodate the possibility that a public wastewater system will become available sometime in the future. This plan is to demonstrate how the layout of the subdivision will not preclude or overly hinder the later full development of the land. The plan must show the indicative roads as constructed and the majority of properties should, if possible, gain access from the indicative roads (rather than from rights of ways). The plan must show the siting of short term and long term driveways and buildings. The final subdivision layout is expected to have a legible urban design layout with building locations addressing the street network and other lots appropriately.</p>



ACTIVITY NUMBER	DETAILS	
	<p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>ASSESSMENT CRITERIA</p>	<p>(i) Whether the design of the subdivision is consistent with the 'Subdivision and urban structure' section (p8-13) of the Rodney District Development Design Guide 2008.</p> <p>(j) The assessment criteria under 8.16.1.2 in the District Plan.</p> <p><i>Explanation and Reasons</i> <i>The Waimauku Structure Plan (2009) identified this land as generally suitable for urban uses (as did the Kumeu-Huapai-Waimauku Structure Plan (1998)). This restricted activity sets out the matters that will ensure the development of this land mitigates its effects on the environment. In particular, the visual effects relating to the urban expansion on the edge of the township, the ability of the land to cope with onsite wastewater treatment, and other amenity considerations. This area is expected to be developed in the short term to site sizes no less than 1,600m². Once a public wastewater system is available to Waimauku this area may be further developed through planned infill and it is important that the short term development does not preclude the full development of the area.</i></p> <p><u>Restricted Discretionary Activity</u></p> <p>The erection of any fencing/walls along the boundary of any existing or indicative public open space/walkway.</p> <p><u>Matters for Discretion:</u></p> <p>(a) Visual impact on the public open space/walkway.</p> <p>(b) The perceptions of safety in the public open space/walkway.</p> <p>(c) The materials and height of fencing/walls.</p> <p>(d) Planting to screen fence/wall.</p> <p>(e) The privacy and amenity of residential properties adjacent to the public open space/walkway.</p>
		<p><u>Assessment Criteria:</u></p> <p>(a) Whether a fence/wall will negatively impact on the visual outlook from the public open space/walkway.</p> <p>(b) Whether the fence/wall will negatively impact on the perceptions of safety in the public open space/walkway.</p> <p>(c) Whether the fence/wall is of materials that are visually permeable and of a low height to mitigate the visual and safety effects on the public open space/walkway.</p> <p>(d) Whether appropriate planting is used to screen the fence/wall to mitigate its visual effects.</p> <p>(e) Whether the fence/wall will assist in providing privacy and amenity to</p>



ACTIVITY NUMBER	DETAILS	
		<p>residential properties adjacent to the public open space/walkway.</p> <p>Explanation and Reasons <i>Fences and walls adjacent to public open space and walkways have the potential to negatively impact on the public realm through their visual impact and their potential to make the area feel unsafe (e.g. though tall, solid fences/walls preventing passive surveillance).</i></p> <p><i>This rule is to ensure that the boundary treatments of open space and walkway areas are carried out in a manner that recognises the importance of providing privacy to residential properties while maintaining the attractiveness and safety of the public realm.</i></p> <p>[Amendment 134]</p>
340	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<p>30 and 108</p> <p>1080 State Highway 16, Rewiti (Lot 2 DP 200143)</p> <p><u>Controlled Activity</u></p> <p>The erection, addition to or alteration of any structure within the area defined as the “Secondary building restriction area” in Appendix 14AE (other than stock fences or stock water reservoirs or troughs).</p> <p><u>Assessment Criteria</u></p> <p>(a) Whether (for structures within the “Secondary building restriction area” in Appendix 14AE) any part of the structure will be visible from the intersection of State Highway 16 and Matua Road or the intersection of Freshfields Road and The Rise (at a height of 1.3 metres above ground level for both viewpoints). If no part of the structure will be visible from those viewpoints then criteria (b), (c) and (d) will not be relevant.</p>
		<p>(b) Whether the structure will undermine the rural backdrop of Waimauku by being visually obtrusive and out of the rural character.</p> <p>(c) Whether the cumulative effects of structures will create a change in the character of the rural backdrop.</p> <p>(d) Whether a structure is sensitive in scale, form, location and intensity to the high quality landscape value of the rural backdrop to the Waimauku township, in particular in terms of:</p> <ul style="list-style-type: none"> (i) Colour, materials, height, bulk, and reflectivity. (ii) Landform modification for building platforms. (iii) Screening from views from any public road, or other public land including any walkway, regional park, or reserve. <p>(e) Whether the structure is to be used for productive rural uses.</p>



