



14

SCHEDULED ACTIVITIES

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App 14AL Te Arai Reserve Plan

App 14AM Scott Road

App 14AN Matakana Country Park Development Plan

App 14AO Dawson Road Concept Plan







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.



Policy
14.4.3
Effects within site

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.

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.

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.

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.

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.

14.6.1.3

Development Controls and Performance Standards

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).

Where the activity is 'Restricted' the provisions set out in the Scheduled Activity Table shall apply.

14.6.2

Other Regulatory Methods

14.6.2.1

Bylaws

The Council will continue to use and apply bylaws where appropriate, in respect of inappropriate activities.

14.6.3

Other Methods

14.6.3.1

Information and Education

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.

14.6.3.2

Provision of Works and Services and Land Acquisition

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.

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>8</p> <p>Pakiri River Road. Pt Allot 42 Parish of Pakiri (DP 62077).</p>



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</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>
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;



ACTIVITY NUMBER	DETAILS	
		(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> <p>(j) Building siting, design and external appearance.</p> <p>(k) Landscape and landform modification.</p> <p>(l) Access.</p> <p>(m) Remedial/mitigation landscaping.</p> <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>
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>



ACTIVITY NUMBER	DETAILS	
107	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</p>	<p>15, 51.</p> <p>Morris and James Pottery, Tongue Farm Road, Matakana. Lot 1 DP 158589.</p> <p>Permitted Activities</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> <p><u>Conditions</u></p> <p>(a)The activities shall be carried out in a manner that minimises effects on adjoining properties with respect to dust and without pollution of the Matakana River.</p> <p>Note: Harvesting clay is undertaken once annually. The length of this process is dependent on the weather and dust is generated as a result of the harvesting process. The relevant provisions of Chapter 16 – General Rules shall also apply. [Amendment 163]</p> <p>(b)The proposed tree planting shown on the plan at Appendix 14A shall be completed before the adjoining land is developed.</p> <p><u>Discretionary Activities</u></p> <p>(a)Construction of buildings, other than as shown on the plan at Appendix 14A, for the processing of clay and the manufacture of pots and indoor and outdoor architectural accessories from clay and fibrous cement.</p>



ACTIVITY NUMBER	DETAILS	
		(b) Temporary Activities not provided for as a Permitted Activity in <i>Chapter 16 – General Rules</i> .
	CONDITIONS & ASSESSMENT CRITERIA	(c) Hosting events not provided for as a permitted activity. [Amendment 163] <u>Assessment Criteria</u> 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.
108	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY ACTIVITY ACTIVITY	10, 17. Northern end of South Head. Pt Sec 63 BLK X Okaka Survey District SO 39853, Pt Allot 63 Psh of Waioneke SO 39853, Lot 1 DP 138525. <u>Tree & Bush Removal Permitted Activity</u> (a) The cutting, damaging or destroying of any individual native tree or number of trees constituting native bush, which is: (i) Less than or equal to 3 metres in height, and less than or equal to 100m ² in area, provided that this is the maximum area cut, damaged or destroyed after 28 November 2000. <u>Restricted Discretionary Activity</u> The cutting, damaging or destroying of any individual native tree or number of trees constituting native bush, which is: (a) Greater than 3 metres in height; and (b) Less than or equal to 500m ² in area provided that this is the maximum total area cut, damaged or destroyed on the site after 28 November 2000. <u>Discretionary Activity</u> The cutting, damaging or destroying of any individual native tree or number of trees constituting native bush, which is: (a) greater than 500m ² in area; or not otherwise a Permitted Activity or Restricted Discretionary Activity.



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<p><u>Earthworks</u></p> <p><u>Permitted Activity</u></p> <p>(a) The excavation or deposition of soil, spoil or earth for the following activities, are Permitted Activities:</p>
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(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).</p> <p>(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>.</p> <p>(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.</p> <p>(iv) The formation of silage pits provided that associated excavation or deposition does not occur within 10m of a wetland or watercourse.</p> <p>(b) For any other activity, the excavation or deposition of soil, spoil or earth less than or equal to 50m³ is permitted.</p> <p><u>Restricted Discretionary Activity</u></p> <p>(a) The excavation or deposition of soil, spoil or earth greater than 50m³ but less than or equal to 200m³.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) Scale, location and visibility of vegetation removal and earthworks.</p> <p>(b) Scale of riparian vegetation removal and wetland modification.</p> <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>



ACTIVITY NUMBER	DETAILS	
		(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>(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 & ASSESSMENT CRITERIA</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> <p>The activity shall comply with Rule 8.10, <i>Chapter 8- Residential</i>, and Rule</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<p>21.10, <i>Chapter 21 – Transportation and Access.</i></p> <p><u>Restricted Discretionary Activity</u></p>
	CONDITIONS & ASSESSMENT CRITERIA	<p>Construction of buildings for the purposes described above.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) Building form.</p> <p>(b) The relationship between outdoor space and buildings.</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the following criteria:</p> <p>(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.</p> <p>(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.</p>
110	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	<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> <p>(a) Sales of builders' supplies, building and construction materials, tools and equipment.</p> <p>(b) Security Fencing.</p>



ACTIVITY NUMBER	DETAILS													
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Conditions</u></p> <p>(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.</p> <p>(b) No materials shall be stored within 3 m of the front boundary.</p> <p>(c) Controls</p> <table border="0" data-bbox="635 651 1203 797"> <tr> <td>(i) front yard</td> <td>7.5m</td> <td></td> </tr> <tr> <td>(ii) rear yard</td> <td>6m</td> <td></td> </tr> <tr> <td>(iii)</td> <td>site coverage</td> <td>60%</td> </tr> <tr> <td>(iv)</td> <td>maximum height</td> <td>9m</td> </tr> </table>	(i) front yard	7.5m		(ii) rear yard	6m		(iii)	site coverage	60%	(iv)	maximum height	9m
(i) front yard	7.5m													
(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	<p>59</p> <p>Motorcamp, Sandspit Road, Sandspit. Pt Allot 23, Parish of Mahurangi.</p> <p><u>Permitted Activity</u></p> <p>Sandspit Motor Camp as existing on 28 September 1989.</p> <p><u>Discretionary Activity</u></p> <p>Motor camp extensions and additions not provided for as a Permitted Activity.</p> <p><u>Assessment Criteria</u></p> <p>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.</p>												
112	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS &	<p>50</p> <p>Baddeleys Beach Road, Baddeleys Beach. Part Lot 74 DP 46354 and Allot 146 Parish of Matakana SO 46162.</p> <p><u>Permitted Activity</u></p> <p>Sites for up to 4 household units.</p> <p><u>Conditions</u></p>												



ACTIVITY NUMBER	DETAILS	
	ASSESSMENT CRITERIA	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 DESCRIPTION	63 Beach Settlement, Scandrett Road, Martins Bay. Part Allot 8, Parish of Mahurangi SO 891C and Part Allotment 8A Parish of Mahurangi.
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p><u>Permitted Activity</u></p> <ol style="list-style-type: none"> 1. Up to 58 dwellings (including existing dwellings). 2. Replacement of existing dwellings to the same footprint and height 3. Additions and alterations to existing dwellings necessary to comply with Building Act 1991 Requirements 4. Existing vehicular access arrangements for up to 58 dwellings. <p><u>Conditions</u></p> <p>The following standards shall apply to all permitted and restricted discretionary activities.</p> <ol style="list-style-type: none"> (a) Maximum Height: <ul style="list-style-type: none"> - height of two storeys or 8 metres from average ground level which ever is the lower. (b) Maximum building footprint: <ul style="list-style-type: none"> - 168m² for single storey - 140m² for two storey (c) Decking up to 25m² beyond footprint. A bigger deck will be allowed where the footprint of the dwelling is less than the permitted area. (d) External cladding of dwellings shall be comprised of non-reflective materials. (e) Height in relation to boundary applies along the site boundary – where 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 the southern boundary. (f) A minimum of 5000m² open space shall be maintained abutting the esplanade reserve as shown on Appendix 14C.



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p>	<p>(g) No building shall be erected within 6 metres of the proposed esplanade reserve as shown on Appendix 14C.</p> <p>(h) Connection to Martins Bay 1999 Ltd private sewerage reticulation and water supply.</p> <p><u>Restricted Discretionary Activity</u></p> <p>In accordance with sections 77(3) and 104(C) of the Act the Council will restrict its discretion to the matters listed against each specified activity when considering resource consents applications for Restricted Discretionary Activities.</p>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>1. Erection of a dwelling within the Low or Medium Density Residential Areas up to a maximum of 58 Dwellings in total.</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>



ACTIVITY NUMBER	DETAILS	
		<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>NOTIFICATION</p> <p>EXPLANATION</p>	<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 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> <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>



ACTIVITY NUMBER	DETAILS	
114	NOT ALLOCATED	
115	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	72 445 Hibiscus Coast Highway. Part Lot 47 DP 12795. <u>Permitted Activity</u> The erection of two household units.
116	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	75 Rodney District Council Building, Centreway Road, Orewa. Lot 1 DP 147350. <u>Permitted Activity</u> Administrative, professional and commercial offices and services on the site of the Council offices.
117	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	75, 78. Camping Ground, State Highway 1, Orewa. Part Allot 319, Allot 345 and 346. <u>Permitted Activity</u> Camping ground.
118	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	78, 79 Camping Ground, 23 Marie Avenue Red Beach Lot 3 DP 70403. <u>Permitted Activity</u> Camping ground.