ACTIVITY NUMBER	DETAILS	
		<p>Explanation and Reasons <i>The area covered by the Restricted Activity is a key backdrop to the Waimauku township, giving it an attractive rural character (as recognised in the Waimauku Structure Plan (2009)).</i></p> <p><i>‘Renall’s Hill’ is a pronounced shallow hillside dome up to 70m to the immediate north west of the township. The hill is defined by the Waimauku Stream and the Kaipara River Valley along its eastern and northern boundaries, and SH16 to its south. The northern part of Waimauku is nestled at its foot.</i></p> <p><i>‘Renall’s Hill’ is visible from nearly every part of the township and is exposed by extensive open pastoral land use with few farm buildings. There are isolated stands of native bush associated with steep gullies on the eastern face. Overall, the hill maintains a consistent open pastoral character that is related to the extensive agricultural landscapes to the north of the Kaipara River.</i></p> <p><i>The eastern face and hilltop provide an important rural landmark to the Waimauku settlement and they are visible from SH16 and the wider surrounds. ‘Renall’s Hill’ defines the north west boundary of the township.</i></p> <p><i>Appendix 14AE delineates two areas of building restrictions – the Primary and Secondary areas. The “Primary” area covers the land that is easily viewed from the township and the township’s eastern entrance on SH16. It is generally anticipated that the location of buildings in this area should be avoided.</i></p> <p><i>The “Secondary” area covers the land over the ridge that is not clearly visible from the township or the township’s eastern entrance on SH16, but which a building erected up to the permitted height of 9m (dwelling in a General Rural zone) could be visible. A building within this area should demonstrate that it cannot be viewed from the township or the eastern township entrance on SH16.</i></p> <p><i>The extent of restrictions has been defined through the establishment of two viewshafts: one at the eastern entrance to the township (Township Entrance Viewpoint) and another established within an elevated viewpoint within the township (Township Viewpoint).</i></p>
		<p><i>The Town Entrance Viewpoint is located at the intersection of State Highway 16 and Matua Road. The Township Viewpoint is located at the intersection of Freshfields Road and The Rise. The viewing height for both viewpoints has been established at a height of 1.3 metres above ground level.</i></p> <p>[Amendment 134]</p>
341	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>ASSESSMENT CRITERIA</p>	<p>108</p> <p>932 and 948 SH16, Waimauku (Lot 1 DP 418445, Lot 2 DP 418445, part of Lot 43 DP 393254)</p> <p><u>Controlled Activity</u></p> <p>The erection, addition to or alteration of any building.</p> <p><u>Matters for Control:</u></p>



ACTIVITY NUMBER	DETAILS	
	<p>RESTRICTIONS ON THE ACTIVITY/SITE</p>	<ul style="list-style-type: none"> (a) Visual screening of development. (b) Vehicle access to SH16. (c) Management of wastewater system. (d) Future wastewater connection. (e) Run-off. (f) Protection of riparian margins. <p><u>Assessment Criteria:</u></p> <ul style="list-style-type: none"> (a) Whether screening planting is undertaken on the western boundary and SH16 boundary of the Restricted Activity to block views of development from SH16. (b) Whether the development limits the number of vehicle access points onto SH16. (c) Whether the on-site wastewater system is operated by a body corporate. (d) Whether a mechanism is put in place to ensure that any new developments are required to be connected (at the landowner's cost) to a future public wastewater system when it is available (onsite systems will need to be decommissioned at the landowners cost). (e) Whether measures are undertaken to prevent potential downstream flooding from run-off from the sites. (f) Whether development avoids riparian margins and provides for their planting and protection in perpetuity. <p><u>Non-Complying Activity</u></p>
342	MAP REFERENCE	<p>Commercial services, Dairies, Drive-through activities, Educational Facilities, Entertainment Facilities, Funeral Parlours, Health and Welfare Services, Offices which are not ancillary to a Permitted/Restricted Discretionary/Discretionary Activity, Places of Assembly, Restaurants, Shops, Takeaway food bars.</p> <p><i>Explanation and Reasons</i> <i>The Controlled Activity is used to guide development to avoid, remedy and mitigate the effects of development.</i></p> <p><i>A number of commercial uses are constrained from the area covered by the Restricted Activity. This is to avoid the sprawl of commercial activities along SH16, and instead promote a compact main street shopping area around Waimauku Station Road (as promoted by the Waimauku Structure Plan (2009)).</i></p> <p>[Amendment 134]</p>
342	MAP REFERENCE	30 and 108