ACTIVITY NUMBER	DETAILS	
	CONDITIONS & ASSESSMENT CRITERIA	<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	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	<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>
120	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p>86</p> <p>131-135 Vipond Road, Whangaparaoa. Lots 16,17 and 18 DP 36391.</p> <p><u>Controlled Activity</u></p> <p>Professional, administrative and commercial offices and tradesmen's depots/offices.</p> <p><u>Conditions</u></p> <p>(a) That there are no extensions, or additions to or replacement of the existing buildings, except as provided for by the zone.</p> <p>(a) 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.</p> <p>(c) There shall be no sale of goods from the site.</p> <p>(d) There shall be no flags, bunting or similar sales devices displayed on the buildings.</p> <p>(e) The activity shall comply with the noise standards in Rule 16.9.2 in <i>Chapter 16 – General Rules</i>.</p> <p>(f) A maximum of 17 persons shall operate from the site (ie. excluding the dance school).</p>



ACTIVITY NUMBER	DETAILS	
		<p>(g) Parking for vehicles shall be as specified in the Chapter 21 – Transportation and Access.</p> <p>(h) Landscape planting shall be implemented prior to the commencement of any activity.</p> <p>(i) That the activities provided for cease to operate from the site by 1 January 2005.</p> <p><u>Matters for Control</u></p> <p>The Council will limit its control to the following matters:</p> <p>(a) Landscaping.</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 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.</p>
121	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>87, 88.</p> <p>Hibiscus Coast Leisure Centre, Brightside Road, Stanmore Bay. Lot 8 DP 64710.</p> <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	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<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>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(a) Single household unit per site.</p> <p>(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.</p> <p>(c) Multiple household units up to 2 units per site, not exceeding 1 unit per 1,000m² net site area.</p> <p><u>Conditions</u></p> <p>(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.</p> <p>(b) All site development shall be carried out in a manner that:</p> <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. <p>(c) The development controls specified in Rule 8.10 in <i>Chapter 8 – Residential</i> shall apply.</p> <p>(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 provide stable building areas, access or servicing.</p> <p>(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 2000m².</p>
123	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>84</p> <p>Hibiscus Coast Highway, Silverdale.</p> <p>Lots 1 and 2 DP 89964 Lots 3–7 DP 44392 and Lot 1 DP 185606.</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<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>
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<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> <ul style="list-style-type: none"> (a) Building design, distribution of uses in outdoor areas and advertising. (b) Landscaping. (c) Access. <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> <ul style="list-style-type: none"> (i) Whether the appearance of high urban quality consistent with the prominence of the site in public views from the Hibiscus Coast Highway is created. (ii) Whether the development conveys the visual impression of being a single integrated entity. (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.



ACTIVITY NUMBER	DETAILS	
		<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>
<p>124</p>	<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	
	<p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>Arkles Bay, Whangaparaoa. See Appendix 14F.</p> <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	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>26</p> <p>State Highway 1, Dairy Flat. Lot 1 DP 133219.</p>
	<p>ACTIVITY</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Permitted Activity</u></p> <p>Use of North Harbour Trotting and Country Club for outdoor recreation.</p> <p><u>Controlled Activity</u></p> <p>Buildings no greater than 25m² gross floor area, ancillary to outdoor recreation.</p> <p><u>Matters for Control</u></p> <p>The Council will limit its control to the following matters:</p> <p>(a) Building location.</p> <p>(b) Design and external appearance.</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 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.</p> <p>(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.</p>



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(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.</p> <p>(d) Whether the materials and colours used blend a building with the natural environment.</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>
		<p>(a) Amenity values.</p> <p>(b) Water quality.</p> <p>(c) Trees or bush.</p> <p>(d) Landscape.</p> <p>(e) Natural features.</p> <p>(f) Cultural Heritage.</p> <p>(g) Rooding.</p> <p>(h) Infrastructure/Utilities.</p> <p>(i) Character and scale.</p> <p>(j) Landform.</p> <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>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>



ACTIVITY NUMBER	DETAILS	
		<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.
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<ul style="list-style-type: none"> • Wholesale (no retail) reselling of scoria, rock metal and topsoil. • Salvaging and recycling of topsoil and other related materials. • Ancillary activities and accessory buildings. <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><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>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>



ACTIVITY NUMBER	DETAILS	
	<p>GENERAL RULES</p> <p>PERMITTED ACTIVITY</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>CONDITIONS</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 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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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
		<p>5 metre wide landscape strip. This can be calculated as: $((a+b)/2)+1$ 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> <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> <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>



ACTIVITY NUMBER	DETAILS
	<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,</i></p>
	<p><i>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),</i></p>



ACTIVITY NUMBER	DETAILS	
	<p>RESTRICTED DISCRETIONARY ACTIVITY</p>	<p><i>being Scheduled Activity area 129.</i></p> <p><u>Restricted Discretionary Activities</u></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%; AND • 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>MATTERS FOR DISCRETION & ASSESSMENT CRITERIA</p>	<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> <p>(a) Landscaping and design of buildings</p> <p>(b) Traffic safety and efficiency.</p> <p>(c) Wastewater and stormwater collection, treatment and disposal methods and capacities.</p> <p>(d) Relevant matters included under Rule 9.12 of the Business Chapter (Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria).</p>



ACTIVITY NUMBER	DETAILS
	<p>(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> <p><u>Assessment Criteria</u></p> <p>When considering an application, the Council will have regard to the following criteria:</p> <p>(a) Whether</p> <p>(i) Landscaping is proposed in accordance with that required by Permitted Activity Condition f (i) & (ii); or</p> <p>(ii) Alternative landscaping is proposed that will ensure:</p> <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 the locality generally are adequately mitigated. <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>



ACTIVITY NUMBER	DETAILS	
		<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</i></p>
		<p><i>subdivision.</i></p>
	<p>DISCRETIONARY ACTIVITY</p>	<p><i>Proportional shares (proportional to the size and impact from any individual site activities) in land included in Scheduled Activity 324 and associated common facilities fairly and evenly distributes costs and responsibilities amongst title holders for the use and maintenance of these facilities.</i></p> <p><u>Discretionary Activities</u></p> <p>(a) Any permitted activity that fails to comply with one or more of the permitted activity conditions and is not specified elsewhere in the provisions for the Scheduled Activity Area 129.</p> <p>(b) Any activity that also requires resource consent from the ARC for Trade Waste Discharge under Section 5 of the Auckland Regional Council Proposed Air, Land and Water Plan.</p> <p>(c) SHOWROOM & SHOWHOME SITES ancillary to any discretionary activity.</p> <p>(d) Childcare Facilities.</p>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(e) Any SUBDIVISION not complying with Rules: (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> <p><u>Assessment Criteria</u></p> <p>When considering an application, the Council will have regard to the following criteria:</p> <p>(a) Whether existing or proposed wastewater and stormwater infrastructure can adequately remedy or mitigate the effects of the proposed activities.</p> <p>(b) Whether the proposed activity is listed as a high-risk industry in Schedule 3 of the Proposed Auckland Regional Plan: Air, Land and Water.</p> <p>(c) The Conditions for Permitted Activities, and the Assessment Criteria for Restricted Discretionary Activities in this Table.</p> <p>(d) Whether any childcare facility is of a complementary scale appropriate to servicing the needs of people primarily engaged in activities within the industrial area.</p>
	<p>NON-COMPLYING ACTIVITY</p> <p>PROHIBITED ACTIVITY</p>	<p>(e) The Assessment Criteria in Chapter 21 – Transportation and Access – Rule 21.13.</p> <p>(f) In relation to subdivision or buildings, the Assessment Criteria relevant to Restricted Discretionary Activity (b) above, and the Assessment Criteria in Chapter 9 – Business – Rule 9.13.</p> <p><u>Non Complying Activity</u></p> <p>The following shall be a Non-Complying Activity:</p> <p>a) Any activity that would cause the total impervious area on the site of Scheduled Activity Area 129 to exceed 81%</p> <p><u>Prohibited Activities</u></p> <p>The following shall be Prohibited Activities:</p> <p>(a) The ERECTION, addition to, or alteration of BUILDINGS and</p>



ACTIVITY NUMBER	DETAILS	
		<p>ACCESSORY BUILDINGS where:</p> <p>i) the total g.f.a on the site (being Lot 2 DP 329465, or any future sites subdivided in combination) exceeds 11,500m² AND</p> <p>ii) the maximum site coverage on any one site exceeds 55%.</p> <p>(b) The ERECTION, addition to, or alteration of BUILDINGS and ACCESSORY BUILDINGS where:</p> <p>(i) the maximum site coverage on any one site exceeds 55%.</p> <p>(c) DAIRIES</p> <p>(d) COMMERCIAL SERVICES</p> <p>(e) DRIVE-THROUGH FACILITIES</p> <p>(f) EDUCATION FACILITIES (Excluding childcare facilities)</p> <p>(g) ENTERTAINMENT FACILITIES</p> <p>(h) FUNERAL PARLOURS</p> <p>(i) GARDEN CENTRES</p> <p>(j) HEALTH & WELFARE SERVICES</p> <p>(k) INDUSTRY involving discharges to air categories listed in Appendix 9B (Part B) except vehicle wreckers.</p> <p>(l) OFFICES which are not ancillary to a Permitted, Restricted Discretionary, or Discretionary Activity.</p>
		<p>(m) PLACE OF ASSEMBLY (Excluding childcare facilities)</p> <p>(n) SHOPS for the sale of Builders', Tradesman's, Engineers', Farmers' and Handyman's Supplies or Motor Vehicle and Machinery Parts and Tools (<u>Except</u> for the display and sales of heavy machinery and parts as included in Permitted Activity (g) above).</p> <p>(o) VISITOR ACCOMMODATION</p> <p>(p) VEHICLE SALES & HIRE PREMISES (excluding those allowed as a Permitted Activity in this Table).</p> <p>(q) WORKROOMS (including kitchens) incidental to a shop of which it forms a part and serves that shop only.</p> <p>(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.</p>



ACTIVITY NUMBER	DETAILS	
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</p>



ACTIVITY NUMBER	DETAILS	
		<p>building(s).</p> <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:</p> <p>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:</p>
		<p>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:</p> <p>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:</p> <p>3-038, 3-039, 4-051, 5-061, 9-098, 9-101.</p>



ACTIVITY NUMBER	DETAILS	
131	<p>MAP REFERENCE</p> <p>LOCATION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</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> <p><u>Restricted Discretionary Activity</u></p> <p>Subdivision of sites for the protection of native bush and Significant Natural Areas (SNA's).</p> <p><u>Conditions</u></p> <p>(a) The following additional rule shall apply to subdivision under Rule 7.14.3.2, Subdivision of Sites for the Protection of Native Bush and Significant Natural Areas from <i>Chapter 7 – Rural</i>, as if it were Rule 7.14.3.2.1(c), of the same chapter.</p> <p>Additional rural residential sites shall be permitted according to the following formula:</p> <p>Number of additional sites = a x b</p> <p>Where a = area (hectares) of significant native bush or other natural features divided by 20 and rounded down to the nearest whole number</p> <p>Where b = (as determined by the guidelines for assessment of bush quality in Appendix 7B):</p> <p>0 for a Scale 1 Forest Quality Score of 23 or lower 1 for a Scale 1 Forest Quality Score of 24 2 for a Scale 1 Forest Quality Score of 25 3 for a Scale 1 Forest Quality Score of 26 4 for a Scale 1 Forest Quality Score of 27 5 for a Scale 1 Forest Quality Score of 28</p> <p>Provided that the total number of additional rural residential sites permitted</p>



ACTIVITY NUMBER	DETAILS	
		<p>under this scheduled activity shall not exceed one for every 6 hectares of significant native bush or other natural feature.</p> <p>(b) All additional rural residential sites permitted under this scheduled activity shall be transferred from the site (as described in the Site Description) as Transferable Title Rights (TTRs) under Rules 7.14.12.2 and 7.14.12.3 of the Countryside Living Town Zone in <i>Chapter 7 - Rural</i>.</p> <p>(c) For the avoidance of doubt, any application to transfer the Transferable Title Rights (TTRs) permitted under this schedules activity which does not comply with paragraph (b) above will be assessed as a Non-complying Activity.</p>
132	NOT ALLOCATED	[Amendment 134]
133	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>112</p> <p>377 Main Road, State Highway 16, Huapai. Lot 1 DP 72135.</p> <p><u>Permitted Activities</u></p> <p>(a) Use of fully enclosed buildings on the site for -</p>
	CONDITIONS &	<p>(i) Manufacturing and processing, storage and warehousing, (but excluding those activities listed in Appendices 9A or 9B, or hazardous substances in excess of the quantities allowed as a permitted activity in the Mixed Business Zone set out in <i>Chapter 20- Hazardous Substances and Contaminated Sites</i>).</p> <p>(ii) Sales and servicing of farm machinery, including wheeled tractors and commercial mowers, but excluding non-farm commercial vehicles;</p> <p>(iii) Wholesaling and retailing of builders', tradesmen's, engineers', farmers' and handymen's supplies, including farm machinery parts and accessories, and garden supplies, plants and accessories, but excluding unpackaged bulk materials such as sand, builders' mix, scoria or bark.</p> <p>(b) Use of semi-enclosed buildings and outdoor space for the display of any of the items listed in (a) above that are offered for sale from the site, and for ancillary carparking and landscaping.</p> <p><u>Development Controls and Performance Standards</u></p>



ACTIVITY NUMBER	DETAILS	
	<p>ASSESSMENT CRITERIA</p>	<p>(Permitted and Controlled Activities)</p> <p>(a) The operation of any activity on the site shall comply with the following Rules:</p> <p>(i) Rules 9.10.1, 9.10.3 and 9.10.6 in <i>Chapter 9 - Business</i> or any variations as obtained by a Restricted Discretionary Activity resource consent under Rule 9.12 of the same chapter.</p> <p>(ii) Rules 16.6, Odour; 16.7, Dust; 16.9, Noise; <i>Chapter 16 - General Rules</i>.</p> <p>(iii) Rules in <i>Chapter 20 - Hazardous Substances and Contaminated Sites</i>.</p> <p>(iv) Rules in <i>Chapter 21 - Transportation and Access</i> relating to Access, Parking and Loading.</p> <p>(b) Non-compliance with the above rules shall be determined by the rules in the respective chapters.</p> <p>(c) No building shall be sited within 24 metres of the eastern boundary of the site.</p>
	<p>ACTIVITY</p>	<p><u>Controlled Activities</u></p> <p>(a) Buildings for Permitted and Controlled Activities.</p> <p>(b) Landscaping, ancillary carparking and outdoor display areas. (The displays themselves are not subject to control.)</p> <p>(c) Restaurants, not including restaurants with a drive-through facility or take aways.</p>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>(d) Commercial Services.</p> <p>(e) Offices.</p> <p>(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>



ACTIVITY NUMBER	DETAILS	
		<p>(a) Design and External Appearance.</p> <p>(b) Landscaping.</p> <p>(c) Access and Carparking.</p> <p>(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.</p> <p>(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.</p> <p>(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	MAP REFERENCE	112, 113.
	<p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</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> <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)</p>



ACTIVITY NUMBER	DETAILS	
		<p>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>ACTIVITY</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>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</p>	<p>New buildings for a Permitted Activity not allowed as a Permitted Activity.</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 of neighbouring properties. (b) Cumulative effects. (c) Hours of operation. (d) Traffic. <p><u>Assessment Criteria</u></p> <p>The Council will have regard to the following assessment criteria:</p> <ul style="list-style-type: none"> (a) Whether the activity will have an adverse affect upon the amenity values of neighbouring properties , for example, the noise, glare, traffic, parking and visual effects on neighbouring properties; and the extent to which the development or activity is to be located and landscaped to minimise any adverse effects. (b) The cumulative effect of locating new buildings and activities on a site on which the existing activities currently generate, should be considered. (c) Whether the activity will operate outside of daylight hours and whether there are or will be, any mitigation measures in place to minimise any adverse effects on neighbouring properties. (d) Whether the activity will result in an adverse effect upon or a reduction in road safety, or efficiency, or generate a number and type of vehicles which cannot be accommodated within the site. <p><u>Discretionary Activity</u></p> <p>Use of the Kumeu Showgrounds for any recreational, entertainment, promotional, display, training, community or educational activity not allowed as a Permitted Activity.</p>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Assessment Criteria</u></p> <p>The Council will have regard to Assessment Criteria 7.13.1 <i>Chapter 7- Rural</i>, the above Restricted Discretionary Assessment Criteria and the relevant matters set out in section 104 of the Act.</p>
136	<p>MAP REFERENCE</p>	114



ACTIVITY NUMBER	DETAILS	
	LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	16 and 18 Duke Street, Riverhead. Lot 3 and 4 DP 154985. <u>Permitted Activity</u> House remover's depot, including the storage and repair of buildings and the maintenance of vehicles operated from the depot. <u>Conditions</u> Operations shall comply with the maximum noise levels specified in Rule 16.9.2 in <i>Chapter 16 – General Rules</i> .
137	NOT ALLOCATED	
138	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	98 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) <u>Permitted Activity</u> Trucking and general cartage business, truckwash facility, office, repair and maintenance workshop, storage areas and any additions, alterations or redevelopment of the existing buildings. <u>Conditions</u> (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



ACTIVITY NUMBER	DETAILS	
	the scheduled activity site was a Mixed Business Zone.	
139	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	26 Lot 2 DP 340945, Lots 2 and 3 DP 366297 and Section 1 SO 69059
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p><u>Discretionary Activity</u></p> <ul style="list-style-type: none"> • Cleanfill operations and associated buildings, works and use of 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 <p>On those parts of the above legal description depicted as 'Cleanfill Footprint' with access to East Coast Road, as shown on the Plan in Appendix 14U. Provided there are no more than 100 truck loads of material per week day and 50 truck loads per Saturday.</p> <p>The requirements of the Act relating to Discretionary Activities and the Assessment Criteria at Rule 7.11.1.2 and 7.13.1 and 7.13.5 in Chapter 7 – Rura,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>
140	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	37 State Highway 1, Wellsford. Sec 126 SO 39617 Blk Otamatea. <u>Restricted Discretionary Activity</u> Fire Station and any additions, alterations or redevelopment of the existing
	CONDITIONS & ASSESSMENT CRITERIA	Fire Station <u>Matters for Discretion</u> The Council will restrict its discretion to the following matters: (a) Traffic and pedestrian movement (b) Transport Network (c) Screening adjacent to Residential and/or Rural zones