ACTIVITY NUMBER	DETAILS	
	<p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>ASSESSMENT CRITERIA</p>	<p>98 Muriwai Road, Waimauku (Lot 1 DP 50432)</p> <p><u>Restricted Discretionary Activity</u></p> <p>The damaging or removal of any of the trees as shown in Appendix 14AD.</p> <p><u>Matters for Discretion:</u></p> <ul style="list-style-type: none"> (a) Visual impacts (b) Replanting (c) Cumulative impacts (d) Traffic Safety (e) Those matters in Rule 18.12.14.1 of the District Plan. <p><u>Assessment Criteria:</u></p> <ul style="list-style-type: none"> (a) Whether the removal of the trees will undermine the contained visual envelope of the township to the south when viewed from Muriwai Road. (b) Whether replanting is proposed and to what extent this replanting will mitigate any impacts of the urban area visually spilling out to Muriwai Road. (c) Whether the removal of one or some of the trees will have a cumulative impact on the visual entrance to the township from the south. (d) Whether the trees cause a traffic hazard or safety issue on Muriwai Road. (e) The assessment criteria in Rule 18.12.14.2 in the District Plan.
		<p><i>Explanation and Reasons</i></p> <p><i>The visual entrance to the Waimauku township travelling from the south on Muriwai Road was recognised in the Waimauku Structure Plan (2009). It is characterised by vegetation and narrow views of the township, meaning that the township is mostly hidden from the rural area approach roads.</i></p> <p><i>The future urban areas identified in the Waimauku Structure Plan (2009) may have some impacts on this entrance. Future urban area 'A' may be visible on the slopes in the midpoint views on the left side of the entrance.</i></p> <p><i>The protection of the mature vegetation lining the left side of Muriwai Road (approximately 100m before the School Road intersection) is required to retain the contained visual envelope of the township.</i></p> <p>[Amendment 134]</p>
343	MAP REFERENCE	108



ACTIVITY NUMBER	DETAILS	
	<p>LOCATION & LEGAL DESCRIPTION</p> <p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>ASSESSMENT CRITERIA</p>	<p>895 State Highway 16, Waimauku (Lot 1 DP 169006)</p> <p><u>Restricted Discretionary Activity</u></p> <p>The erection of any fencing/walls along the SH16 and Muriwai Road boundaries.</p> <p><u>Matters for Discretion:</u></p> <ul style="list-style-type: none"> (a) Visual impact on SH16, Muriwai Road, and the shopping centre. (b) The colour, materials, height, bulk, and reflectivity of fencing/walls. (c) Planting to screen fence/wall. (d) The privacy and amenity of residential properties covered by this Restricted Activity. <p><u>Assessment Criteria:</u></p> <ul style="list-style-type: none"> (a) Whether a fence/wall will negatively impact on the visual outlook from SH16, Muriwai Road, and the shopping centre. (b) Whether the fence/wall is of colour, materials, height, bulk, and reflectivity to mitigate its visual effects. (c) Whether appropriate planting is used to screen the fence/wall to mitigate its visual effects. (d) Whether the fence/wall will assist in providing privacy and amenity to residential properties covered by this Restricted Activity.
	<p>RESTRICTIONS ON THE ACTIVITY/SITE</p> <p>ASSESSMENT CRITERIA</p>	<p><i>Explanation and Reasons</i></p> <p><i>The land subject to this Restricted Activity is currently used for community purposes (Returned Services Association, Tennis Club, Bowls Club). However, it is zoned Residential so there is potential that the land may be developed for dwellings in the future. This Restricted Activity seeks to avoid a situation where long, blank fences/walls are placed around the houses as this could result in negative visual effects on SH16, Muriwai Road, and the shopping centre.</i></p> <p><u>Restricted Discretionary Activity</u></p> <p>The erection of any fencing/walls along the boundary of any existing or indicative public open space/walkway.</p> <p><u>Matters for Discretion:</u></p> <ul style="list-style-type: none"> (a) Visual impact on the public open space/walkway. (b) The perceptions of safety in the public open space/walkway.



ACTIVITY NUMBER	DETAILS	
		<p>(c) The materials and height of fencing/walls.</p> <p>(d) Planting to screen fence/wall.</p> <p>(e) The privacy and amenity of residential properties adjacent to the public open space/walkway.</p> <p><u>Assessment Criteria:</u></p> <p>(a) Whether a fence/wall will negatively impact on the visual outlook from the public open space/walkway.</p> <p>(b) Whether the fence/wall will negatively impact on the perceptions of safety in the public open space/walkway.</p> <p>(c) Whether the fence/wall is of materials that are visually permeable and of a low height to mitigate the visual and safety effects on the public open space/walkway.</p> <p>(d) Whether appropriate planting is used to screen the fence/wall to mitigate its visual effects.</p> <p>(e) Whether the fence/wall will assist in providing privacy and amenity to residential properties adjacent to the public open space/walkway.</p> <p>Explanation and Reasons <i>Fences and walls adjacent to public open space and walkways have the potential to negatively impact on the public realm through their visual impact and their potential to make the area feel unsafe (e.g. though tall, solid fences/walls preventing passive surveillance).</i></p> <p><i>This rule is to ensure that the boundary treatments of open space and walkway areas are carried out in a manner that recognises the importance of providing privacy to residential properties while maintaining the attractiveness and safety of the public realm. [Amendment 134]</i></p>
344	NOT ALLOCATED	
345	NOT ALLOCATED	
346	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>105 and 104</p> <p>Helensville Industrial and Mixed Business Zones</p> <p>Non-Complying Activities</p> <p>(a) SHOPS except SHOPS for the sale of builders, tradesmen’s, engineers’ and handymen’s supplies or motor vehicle and machinery parts and tools and SHOPS for the sale of any goods manufactured on the SITE provided that the retail sales area does not exceed 25% of the GROSS FLOOR AREA set aside for manufacturing, or 250m², whichever is the lesser.</p> <p>(b) COMMERCIAL SERVICES.</p> <p>(c) EDUCATIONAL FACILITIES.</p>