ACTIVITY NUMBER	DETAILS	
		<p>(d) Noise adjacent to Residential and/or Rural zones</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 entry and exit points to the site and parking areas will have an adverse effect on pedestrian safety and the safety of the transport network.</p> <p>(b) Whether there is sufficient space for on-site manoeuvring of vehicles, and staff parking.</p> <p>(c) Whether the site is located where rapid vehicle movements will adversely affect the safe and efficient operation of the transport network.</p> <p>(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.</p> <p>(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.</p>
141	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>37</p> <p>State Highway 1, Wellsford. Sec 160 Blk XVI Otamatea 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 9.13.1 in <i>Chapter 9 – Business</i> and the relevant matters set out in section 104 of the Act.</p>
142	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p>	<p>44</p> <p>Seatoun Avenue, Hauraki Road, Leigh. Allot 118 Village of Leigh SO 49081.</p> <p><u>Restricted Discretionary Activity</u></p>



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>Fire Station and any additions, alterations or redevelopment of the existing Fire Station.</p> <p><u>Matters for Discretion</u></p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) Traffic and pedestrian movement</p> <p>(b) Transport network</p> <p>(c) Screening adjacent to Residential and/or Rural zones</p> <p>(d) Noise adjacent to Residential and/or Rural zones</p> <p><u>Assessment Criteria</u></p> <p>When assessing an application the Council will have regard to the Assessment Criteria in Schedule Activity 140.</p>
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>



ACTIVITY NUMBER	DETAILS	
	CRITERIA	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.
145	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	61 Mahurangi East Road, Snells Beach Part Lot 3 DP 114828 <u>Restricted Discretionary Activity</u> Development of the site for the purposes of a Fire Station. <u>Matters for Discretion</u> The Council will restrict its discretion to the following matters: (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 <u>Assessment Criteria</u> When assessing an application the Council will have regard to the Assessment Criteria in Scheduled Activity 140.
146	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	78 State Highway 1. Pt Lot 1 DP 54453 SO 46254 Pt Lot 2 DP 66542 SO 5047791. <u>Discretionary Activity</u> Fire Station and any additions, alterations or redevelopment of the existing Fire Station. <u>Assessment Criteria</u> 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.



ACTIVITY NUMBER	DETAILS	
147	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>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>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>89</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</p> <p>ACTIVITY</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>CONDITIONS & ASSESSMENT CRITERIA</p>	<p><u>Assessment Criteria</u></p>



ACTIVITY NUMBER	DETAILS	
	CRITERIA	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.
150	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	105 Rata Street, Helensville. Section 48 Blk XIV Kaipara SD. <u>Discretionary Activity</u> Ambulance Station and any additions, alterations or redevelopment of the existing Ambulance Station. <u>Assessment Criteria</u> 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.
151	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	112 State Highway 16, Huapai. Lot 5 DP 3660 SO 55648. <u>Discretionary Activity</u> Fire Station and any additions, alterations or redevelopment of the existing Fire Station. <u>Assessment Criteria</u> 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.
152	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	1, 10, 11, 14, 17, 18, 21, 23, 24, 25, 26, 29, 30, 31, 68, 109, 110. Woodhill, Riverhead, Mahurangi, Ararimu and Topuni Forests, excluding any areas identified as Significant Natural Areas (SNA's) and any area within a Shoreline Yard. <u>Permitted Activity</u> 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 &	conditions: <u>Conditions</u>



ACTIVITY NUMBER	DETAILS	
	ASSESSMENT CRITERIA	<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	Map Reference Location and Legal Description Definitions General Rules	<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> <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 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>Subdivision</p>
	Activity (1)	



ACTIVITY NUMBER	DETAILS	
		<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>1. 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; Condition 2)); and</p> <p>a. shall have an average width of 16m or more.</p>
		<p>a. shall have an average width of 16m or more.</p>



ACTIVITY NUMBER	DETAILS
	<p>Class 3 – either:</p> <ul style="list-style-type: none"> b. 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 c. Sites in accordance with Class 2 above. <p>2. Road positions, cross sections, hierarchy and intersection layout shall be provided, significantly in accordance with the PGC Master Plan.</p> <p>3. 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>4. 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> <ul style="list-style-type: none"> 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; 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); iii. The incorporation into the planting required by i. and ii. above, of at least 266 native specimen trees across the Master Plan Area; 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; v. The retention or provision of large scale trees to help establish character early in the development;



ACTIVITY NUMBER	DETAILS	
	<p>Matters for Discretion & Assessment Criteria</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> <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>



ACTIVITY NUMBER	DETAILS
	<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. <p><u>Assessment Criteria</u></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



ACTIVITY NUMBER	DETAILS	
		<p>events.</p> <p>d. Whether the development will adversely affect downstream flows, including the duration of downstream flow, for the 2, 10 and 100 years flows.</p> <p>e. Whether the development provides for adequate and safe overland flow paths within the development.</p> <p>f. Whether ponds associated with the development are to be built by the developer and vested in Council.</p> <p>v. Whether landscaped gateway features at locations indicated on the PGC Master Plan are provided.</p> <p>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.</p> <p>vii. Whether the history of the site and the relationship that local iwi have with the site is reflected in the subdivision.</p> <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> <p>a. the integration, where appropriate and beneficial to the stormwater management system, of low impact stormwater devices such as swales and rain gardens;</p> <p>b. the planting, road edge configuration and road markings to delineate car parking bays;</p>



ACTIVITY NUMBER	DETAILS	
		<p>c. the avoidance of mown grass;</p> <p>d. the use of planting to define private boundaries on both sides of the street;</p> <p>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;</p> <p>f. the use of a variety of paving surfaces to differentiate the Green Street from a standard street carriageway;</p> <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 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>Permitted Activity</p>



ACTIVITY NUMBER	DETAILS	
		SINGLE HOUSEHOLD UNIT per SITE.
		<p>Conditions</p> <p>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:</p> <p>2. Minimum Yards</p> <p>a. Minimum Front Yard – 3m, except that:</p> <ul 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. <p>b. Minimum Side Yard – 1.2m.</p> <p>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.</p> <p>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.</p> <p>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:</p> <ul 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



ACTIVITY NUMBER	DETAILS
	<p>ii. fascia, gutters and eaves provided they do not encroach into the yard by more than 0.7m; and</p> <p>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 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> <p>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> <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</p>



ACTIVITY NUMBER	DETAILS	
	Notification Rule	Except as provided for by section 95A(4) of the Resource Management Act, applications for Restricted Discretionary Activities under Activity 1 and Activity 5 will be considered without public notification or limited notification.
	Explanation	<p><i>The majority of the site has an underlying zoning of Residential M (Medium Intensity) Zone (refer Planning Maps 77 and 78). In addition to the zoning, the Peninsula Golf Course (PGC) Master Plan has been approved (refer Appendix 14AK (i), (ii), (iii), (iv), (v) and (vi)) to enable the development of up to 520 residential lots and associated dwellings.</i></p> <p><i>The key elements of the site's development are embodied in the Master Plan, which enables more intensive residential development to be undertaken in parts of the site than would normally be allowed for in the Residential M (Medium Intensity) Zone.</i></p> <p><i>The Master Plan details development areas for three types of residential development:</i></p> <ol style="list-style-type: none"> <i>1. Class 1 - Large Lot - lot sizes of 600m² or more net site area</i> <i>2. Class 2 - Medium Lot - lot sizes of 450m² or more net site area</i> <i>3. Class 3 - Small Lot - lot sizes of less than 450m² net site area</i> <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>



ACTIVITY NUMBER	DETAILS	
		<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 the rules of Chapter 18 – <i>Urban Land Modification</i> apply. 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><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 <i>Chapter 23 – Subdivision and Servicing</i>.</p>



ACTIVITY NUMBER	DETAILS	
155	MAP REFERENCES	6 & 7
	LOCATION & LEGAL DESCRIPTION	State Highway 1 and Spindler Road, Wayby, being legally described as Pt Allots 67, 68 and 70 Parish of Hotoe.
	ACTIVITY	<u>Permitted Activity</u>
	CONDITIONS	<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 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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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 commencement of the activity.</p>



ACTIVITY NUMBER	DETAILS	
156	MAP REFERENCE	77
	LOCATION & LEGAL DESCRIPTION	Kingsway School Jelas Road, Silverdale. Lot 1 DP 334416
	ACTIVITY	<p><u>Permitted Activity</u></p> <p>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.</p>
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Conditions</u></p> <p>Permitted activities are subject to:</p>
		<p>(a) Medium Intensity Residential Zone development controls and performance standards in Rule 8.10</p> <p>(b) The relevant rules of Chapter 21- Transportation and Access</p> <p>(c) No increase in the school roll beyond 1200 pupils</p>
	ACTIVITY	<p><u>Restricted Discretionary Activity</u></p> <p>Educational facilities not in accordance with development controls and performance standards in Rule 8.10</p>
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Conditions</u></p> <p>(a) No increase in the school roll beyond 1200 pupils.</p> <p>Assessment Criteria and Matters for Discretion for Restricted Discretionary Activities:</p> <p>Refer to Rule 8.12.1 in Chapter 8 – Residential</p>
157	MAP REFERENCE	112
	LOCATION & LEGAL DESCRIPTION	Station Road, Huapai Lot 1 DP 197620 and Lot 3 DP 116044
	ACTIVITY	<p><u>Restricted Discretionary Activity</u></p> <p>(a) Winery;</p>