ACTIVITY NUMBER	DETAILS	
		(d) ENTERTAINMENT FACILITIES. (e) FUNERAL PARLOURS. (f) HEALTH AND WELFARE SERVICES. (g) OFFICES which are not ancillary to a permitted/restricted discretionary/discretionary activity. (h) PLACES OF ASSEMBLY (except the Te Awaroa Youth Club on Lot 1 DP85702) (i) RESTAURANTS [Amendment 144]
347	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	105 Commercial Road, Helensville Non-Complying Activities (a) SHOPS with a GROSS FLOOR AREA of less than 350m ² . [Amendment 144]
348	MAP REFERENCE LOCATION & LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE Activities/Buildings ASSESSMENT CRITERIA	8, 51 and 15 Lot 3 DP 176084, Lot 2 DP 64811, Lot 1 DP 102733, Pt Allot 3 Psh Of Matakana, Lot 1 & 3 DP 358914, Lot 3 & 4 DP 314364, Allot 139 Psh of Matakana SO 42443, Lot 2 DP 68577, Lot 1 DP 176084, Lot 1 & 2 Deposited Plan 412666, Pt lot 1 DP 169734, Lot 1 & 3 DP 144718, Pt Allot 7Psh Of Matakana SO3068, Lot 4 & 5 DP 102733, Lot 3 DP 390995, Lot 2 DP 406104, lot 3 DP 53818, Lot 3 DP 151794. Activities/Buildings (i) The following activities shall be Discretionary activities where they are proposed in the that portion of the sites subject to the Matakana Village Overlay Area and identified as "Flooding Constraint Area" within Appendix 14A): (a) Buildings: The erection, addition to or external alteration to and/or relocation of buildings. (b) Earthworks Assessment Criteria The following additional assessment criteria shall apply to any resource consent for buildings and earthworks required under rule (i) above: (a) Whether the erection of any building(s) or the undertaking of any earthworks will result in flooding on the site or elsewhere. (b) Whether the erection of any building(s) or the undertaking of any earthworks will adversely affect overland flow paths or other stormwater runoff patterns which exacerbate flooding.



ACTIVITY NUMBER	DETAILS	
	Rule	<ul style="list-style-type: none"> • HORTICULTURE • FARMING • PRIMARY PRODUCTION (excluding INTENSIVE FARMING)
	Area Specific Development Controls	<ul style="list-style-type: none"> • AGRICULTURE (excluding FORESTRY) • Accessory buildings and structures directly associated with the above activities (e.g. shade and shelter structures, cattle yards, fences) in accordance with Rules (a) to (k) below as relevant, and excluding buildings for any residential or commercial use. <p>Note: This rule supersedes any activity allowances in Activity Table 1 of Rule 7.9.2.</p> <p>Explanation and Reasons <i>The land identified as 'RURAL PRODUCTIVE AREA' contains high quality soils which are to be protected for rural production use in perpetuity. These high quality soils are considered to be a rare resource within Rodney District and therefore should be reserved solely for rural productive uses. All other land uses are prohibited so that the productive potential of the resource is not lost.</i></p> <p>Area Specific Development Controls</p> <p>The following rules shall apply in addition to the provisions for activities stated in Activity Table 1 (Rule 7.9.2) for the Countryside Living Rural Zone, the controls in Rule 7.9.4 (Earthworks, Vegetation Removal and Wetland Modification Activities) and the controls in Rule 7.10 (Development Controls and Performance Standards). Where the same matter (e.g. building height) is controlled in Rule 7.9.4 or Rule 7.10 the Rules stated in this Restricted Activity will take precedence:</p> <p>(a) (<u>building height</u>) The following BUILDING HEIGHTS shall apply, with lot numbers as referenced in the Concept Plan attached as Appendices 14AG (1) and (2):</p> <p>(i) Lots 10, 11, 14, 18, 20, 22, 23, 24, 25, 26, 27, 31, 32, 34, 35, 48, 50, 51, 53, 54, 55, 56, 57, 61, 62, , 64, 65, 67, 68, 69.</p> <p>The maximum BUILDING HEIGHT permitted shall be 9 metres.</p> <p>(ii) Lots 19, 21, 29, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45.</p> <p>The maximum BUILDING HEIGHT permitted shall be 7 metres.</p> <p>(iii) A maximum height of 9 metres applies to any redevelopment of existing household units on the remaining sites whose numbers are NOT listed above.</p> <p>(b) (<u>eaves on buildings</u>) Lots 19, 21, 29, 36, 37, 38, 39, 40, 41, 42, 43 and 44 as depicted on the Concept Plans attached as Appendices 14AG (1) and (2), shall have a minimum building overhang (eave) of 500mm width and a minimum gable end overhang of 250mm width.</p> <p>For the avoidance of doubt, this rule does not permit non-compliance with</p>