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> (b) Winery retail outlet; (c) Wine tasting area; (d) Tourist facilities and tourist accommodation; (e) Offices associated with the Winery activity;
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<ul style="list-style-type: none"> (f) Restaurant; (g) Parking and manoeuvring areas; (h) Wine warehousing, bottling and distribution. <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> <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 areas on the site; and (d) The location and design of waste treatment 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 the buildings and structures are visually integrated with the vineyard and landscape; (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 Station Road in the vicinity of the site.
158	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>77, 84</p> <p>Stella Maris Catholic School & Catholic Secondary School Leigh Road, Silverdale Parkway</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	Lot 3 DP 411139, Part Lot 1 DP 322954 <u>Discretionary Activity</u> Education Facilities
	CONDITIONS & ASSESSMENT CRITERIA	<u>Conditions</u> The Council will have regard to the Discretionary Activity Assessment Criteria 12.8.19.3.9 Garden Residential Policy Area
159	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	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 <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	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



ACTIVITY NUMBER	DETAILS	
	CONDITIONS & ASSESSMENT CRITERIA	<p><u>Conditions:</u></p> <p>Permitted activities are subject to:</p> <p>The Resource Consent conditions under L21577, L31777, L32362 and L50126</p>
	ACTIVITY CONDITIONS & ASSESSMENT CRITERIA	<p><u>Controlled Activity</u></p> <p>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:</p> <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, cooking and cheese-making classes. <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>



ACTIVITY NUMBER	DETAILS	
		<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>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</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 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>
161	MAP REFERENCE	78



ACTIVITY NUMBER	DETAILS	
	<p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>ACTIVITY</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>
	<p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</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> <p><u>Discretionary Activities</u></p> <ul style="list-style-type: none"> ▪ Homes, hospital and daycare facilities for elderly persons.



ACTIVITY NUMBER	DETAILS	
	<p>CONDITIONS & ASSESSMENT CRITERIA</p>	<ul style="list-style-type: none"> ▪ 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> <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	<p>MAP REFERENCE</p>	78
	<p>LOCATION & LEGAL DESCRIPTION</p>	136 Whangaparaoa Road Lot 1 DP 107871
	<p>ACTIVITY</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>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</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	<p>MAP REFERENCE</p>	78
	<p>LOCATION & LEGAL DESCRIPTION</p>	142 Whangaparaoa Road Lot 2 DP 107871
	<p>ACTIVITY</p>	<p><u>Permitted Activity</u></p>



ACTIVITY NUMBER	DETAILS	
	<p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>The use of the site for existing 78 bed medical hospital 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. ▪ 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. <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>
164	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>76</p> <p>293 Wainui Road, Silverdale. Lot 1 DP164777.</p> <p><u>Permitted Activity</u></p> <p>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</p> <p><u>Controlled Activity</u></p> <p>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.</p> <p><u>Conditions:</u></p> <p>Controlled activities are subject to:</p> <p>(a) General Rural zone development controls and performance standards in Rule 7.10. Note that Maximum Height is 9.0m.</p> <p>(b) Relevant rules of Chapter 21 – Transportation and Access.</p> <p>(c) No increase in the school roll beyond 150 pupils.</p> <p><u>Matters for Control</u></p>



ACTIVITY NUMBER	DETAILS
	<p>(a) Siting, design and external appearance of buildings and structures.</p> <p>(b) Landscaping and screening measures.</p> <p>(c) Landscape and landform modification.</p> <p>(d) Reverse sensitivity effects on legitimate rural activities.</p> <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><u>Restricted Discretionary Activity</u></p> <p>Educational facilities not in accordance with development controls and performance standards in Rule 7.10</p>
	<p>ACTIVITY</p>



ACTIVITY NUMBER	DETAILS	
	CONDITIONS & ASSESSMENT CRITERIA	<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>CONDITIONS & ASSESSMENT CRITERIA</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, caretakers accommodation, carparking, a kiosk, offices and a workshop.</p> <p><u>Conditions</u></p> <p>Permitted activities are subject to:</p> <p>(a) Maximum Height rule in underlying zoning.</p> <p>(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.</p> <p>(c) Yards – Front Yard (30m), Side Yard (10m), Rear Yard (10m)</p> <p>(d) Building coverage – 15%</p> <p>(e) Parking – Parking is to be in accordance with the parking ratios in Appendix 21B of Chapter 21 – Transportation and Access.</p> <p>(f) Access – Shall be from the existing driveway onto East Coast Road. Newmans Road shall be for service access purposes only.</p> <p>(g) Lighting – The relevant rules of Chapter 16 – General Rules</p> <p>(h) Noise Levels – The relevant rules of Chapter 16 – General Rules.</p>
<p>166</p>	<p>MAP REFERENCE</p>	<p>53</p>



ACTIVITY NUMBER	DETAILS	
	<p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p> <p>ACTIVITY</p> <p>CONDITIONS & ASSESSMENT CRITERIA</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> <p>(a) Medium Intensity Residential zone development controls and performance standards in Rule 8.10</p> <p>(b) Relevant rules of Chapter 21 – Transportation and Access</p> <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>
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>



ACTIVITY NUMBER	DETAILS	
		Pakiri Cemetery: use of site for cemetery purposes
169	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS & ASSESSMENT CRITERIA ACTIVITY	51 939 Matakana Road, Lot 1 DP 42253 <u>Permitted Activity</u> The use of the concrete plant as permitted under planning consent TP106/74 including storage of aggregate for use in the concrete plant. The use of the relocated second hand building as an office associated with the concrete plant. <u>Conditions:</u> The conditions under planning consent TP106/74 and resource consent L32844 <u>Discretionary Activity:</u> Construction, alterations, extensions and use of any new or existing buildings or structures associated with the concrete plant.
	CONDITIONS & ASSESSMENT CRITERIA	<u>Conditions:</u> The Development Controls and Performance Standards of the Industrial Zone under Rule 9.10 in Chapter 9 – Business and the Noise and Vibrations rules 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	5



ACTIVITY NUMBER	DETAILS	
	LOCATION & LEGAL DESCRIPTION ACTIVITY	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 ACTIVITY	6 Wayby Station Road, Wellsford. Part Section 10A BLK XVI Otamatea Survey District (SO 2905) <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



ACTIVITY NUMBER	DETAILS	
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	8 Leigh Road , Matakana. Part Allot 41 Parish of Matakana (SO 14304).
	ACTIVITY	<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> Kaipara Flats Cemetery: use of site for cemetery purposes
180	MAP REFERENCE LOCATION & LEGAL DESCRIPTION	63 Miller Way, Martins Bay Allotment 195 Parish of Mahurangi (SO 3831)



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<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 & LEGAL DESCRIPTION ACTIVITY	54 8 Bennett Street, Warkworth Lot 2 DP 59867 <u>Permitted Activity</u> Warkworth Cemetery: use of site for cemetery purposes



ACTIVITY NUMBER	DETAILS	
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	105 Garfield Road, Helensville Ahukaroro South A, B and C.
	ACTIVITY	<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 & LEGAL DESCRIPTION ACTIVITY	34 School Road, Wellsford Allot SW119 Psh Oruewhero (SO 19862). <u>Permitted Activity</u>



ACTIVITY NUMBER	DETAILS	
		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	24
	LOCATION AND LEGAL DESCRIPTION ACTIVITY CONDITIONS	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> Front Yard (metres) 10m Side Yard (metres) 6m



ACTIVITY NUMBER	DETAILS	
		<p>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:



ACTIVITY NUMBER	DETAILS	
		<p>(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.</p> <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-</p>



ACTIVITY NUMBER	DETAILS	
		<p>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 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</p>
		<p>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



ACTIVITY NUMBER	DETAILS	
		<p>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.</p> <p>(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.</p> <p>(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> <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> <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> <p>(a) The centre of the access shall be shifted 26m south of the existing location;</p> <p>(b) The access shall be such that truck and trailer units are able to</p>



ACTIVITY NUMBER	DETAILS	
		<p>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);</p> <p>(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);</p> <p>(d) All vehicle manoeuvring must be possible on site;</p> <p>(e) The consent holder shall ensure that any landscaping proposed does not hinder sight distances;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p>
		<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>



ACTIVITY NUMBER	DETAILS
	<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</p>



ACTIVITY NUMBER	DETAILS
	<p>Assessment Criteria in any other Chapter of this Plan, and the relevant matters set out in Section 104 of the Act:</p> <p>(i) <u>Matters for Discretion</u></p> <p>(a) Effects on the surrounding amenities, environment and character.</p> <p>(b) The importance of the size, location or intensity of the activity to the efficient functioning of the site's operations.</p> <p>(c) Cultural heritage.</p> <p>(d) Health and Safety.</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>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<i>The provisions of the underlying Zones shall apply to any activity not provided for in this scheduled activity.</i>
193	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	15, 16 1116 Takatu Road, Lot 1 DP 48057, Volume 882 Folio 56 <u>Restricted Discretionary Activity</u> Alterations to existing dwellings at Waikauri Bay complying with the development controls and performance standards set out in Rule 7.10. <u>Discretionary Activity</u> The addition to or reconstruction of existing dwellings at Waikauri Bay. <u>Non-Complying Activity</u> Any increase in the number of dwellings above the existing 25 dwellings.
	CONDITIONS AND ASSESSMENT CRITERIA	<u>Conditions</u> 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. <u>Assessment Criteria for Restricted Discretionary Activities</u> Matters for Discretion: <i>See Rule 7.12.3.1</i> <u>Assessment Criteria for Restricted Discretionary Activities:</u> <i>See Rule 7.12.3.2</i> <u>Assessment Criteria for Discretionary Activities:</u> <i>See Rules 7.13.1 and 7.13.2</i>