ACTIVITY NUMBER	DETAILS	
		<p>any zone yard setback requirements if eaves over 600mm width are proposed.</p>
		<p>(c) (<u>colours of all BUILDINGS on sites</u>) The following rules relate to all BUILDINGS on the sites:</p> <ul style="list-style-type: none"> (i) The exterior surfaces of BUILDINGS shall be finished or clad in stone, weathered timber or stained timber finishes, solid masonry, brick, composite materials, metal panels and solid plaster finishes and: <ul style="list-style-type: none"> a. External wall colours may have a light reflectivity value (LRV) of no greater than 70% LRV. (ii) Roof colours shall be darker than external walls. Rooftop materials shall have a colour which has a reflectivity value of no more than 40% LRV. (iii) For house designs in which a dark coloured pitched roof greater than 35° is proposed, and where the roof effectively reads as 55% or more of the building elevation, Rule (c) (i) a. above can be relaxed to allow the use of exterior colours that have a light reflectivity value of no more than 80% LRV. <p>Note: The building elevation shall be measured off two dimensional elevations of the proposed building. The elevation shall comprise of the building face spanning from finished ground level to the roof ridge line.</p> (iv) Mirror glazing is not permitted. <p>Note: LRV (reflectivity) is a two digit number between 00 and 99 and is used to describe how dark or light a colour is, i.e. how much light is reflected by a surface. The higher the LRV the lighter the colour.</p> <p>(d) (<u>locations of BUILDINGS</u>) All BUILDINGS (except ACCESSORY BUILDINGS with a gross floor area of 100m² or less) shall be located within the building platform identified at the time of subdivision, and as generally depicted in the Plans attached as Appendices 14AG (1) – (4) except that all ACCESSORY BUILDINGS located on lots 50- 53, 57, 61, 66, 70 and 71 shall be located within the identified building platform unless they are directly related to the rural production activities listed in the rule ‘Protection of Rural Production’ stated above.</p> <p>(e) (<u>fencing</u>) Fencing shall be post and wire, post and rail or low stone wall and be a maximum of 1.2 metres in height. Higher fencing, also in a rural style, to a maximum of 1.8 metres is permitted where it relates to stock control purposes, or for gates or fencing up to 6 metres distance either side of an entrance way or road crossing.</p> <p>For the avoidance of doubt, suburban styles of fencing such as 1.8 metre high close board timber fences, decorative lattices or solid walls are not permitted.</p>



ACTIVITY NUMBER	DETAILS
	<p>(f) (<u>gates</u>) All gates shall be timber rail and/or steel rail. Suburban styles such as closed board gates are not permitted.</p>
	<p>(g) (<u>retaining walls</u>)</p> <p>(i) <u>Retaining walls - general:</u> Retaining walls shall be constructed in visually recessive materials such as timber, natural stone, ferrous cement products (for example keystone) and/ or coordinated to match the building exterior.</p> <p>(ii) <u>Retaining walls in the immediate vicinity of a dwelling:</u></p> <p>a. The maximum height of retaining walls within 10 metres of a dwelling shall be 2.0 metres (cut and/ or fill, i.e. the total combined height is 2.0 metres) as measured from finished ground level.</p> <p>b. Any retaining walls within 10 metres of a dwelling and greater than 1.3 metres in height (cut and/ or fill, i.e. the total combined height is 1.3 metres) as measured from finished ground level shall include planting to either overhang the wall, or grow up against it.</p> <p>(iii) <u>Other Retaining walls (such as those associated with driveways, access roads etc):</u> The maximum height of retaining walls, other than that described in (g)(ii) above shall be 1.3 metres measured from finished ground level (cut and/ or fill, i.e. the total combined height is 1.3 metres).</p> <p>(h) (<u>access roads and driveways</u>) In addition to the rules contained within Chapter 21, the following rules shall apply:</p> <p>(i) Access roads, private ways, rights of way and driveways shall be constructed in visually recessive materials or pigmented in visually recessive colours;</p> <p>(ii) Light grey or white concrete is not permitted for any purpose within the sites; and</p> <p>(iii) Stormwater management of shared access roads shall be via planted, grassed or rock lined swales, rain gardens and other low impact design solutions. Kerb and channel shall only be utilised where low impact design solutions are not suitable to meet Council engineering requirements.</p> <p>(i) (<u>lighting</u>) In addition to the rules contained within Chapter 16, all external lighting (attached to buildings or otherwise) shall be fitted with covers and be orientated downwards to minimise external light spill.</p> <p>Note: This rule intends to ensure adverse effects created are less than those generally permitted by Chapter 16.</p> <p>(j) (<u>infrastructure</u>) All water tanks, gas bottles, rubbish storage and other onsite</p>



ACTIVITY NUMBER	DETAILS	
		<p>infrastructure shall be screened to prevent it being visible from outside the site.</p> <p>(k) (Site entry features) Constructed site entry features such as walls, entrance ways and letter boxes shall:</p>
		<p>(i) be constructed out of natural stone and / or timber;</p> <p>(ii) shall not extend more than 6 metres either side of the formed driveway entrance;</p> <p>(iii) shall not exceed a height greater than 1.8 metres; and</p> <p>(iv) shall be designed so that the fence or wall will have a height no greater than 1.2 metres where it extends further than 6 metres from the edge of the formed driveway.</p> <p>(l) (Re-development of existing sites / household units) The re-development of any of the existing household units on lots 1, 2, 3b, 4, 5, 6, 7, 8, 9, 12, 13, 15, 16, 17, 28, 30, 33, 45, 46, 47, 49, 52, 58, 59, 60 or 66 shall comply with the above provisions and the necessary building consent or resource consent application shall be accompanied by a landscape and visual assessment of the proposed new dwelling in relation to the outcomes sought by this Restricted Activity. The landscape and visual assessment shall be prepared by a Registered NZILA Landscape Architect.</p> <p>Please also note the provisions of Rule 14.8.1.2 - Rules in Other Chapters of the Plan.</p> <p>Explanation and Reasons</p> <p><i>It is important to note that direction regarding development of this land has been provided by the Environment Court as part of Coatesville Countryside Residence Living Group v RDC (Interim Decision A077/2009).</i></p> <p><i>Development of this area is appropriate if it is undertaken in an integrated and comprehensive manner in accordance with the Concept Plan in Appendix 14AG. The Concept Plan was developed to ensure the retention and enhancement of the rural character which is anticipated in this area.</i></p> <p><i>To this end, a number of additional controls are required to ensure the development of the wider area is coordinated, and that a rural rather than suburban character is retained. The additional controls also seek to ensure that the underlying environmental features reflected in the Concept Plan are protected and that the supporting documents such as the Landscape Statement are implemented. A range of measures are proposed including the use of consent notices to secure outcomes in perpetuity.</i></p> <p><i>Many of the additional development controls, which seek to complement the preliminary design and environmental enhancement undertaken at the time of subdivision (as illustrated in the Concept Plan), relate to character, amenity and visual effects. They seek to ensure that development of this land in accordance with the Concept Plan maintains and enhances the rural landscape rather than dominating it or creating a suburban character. This is to be achieved by incorporating a number of controls ranging from design and colour of buildings, preventing tall buildings from being erected in locations of high visibility (more stringent height controls to complement previously identified building platforms), restricting the use and visibility of</i></p>



ACTIVITY NUMBER	DETAILS	
		hierarchy and Landscaping Statement attached as Appendix 14AG.
		<p>(b) Any subdivision application shall include a Landscape Plan prepared by a Registered NZILA Landscape Architect as part of the resource consent application. A condition may be included on any consent granted to require amendments or the submission of a final landscape plan prior to the Council issuing a s.224(c) certificate for the subdivision. The plan shall:</p> <ul style="list-style-type: none"> (i) show the location of proposed planting (native restoration, native framework, native riparian and wetland, and amenity tree plantings) in general accordance with that shown on the Concept Plan and the Landscape Statement attached as Appendix 14AG; (ii) provide a programme of planting on roads, common lots, lot boundaries and around building platforms to ensure that potential development on private lots does not visually dominate the landscape; (iii) provide details regarding species composition, density of planting, size at time of planting and management; (iv) contain native or exotic tree species (consistent with the Landscape Statement contained within Appendix 14AG(5)) and be otherwise in general accordance with the standards set out in Rule 7.14.2.3 (a)(i), (iii) and (vi) (whether natives or exotic species are used) except that an ornamental pond on Lot 52 and riparian margins on Lots 46 and 48 are not required to be fenced (refer Concept Plan, Appendix 14AG(1) and (2)); (v) where land adjacent to riparian or wetland planting is not grazed, the landowner may define the planting areas with warratahs and three wires rather than stock proof fencing; (vi) exotic species may be used for riparian planting on Lots 46 and 48 where supported by the statement of a registered landscape architect confirming that the planting proposals will not adversely impact on the long term sustainability of native plantings in the area; and (vii) detail ongoing maintenance, monitoring, pest and weed control, and permanent legal protection of the area. <p>(c) If a site included in a subdivision application has the Coatesville-Riverhead Highway as one of its site boundaries, the Landscape Plan shall also identify planting proposals along the Coatesville – Riverhead Highway. The extent of planting along the Highway shall be in general accordance with the planting proposals identified on the Concept Plan which relies on existing and proposed planting. Planting proposals (which may include the retention of existing vegetation) along the Highway shall:</p> <ul style="list-style-type: none"> (i) clearly demonstrate that all built form will be well integrated in views from Coatesville-Riverhead Highway. This may include the use of shrub under planting and/ or evergreen tree species to achieve a filtered view of built form;