ACTIVITY NUMBER	DETAILS	
194	<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> <p>(i) no more than 125m above sea level;</p> <p>(ii) no less than 115m above sea level;</p> <p>(iii) no less than 20m from either side boundary;</p> <p>(e) 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>(f) The total gross floor area of the single household unit (and any minor household unit) shall not exceed 300m².</p> <p>(g) The total gross floor area of the associated accessory building(s) shall not 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> <p>(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.</p> <p>(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> <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>



ACTIVITY NUMBER	DETAILS	
195	<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> <p>Monday to Saturday 7.00 am to 7.00 pm 45 dBA Leq</p> <p>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</p> <p>Monday to Sunday and Public Holidays 10.00pm to 7.00am the following day 35 dBA Leq</p> <p>Daily 10.00 pm to 7.00 am the following day 50 dBA @ 63 Hz 45 dBA @ 125 Hz</p> <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</p>	<p>31, 114</p> <p>Land in Riverhead bordered to the south by the Wautaiti and Rangitopuni</p>



ACTIVITY NUMBER	DETAILS	
		<p>(i) Removal of native bush does not exceed 650m² on each proposed lot; and</p> <p>(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</p> <p>(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</p> <p>(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> <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> <p>(a) Removal of native bush does not exceed 650m² on each proposed lot; and</p> <p>(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</p> <p>(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</p> <p>(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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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</p>
	<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> <ul style="list-style-type: none"> (a) The boundaries of all proposed lots. (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. (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. (d) A suitable building platform on each proposed lot. (e) The location of access and driveways. (f) The location of wastewater treatment systems and stormwater control methods. (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>2. Matters for Discretion for Restricted Discretionary Activity Applications</p>



ACTIVITY NUMBER	DETAILS
	<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. • 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 about 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</p>



ACTIVITY NUMBER	DETAILS
	<p>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> <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</p>



ACTIVITY NUMBER	DETAILS
	<p>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; • 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</p>



ACTIVITY NUMBER	DETAILS	
		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).
197	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS ACTIVITY	96 85B McKenzie Avenue, Arkles Bay Lot 2 DP 195520 <u>Permitted Activity</u> The erection of a single household unit. <u>Conditions</u> (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. <u>Restricted Discretionary Activity/Non-Complying Activity</u> Where condition (a) above is not met, Rule 8.12.1.1 applies.
198	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY CONDITIONS ACTIVITY	96 95 McKenzie Avenue, Arkles Bay Lot 7 DP 54052 <u>Permitted Activity</u> Erection of a single household unit on each lot created under this scheduled activity. <u>Conditions</u> (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. <u>Restricted Discretionary Activity</u> Subdivision to create one additional lot.
	CONDITIONS AND ASSESSMENT CRITERIA	<u>Conditions</u> (b)The entire site area of the additional lot must be vacant at the time of subdivision. (c)The minimum net site area shall be 375m ² .



ACTIVITY NUMBER	DETAILS	
	ACTIVITY	<p><u>Assessment Criteria</u> The matters for discretion and assessment criteria set out in Rule 8.16.1 shall apply.</p> <p><u>Restricted Discretionary Activity/Non-Complying Activity</u> Where condition (a) above is not met, Rule 8.12.1.1 applies. Any subdivision that fails to comply with conditions (b) and (c) above shall be a non-complying activity.</p>
199	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p> <p>ACTIVITY</p>	<p>96</p> <p>46 Cochrane Avenue, Arkles Bay Lot 2 DP 81515</p> <p><u>Restricted Discretionary Activity</u> Subdivision to create one additional lot.</p> <p><u>Conditions</u> (a) The boundary between the two lots shall be generally aligned with the existing retaining wall, as shown on Appendix 14S.</p> <p><u>Assessment Criteria</u> The matters for discretion and assessment criteria set out in Rule 8.16.1 shall apply.</p> <p><u>Non-complying Activity</u> Any subdivision that fails to comply with condition (a) above shall be non-complying activity.</p>
200	MAP REFERENCE	81
	LOCATION AND LEGAL DESCRIPTION	Peter Snell Youth Village, Part Lots 8 & 9 on Deeds Plan C26, CT 1377/22, and Part Lot 9 on Deeds Plan C26, CT 1377/21, Whangaparaoa Road, Army Bay, Whangaparaoa.
	ACTIVITY	Permitted Activity



ACTIVITY NUMBER	DETAILS	
		<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>



ACTIVITY NUMBER	DETAILS	
		<p>(e) Esplanade reserve.</p> <p>(f) Stormwater.</p> <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>



ACTIVITY NUMBER	DETAILS	
		(k) Whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal.
	ACTIVITY	<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> <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>
	CONDITIONS	<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 show how the assessment criteria below are met.</p>
	ASSESSMENT CRITERIA	<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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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 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</i></p>



ACTIVITY NUMBER	DETAILS	
		<p><i>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	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>CONDITIONS</p>	<p>84</p> <p>23 & 25 Wainui Road, Silverdale</p> <p>Allotments 714 and 175 Parish of Waiwera, and any portion of stopped road 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> <p>(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;</p> <p>(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;</p> <p>(iii) The minimum height of a building façade shall be 4.5 metres;</p>



ACTIVITY NUMBER	DETAILS	
		<p>(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”;</p> <p>(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;</p> <p>(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;</p> <p>(vii) Verandahs or other cover shall be provided along the full extent of the building façade required in (a) above. The verandah shall:</p> <ol 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);
	<p>ACTIVITY</p> <p>ACTIVITY</p> <p>CONDITIONS &</p>	<ol 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 4. be located no closer than 600 millimetres to the kerblines. <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>



ACTIVITY NUMBER	DETAILS	
	ASSESSMENT CRITERIA	<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	MAP REFERENCE LOCATION & LEGAL DESCRIPTION ACTIVITY	<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"> 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"> 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>. A Consent Notice or Covenant shall be registered on the Certificate of Title of any approved site advising the owners and occupiers of the site:



ACTIVITY NUMBER	DETAILS	
		<p>(i) of the existence of the Weiti Crossing road (Designation 167);</p> <p>(ii) of any required noise-related avoidance or mitigation measures, including any construction materials or methods such as acoustic proofing; and</p> <p>(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> <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> <ol 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</p>



ACTIVITY NUMBER	DETAILS	
203	<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>
	<p>ACTIVITY</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 • 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> <ol 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



ACTIVITY NUMBER	DETAILS	
		<p>vegetation and/or habitat values;</p> <p>g) The remediation and/or mitigation methods proposed, including (but not limited to):</p> <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. <p>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:</p>
	<p>ASSESSMENT CRITERIA</p>	<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 riparian areas locally; <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>



ACTIVITY NUMBER	DETAILS	
		<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>
204	<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>
		<ol style="list-style-type: none"> 1. Rule 7.14.3.2, first paragraph, last sentence, which reads “<i>All natural areas proposed to be protected as a basis to subdivide under these rules shall meet the criteria set out in Appendix 7B,</i>” shall not apply. 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><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> 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



ACTIVITY NUMBER	DETAILS	
		<p>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><i>Explanation and Reasons</i></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</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>be subject to a landscape plan required as part of any resource consent required for an activity or a building on the site.</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.</p> <p>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</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>



ACTIVITY NUMBER	DETAILS	
	CRITERIA	
	<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>(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> <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	MAP REFERENCE	



ACTIVITY NUMBER	DETAILS	
	<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 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> <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 numbers and location on the site;</p> <p>(d) The location and design of waste treatment facilities;</p> <p>(e) The nature and scale of the activity;</p> <p>(f) The bulk and location of buildings;</p>



ACTIVITY NUMBER	DETAILS	
		<p>(g) Noise; and</p> <p>(h) Hours of operation.</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 existing and future residential development on adjacent and nearby land.</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 the Coatesville–Riverhead Highway.</p> <p>(d) Whether the proposal will have an adverse effect on the amenity values of the area.</p> <p>(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.</p>
		<p>(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.</p> <p>(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.</p> <p>(h) Whether landscaping has been provided on the road frontage to soften the visual effects of buildings when viewed from the Coatesville Riverhead Highway.</p>
208	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p>	<p>14 and 21</p> <p>State Highway 1, Ahuroa Road and Moirs Hill Road, Puhoi</p> <p>Section 1 Block XV Mahurangi SD (NA 2D/716)</p>



ACTIVITY NUMBER	DETAILS
	<p>Lots 1 and 2 DP 203390, Sections 25, 32 and 33 Block XV Mahurangi SD (NA 128C/892)</p> <p>Sections 50, 51, 52, 53, 54, 55, 56 and 57 Block XV Mahurangi SD (NA 7B/1448)</p> <p>Lots 1 and 2 DP 203389 (NA 128C/893 Ltd)</p> <p>Lot 2 DP 74814 (NA 30C/1106)</p> <p>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)</p> <p>Allotment 133 Parish of Puhoi (NA 60D/671)</p> <p>Allotments 118 and 196 Parish of Puhoi (NA 1A/148)</p> <p>Part Allotments NW70, NW71 Parish of Ahuroa (NA 1885/10 Ltd)</p> <p>Lot 6 DP 87207 (NA 44D/954)</p> <p>Lots 3 & DP 344037 (180947)</p> <p>Lot 1 DP 345312 (185746)</p> <p>Lot 2 DP 345312 (185747)</p> <p>Lot 4 DP 345312 (185748 Ltd)</p> <p>Lot 5 DP 345312 (185749)</p> <p>Lots 1 to 4 – DP 206039 (NA 133C/869 Ltd)</p> <p>Allotments 10 & 12 Parish of Ahuroa (NA 66/23)</p> <p>Allotment 149 Parish of Ahuroa (NA 50B/684)</p> <p>Northern Portion Allotment 11 Parish of Ahuroa (NA 752/66 Ltd)</p> <p>Part Allotment 121 Parish of Ahuroa (NA 81A/96)</p> <p>Allotments 125 & 126 Parish of Ahuroa (NA 20D/1104)</p> <p>Part Southern Portion Allotment 8 Parish of Ahuroa (NA 945/188 Ltd)</p> <p>Part Allotment 7 Parish of Ahuroa (NA 30A/967 Ltd)</p> <p>Part Eastern Portion Allotment 157 and Part Allotment 431 Parish of Mahurangi(NA 69A/164)</p> <p>Part Western Portion Allotment 157 Parish of Mahurangi (NA 69A/163 Ltd)</p> <p>Part Allotment 75 Parish of Ahuroa (NA 1020/238 Ltd)</p> <p>Lots 1, 2, 3 & 4 DP 206041 (NA 133C/868 Ltd)</p> <p>Lot 5 DP 200910 (NA 129B/297)</p> <p>Lots 7 and 11 DP 200910, Lots 1, 2, 3, 4 and 5 DP 206040 and Allotment 146 Parish of Ahuroa (NA 129B/299)</p>
	<p>Part Allotment 75 Parish of Ahuroa (206301 Ltd)</p> <p>Allotment 73 Parish of Ahuroa (NA 566/159 Ltd)</p> <p>Allotment 76 Parish of Ahuroa (NA 105/196)</p> <p>Allotment 148 Parish of Ahuroa (251171)</p> <p>Allotment 415 Parish of Mahurangi (NA 33A/1432)</p> <p>Part Middle Portion Allotment 158 Parish of Mahurangi (NA 40C/656)</p> <p>Allotment 78 Parish of Ahuroa & Pt N 158 Parish of Mahurangi (NA 40C/655 Ltd)</p> <p>Lot 4 DP 346523 (191124)</p> <p>Allotment 97 Parish of Ahuroa (NA 321/30)</p> <p>Allotments 77 and 147 Parish of Ahuroa (NA 51D/485)</p>



ACTIVITY NUMBER	DETAILS	
	ACTIVITY STATUS	<p>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><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>



ACTIVITY NUMBER	DETAILS	
	<p>DEVELOPMENT CONCEPT PLAN RULES</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> <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;



ACTIVITY NUMBER	DETAILS	
		<p>g. Detail the legal mechanisms for protection of the rehabilitated land;</p>
		<p>h. Identify the location of any fencing, as required, the rural residential sites and for the physical protection of the rehabilitated land;</p> <p>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:</p> <ol style="list-style-type: none"> 1. Descriptions of the types of ecological site categories present with respect to influential environmental factors including topography, existing vegetation and weed characteristics, 2. Rehabilitation and/or bush protection methods to be used for each ecological site category, 3. Pre-rehabilitation site assessment including: <ol 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 4. Staged Rehabilitation Plan including: <ol 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: <ol style="list-style-type: none"> a) Initial Pest and Weed control Programme (required to be completed before 224(c)



ACTIVITY NUMBER	DETAILS	
		<p>certificate issued)</p> <p>b) Ongoing Pest and Weed Control Programme (required as part of long-term management of the site and included in the consent notice)</p> <p>viii Location of revegetation,</p> <p>ix Methods for short and long term maintenance of the rehabilitation areas.</p>
		<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> <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.</p>



ACTIVITY NUMBER	DETAILS	
		<p>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 <ol style="list-style-type: none"> b) 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. 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; 3. The following rules in section 7.14.2 of the Plan shall apply to any subdivision of the Mahurangi Forest Land. <ul style="list-style-type: none"> • General requirements; • The Native Revegetation Planting Standard excluding sub sections (a) (ii) and (iii) and (b) (iii).



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> • 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> <p>(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</p> <p>(ii) a canopy of native species consistent with (b)(i) of at least 1.5m in height; and</p> <p>(iii) canopy closure consistent with (b)(ii) of no less than 85%; and</p> <p>(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>
		<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	
	<p>MATTERS FOR DISCRETION</p>	<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. <p>(e) Proposed methods for land rehabilitation.</p>



ACTIVITY NUMBER	DETAILS	
	<p>RESTRICTED DISCRETIONARY ASSESSMENT CRITERIA</p>	<ul style="list-style-type: none"> (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. (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.



ACTIVITY NUMBER	DETAILS	
		<p>5. Whether development avoids the need to remove areas of native trees and vegetation.</p>
		<p>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:</p> <ul style="list-style-type: none"> (a) Limitations on height. (b) Limitations on floor area. (c) Limitations on exterior colour and cladding. (d) Requirements for landscaping. (e) Limitations on reflectivity. <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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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>DISCRETIONARY ASSESSMENT CRITERIA</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 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> <p>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</p>



ACTIVITY NUMBER	DETAILS	
		<p>character of the land holding and the surrounding area.</p> <p>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.</p> <p>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.</p> <p>4. Whether site identified building sites take into account the natural ridgelines and other geographic features of the land.</p> <p>5. 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>6. To ensure that sites are of a sufficient size to ensure adequate wastewater management.</p>
		<p>7. To ensure that any communal wastewater system adequately provides for the associated cluster of rural residential sites.</p> <p>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.</p> <p>9. Whether the sites to be created will be located so that there is not a 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>



ACTIVITY NUMBER	DETAILS	
	<p>EXPLANATION AND REASONS</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> <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</i></p>



ACTIVITY NUMBER	DETAILS
	<p><i>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</i></p>



ACTIVITY NUMBER	DETAILS	
		<p><i>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 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	
<p>210</p> <p>[Amendment 157]</p>	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>ACTIVITY</p> <p>NOTES:</p> <p>(a) These rules should be read in conjunction with Restricted Activity 328.</p> <p>CONDITIONS & ASSESSMENT CRITERIA</p>	<p>53 and 55</p> <p>Woodcocks Road, Warkworth Lot 1 DP 386584 and Part Lot 3 DP 370122</p> <p><u>Restricted Discretionary Activities</u></p> <p>The following are Restricted Discretionary activities within Area D as shown on the Restricted Area Overlay Plan in Appendix 14N(1)(b).</p> <p>a) Light industrial activities not involving discharges to air categories listed in Appendices 9A (Part A) or 9B (Part B) and not exceeding 8,400m² GLA.</p> <p>(b) Showrooms;</p> <p><u>Restricted Discretionary Activities – Circumstance, Matters for Discretion and Assessment Criteria.</u></p> <p><u>Restrictions/Rules</u></p> <p>The restrictions and rules set out in Restricted Activity 328 Rule 2.1 shall apply.</p> <p><u>Matters for Discretion</u></p>



ACTIVITY NUMBER	DETAILS	
		<p>The Matters for Discretion in Restricted Activity 328 Rules 2.1 and 2.2 shall apply</p> <p><u>Assessment Criteria</u></p> <p>The Assessment Criteria in Restricted Activity 328 Rules 2.1 and 2.2 shall apply.</p>
211	<p>MAP REFERENCE</p> <p>LOCATION & LEGAL DESCRIPTION</p> <p>COMPREHENSIVE DEVELOPMENT PLAN</p>	<p>8</p> <p>15 Takatu Road, Omaha Flats PT Lot 2 DP 185730 (20.8039 hectares)</p> <p>Matakana Country Park Development Plan – Appendix 14AN</p>
	<p>ACTIVITY</p> <p>CONDITIONS</p>	<p><u>Permitted Activity</u></p> <p>(1) Weekly Farmers Markets within Scheduled Activity area 211</p> <p>Conditions</p> <p>(a) The trading hours of the farmers market shall be limited to Sundays from 7am until 1pm. No activities associated with the markets shall take place on the site before 6 am.</p> <p>(b) Stalls involved in the farmers market shall primarily sell items produced by the stall holder which may include fresh and processed goods, small holding livestock, art work, crafts and pottery. Priority shall be given to stalls selling local produce from within the Rodney District.</p> <p>(c) Signage shall be restricted to free standing signs only and shall be displayed only on the day the activity is operating.</p> <p>(d) The number of stalls shall not exceed 100.</p> <p>(e) The location of the farmers markets shall generally be in accordance with the Matakana Country Park Development Plan at Appendix 14AN.</p>
	<p>ACTIVITY</p> <p>CONDITIONS</p>	<p><u>Permitted Activity</u></p> <p>(2) Shops within Scheduled Activity area 211</p> <p>Conditions</p> <p>(a) Retail activities within Scheduled Activity area 211 shall be limited to</p>