ACTIVITY NUMBER	DETAILS
	<p>(ii) be prepared by a Registered NZILA Landscape Architect;</p>
	<p>(iii) contain native or exotic tree species and be otherwise in general accordance with the standards set out in Rule 7.14.2.3 (a) (i), (iii) and (vi) (irrespective of whether native or exotic species are planted);</p> <p>(iv) have a density, composition of planting, and size of plants to be used, determined by the suitably qualified person who prepares the Landscape Planting Plan;</p> <p>(v) ensure that planting does not inhibit traffic safety in terms of visibility from access ways; and</p> <p>(vi) be established and maintained to the satisfaction of Council.</p> <p>(d) Any subdivision shall provide for appropriate legal mechanisms (i.e. a consent notice registered against the title) to ensure the planting is maintained and replaced as necessary on an ongoing basis.</p> <p>(e) Site sizes shall generally be in accordance with the Concept Plan attached as Appendices 14AG (3) and (4).</p> <p>(f) Stormwater management of shared access roads shall be via planted, grassed or rock lined swales, rain gardens and other low impact design solutions. Kerb and channel shall only be utilised where low impact design solutions are not suitable to meet Council engineering requirements.</p> <p>(g) The following additional information is required to be submitted to and approved by the Council prior to granting any application for subdivision of land within the area affected by Restricted Activity 350:</p> <p>(i) An assessment of the proposed subdivision scheme, including proposed landscaping and proposed earthworks design, from a Registered NZILA Landscape Architect, which assesses:</p> <ol style="list-style-type: none"> a. the suitability of the proposed earthworks, planting, designated building platform/s and associated infrastructure in achieving the intent of the development controls and assessment criteria for Restricted Activity 350; b. the potential adverse effects of earthworks and / or infrastructure proposed as part of the subdivision, on patterning of the gully landforms through the parent site; and c. the contribution that existing exotic vegetation (other than <i>Pinus sp.</i>, <i>Macrocarpa sp.</i> and <i>Salix sp.</i>, and any species identified in the Auckland Regional Pest Management Strategy) in excess of 6 metres height makes in terms of the visual and rural character of the local area. <p>(ii) The Landscape Plan required under Rule (b) above, shall identify exotic vegetation (other than <i>Pinus sp.</i>, <i>Macrocarpa sp.</i> and <i>Salix sp.</i>, and any species identified in the Auckland Regional Pest Management Strategy) in</p>



ACTIVITY NUMBER	DETAILS
	<p>excess of 6 metres height to be removed and appropriate mitigation planting consistent with the character of existing plantings in the Coatesville valley.</p> <p>(iii) The Landscape Plan required by Rule (b) above shall clearly identify those areas of vegetation (existing, and proposed native restoration, native framework, native riparian and wetland, and amenity tree plantings) which will be subject to a consent notice at the time of subdivision.</p> <p>(h) Further subdivision and residential development of Lots 66, 70, and 71 shall be prevented by way of a restrictive covenant or consent notice to be registered against the title of the land.</p> <p>Please also note the provisions of Rule 14.8.1.2 in that provisions of other rules also apply to development within these sites.</p> <p>Explanation and Reasons <i>It is important to note that direction regarding development of this land has been provided by the Environment Court as part of Coatesville Countryside Residence Living Group v RDC (Interim Decision A077/2009).</i></p> <p><i>The Concept Plan has been developed in accordance with the requirements of the Environment Court to ensure an integrated approach to land development is followed and that rural character and amenity is maintained and enhanced within the Restricted Activity 350 area. The Concept Plan also shows the location and sizes of Lots in order to ensure the preservation and enable the utilization of high quality soils (predominately Class II) within the area. Lots 66, 70 and 71 have been deliberately sized to enable a range of rural production activities.</i></p> <p><i>Integrated and coordinated development of the subject land for countryside living purposes in the manner set out in the Concept Plan is considered appropriate.</i></p> <p><i>The combined mitigation proposed within the Concept Plan adequately offsets adverse effects created by its development for countryside living purpose.</i></p> <p><i>Development in accordance with the Concept Plan provides the required significant environmental benefits in terms of protection of high quality soils, riparian planting, wetland planting, creation of a native framework, restoration planting and protection of existing areas of vegetation, required by the Court.</i></p> <p><i>The Concept Plan, along with general District Plan rules such as those in Chapter 23 and the above development controls, aim to provide greater certainty in terms of the ultimate environment and the overall character, intensity and scale of effects.</i></p> <p>In addition to Rules 7.14.1.1 (b)(i)-(iii), subdivision shall be a Restricted Discretionary Activity where it complies with the matters outlined in Rule 7.14.1.1 and the additional development controls for subdivision listed above.</p> <p>Additional Matters for Discretion and Assessment Criteria – Subdivision.</p> <p>The following additional matters for discretion and assessment criteria shall be considered when assessing any restricted discretionary activity subdivision in addition to Rule 7.15.1, 7.15.2 and 7.15.9:</p>



ACTIVITY NUMBER	DETAILS	
	<p>Non complying Activity-Subdivision</p>	<p>(e) Whether the roading hierarchy proposed reflects that contained within Appendix 14AG.</p> <p>(f) Where roads, private roads and rights of way are to be finished in concrete or a similar material, whether colour tints will be utilised to minimise adverse visual effects.</p> <p>(g) Whether the site layout has taken into account natural hazards such as flooding and erosion, and expert information has been provided to support the layout proposed.</p> <p>(h) Whether geotechnical constraints of the sites have been adequately taken into account.</p> <p>(i) Whether the planting, maintenance and monitoring is appropriate for the purpose/s identified in the Landscape Plan and/or as described in Appendix 14AG(5) in terms of plant species, size at planting, density, methods and frequency of maintenance and monitoring.</p> <p>(j) Whether vegetation areas (existing or proposed) are to be fenced to exclude stock, and appropriate pest and weed control within these areas is proposed.</p> <p>(k) Whether legal mechanisms are proposed, including but not limited to:</p> <ul style="list-style-type: none"> (i) easements over watercourses for access, taking into account floodplains and geotechnical constraints for building; (ii) protection and maintenance in perpetuity of riparian, wetland, native restoration and framework, amenity and screen plantings; (iii) fixing of building platforms and access points onto existing roads; and (iv) retain appropriate site sizes to enable the utilization of a range of rural production activities and the preservation of high quality soils following subdivision. <p>Subdivision not in general accordance with the Lot Layout and Concept Plans in Appendix 14AG, or not meeting the additional subdivision development controls above, shall be assessed as a Non-Complying Activity.</p> <p>Explanation and Reasons <i>In addition to the comments made above, the subject land area contains a number of features, (particularly its high quality soils) and is located in such an environment that development for countryside living purposes is appropriate only if it is undertaken in a holistic and integrated manner in accordance with the Concept Plan. To this end, landscape, traffic, soil and engineering assessments have been undertaken. These are reflected in the additional rules and assessment criteria for subdivision of these sites, along with documents in Appendix 14AG. Failure to meet the requirements of these Plan provisions, particularly on a cumulative basis, will allow adhoc development, which will undermine the environment that is sought in this location, and the positive environmental outcomes As anticipated by Restricted Activity 350.</i></p>



ACTIVITY NUMBER	DETAILS	
351	MAP REFERENCE LOCATION AND LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	15 1318 Leigh Road, Matakana, being Lot 1 DP 54408; 1326 Leigh Road, Matakana, being Pt Allotment 15 PSH of Matakana, 1334 Leigh Road, Matakana, being Allot 143 PSH of Matakana, 1327 Leigh Road being Pt Allotment 15 PSH of Matakana and Allot 142 PSH of Matakana
	Activities/Buildings	Activities/Buildings <ol style="list-style-type: none"> i. No buildings shall be located within 10 metres of Leigh Road. This rule takes precedence over any conflicting rule contained within Chapter 8. ii. Sites with frontage to Leigh Road shall provide a 5 metre wide landscaping strip along the front boundary capable of reaching a minimum height of 3 metres except for that area required for vehicle and pedestrian access. iii. Integrated Residential Developments shall be a Prohibited Activity.
	Subdivision	Subdivision <ol style="list-style-type: none"> i. Sites shall have a minimum area of 1000m² capable of containing a square for building purposes measuring 15 metres x 15 metres. ii. The side and rear yards of sites created that adjoin land zoned General Rural shall be planted to provide a visual screen. The planting buffer shall be a minimum width of 3 metres and shall be comprised of evergreen trees capable of reaching a height of at least 6 metres spaced at no more than 7 metres apart. Evergreen shrubs or other evergreen vegetation capable of reaching a minimum height of 2 metres shall be planted between the larger trees at spacing capable of achieving a dense visual screen. <p>This planting shall be undertaken before the issue of Section 224(c).</p>
352	MAP REFERENCE LOCATION AND LEGAL DESCRIPTION RESTRICTIONS ON THE ACTIVITY/SITE	2, 42 Lot 1 DP 453130 (ID 581090), Lot 2 DP 453130 (ID 581091), Lots 3-5 DP 453130 (ID 581092) Replanting with other than in eco-sourced native coastal species of the area seaward of the Outstanding Natural Landscape line identified on the plan in 'Appendix 14AL: Scheduled Activity 213 and Restricted Activity 352' shall be a non-complying activity.
	Explanation and Reasons	The intention of this rule is to ensure that following felling of the existing pine trees appropriate native coastal species are replanted to enable better long term management and enhance the amenity of the coastline.