ACTIVITY NUMBER	DETAILS	
		<p>the sale of arts and crafts and locally and New Zealand made products. This may include shops with an operational function, such as cheese making and the sum of the shop gross floor areas may not exceed 225m².</p> <p>(b) Where the shop is for retail purposes only, and does not include an area for making the products sold, the shop gross floor area shall not exceed 75m².</p> <p>(c) Where the shop is to operate as a working shop, i.e. with an operational function, such as making cheese, the shop shall be limited to a maximum of 150m² gross floor area including working and retail.</p> <p>(d) The hours of operation shall be limited to Monday to Sunday 9.00am to 5.00pm from May to September, and 9.00am to 7.00pm between the months of October and April inclusive.</p> <p>(e) Shops shall be located generally in accordance with the Matakana Country Park Development Plan at Appendix 14AN.</p>
	<p>ACTIVITY</p> <p>CONDITIONS</p>	<p><u>Permitted Activity</u></p> <p>(3) One Local Museum within Scheduled Activity area 211</p> <p>Conditions</p> <p>(a) The museum shall be limited to the showing of vintage, classic and racing cars, historic farm implements and horse drawn carts only. The museum shall have the right to charge an entry fee and sell related merchandise and memorabilia.</p> <p>(b) The museum shall have a maximum height of 9m except where the building has a roof pitch of 25° or more where the maximum height shall be 9m plus an additional non habitable roof space of 1.5m (total 10.5 metres).</p> <p>(c) The hours of operation to the public shall be limited to between Monday to Sunday 9.00am to 5.00pm from May to September, and 9:00am to 7:00pm between the months of October and April inclusive.</p> <p>(d) The museum shall be located generally in accordance with the Matakana Country Park Development Plan at Appendix 14AN.</p>
	<p>ACTIVITY</p> <p>CONDITIONS</p>	<p><u>Permitted Activity</u></p> <p>(4) One Restaurant and one café within Scheduled Activity area 211</p> <p>Conditions</p>



ACTIVITY NUMBER	DETAILS	
		<p>(a) That the restaurant provides seating for no more than 100 persons.</p> <p>(b) The hours of operation for the restaurant shall be limited to 7.00am till midnight any day of the week.</p> <p>(c) The restaurant and café shall be located generally in accordance with the Matakana Country Park Development Plan at Appendix 14AN.</p>
	<p>ACTIVITY</p> <p>CONDITIONS</p>	<p><u>Permitted Activity</u></p> <p>(5) One Church within Scheduled Activity area 211</p> <p>Conditions</p> <p>(a) The use of the building shall be limited to the usual religious uses for a rural community church, including weddings, church services, baptisms, funerals and other fellowship-related activities.</p> <p>(b) The church shall be located generally in accordance with the Matakana Country Park Development Plan at Appendix 14AN.</p>
	<p>ACTIVITY</p>	<p><u>Other Permitted Activities</u></p> <p>(6) One Children's Outdoor Playground and Miniature Train Track within Scheduled Activity area 211.</p> <p>(7) One animal petting zoo for farm animals and one aviary for the housing of domesticated bird species within Scheduled Activity area 211.</p> <p>(8) Memorial garden and memorial pet garden.</p>
	<p>CONTROLLED ACTIVITIES</p>	<p><u>Controlled Activities</u></p> <p>(1) The erection of buildings not exceeding 9 metres in height except for buildings with a roof pitch of 25° or more where the maximum height shall be 9m plus an additional non habitable roof space of 1.5m (total 10.5 metres) and the design of outdoor areas to accommodate defined permitted activities.</p> <p>Applications for Controlled 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><u>Matters for control</u></p>



ACTIVITY NUMBER	DETAILS	
		<p>The Council will limit its control to the following matters:</p> <ul style="list-style-type: none"> (a) Building siting, scale, design and external appearance (b) Landscaping and screening (c) Access and servicing (d) The scale, management and operation of an activity in relation to its generation of traffic and impact on parking loading, access and the immediate road network. <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 Assessment Criteria set out below.</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 siting including clustering of existing and new buildings; and scale and external appearance of structures including their colour and materials; are consistent with the surrounding rural character and the rural design of the existing buildings. (b) Whether buildings and structures are screened and sited in such a way that is sensitive to the surrounding rural character and are visually unobtrusive. (c) Whether appropriate landscaping is provided along the road edge(s) to screen development and whether this landscaping forms a cohesive landscaping theme over the Scheduled Activity area 211. (d) Whether sufficient car parking and adequate area is provided for safely manoeuvring into and out of the site. (e) Whether the additional and cumulative effects on the roading network, of traffic generation, access, parking and loading arrangements are avoided, remedied or mitigated. (f) Whether the proposal includes the provision of all services, infrastructure and utilities necessary to manage the environmental effects.
	EXPLANATION AND REASONS	<i>The list of activities above does not cover all of the activities that operate under existing resource consents issued for the site as this scheduled activity</i>



ACTIVITY NUMBER	DETAILS
	<p>(c) Infrastructure</p> <p>(d) Access and parking</p> <p>(e) Amenity</p> <p><u>Assessment Criteria for Visitor Accommodation and Adventure (Budget) Accommodation</u></p> <p>(a) Whether the proposed activity is consistent with the surrounding rural character in terms of its scale, intensity, design and external appearance.</p> <p>(b) Whether Adventure (Budget) Accommodation is physically separate and distinct from any Visitor Accommodation and in particular displays a rustic rural character.</p> <p>(c) Whether the location of the proposed activity will retain the feeling of openness and sense of rural character in the immediate and surrounding rural area.</p> <p>(d) Whether buildings are clustered so that buildings remain close to one another, and are not widely dispersed over the site.</p> <p>(e) Whether the location of buildings and landscaping will be carried out in a manner which minimises potential adverse effects on adjoining properties and reinforces the separation between Visitor Accommodation and Adventure (Budget) Accommodation.</p> <p>(f) Whether the method and design of water supply, sewage treatment and disposal and site drainage are appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waterways and wetlands).</p> <p>(g) Whether the activity, including the design, location and provision of access and parking, will have an adverse effect on the safe and efficient operation of the sounding road network.</p> <p>(h) Whether adequate area is provided to allow safe manoeuvring into and out of the site.</p> <p>(i) Whether sufficient on-site parking is provided to meet the needs of the proposed activity, without adverse effects on the safety and efficiency of the road network.</p> <p>(j) Whether parking areas are designed to be sympathetic to the surrounding rural character i.e. by using bollards and unsealed surfaces instead of sealed parking areas with defined carpark spaces.</p>



ACTIVITY NUMBER	DETAILS
	<p>(e) There is a consent notice registered on any new title for Activity Area 7 on the Matakana Country Park Development Plan at Appendix 14AN protecting the historic heritage of the churchbuilding.</p> <p><u>Matters for discretion for Subdivision</u></p> <p>Council will restrict its discretion to the following matters:</p> <ul style="list-style-type: none"> (a) Access, parking and traffic management (b) Provision of infrastructure (c) Methods for effluent treatment and disposal (d) Availability and identification of building platforms (e) Landscape amenity (f) Protection and enhancement of existing and proposed waterways, ponds, wetlands and riparian margins (g) Legal restrictions on land uses and further subdivision within each new lot. (h) Historic heritage. <p><u>Assessment criteria for Subdivision</u></p> <p>(a) Whether the proposed subdivision provides adequate access to the proposed lots including parking provisions, internal road capacity and egress/ingress from the main entrances. Access to the proposed lots shall avoid adverse effects on the road network.</p> <p>(b) Whether appropriate infrastructure for power and telephone is available to the proposed lot.</p> <p>(c) Whether an approved effluent treatment and disposal system can be provided on the proposed lot to serve the identified activity as shown on the Matakana Country Park Development Plan at Appendix 14AN.</p> <p>(d) Whether appropriate building platforms are available to achieve the identified activity shown on the Matakana Country Park Development Plan at Appendix 14AN.</p> <p>(e) Whether a Landscape Management Plan has been provided to demonstrate the provision of landscape amenity areas fronting the road boundaries of the site and identifying open spaces and planting within the site.</p>



ACTIVITY NUMBER	DETAILS	
		<p>(f) Whether a Waterways Management Plan has been provided to demonstrate the protection and enhancement of water quality in all existing and proposed waterways, ponds and wetlands, and to demonstrate a Planting Management Plan for all riparian areas and wetlands using appropriate native species.</p> <p>(g) Whether appropriate legal mechanisms are proposed to restrict further subdivision of lots including unit title subdivision, residential activity and other activities unless these activities are enabled by Schedule Activity 211 under Rule 14.8.2 or Restricted Activity 349 under Rule 14.8.3</p> <p>(h) Whether appropriate legal mechanisms are proposed to protect the historic heritage of the church building on Activity Area 7 on the Matakana Country Park Development Plan at Appendix 14AN.</p>
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	<p>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.</p> <p>Subdivision that is not in accordance with this rule shall be a non-complying activity.</p>
	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</p>



ACTIVITY NUMBER	DETAILS	
		<p style="text-align: center;">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 trail along the back of the foredunes in Lot 1 DP 453130; • 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;



ACTIVITY NUMBER	DETAILS	
		<ul style="list-style-type: none"> • 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> <p>(cc) All titles created under this rule (excluding the reserve area but including any balance title) shall</p>



ACTIVITY NUMBER	DETAILS	
		<p>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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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 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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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 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.



ACTIVITY NUMBER	DETAILS	
		<p>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.</p> <p>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.</p> <p>vii) Measures to manage that part of lot 3 adjoining the public access easement to ensure a rural and remote walking experience is maintained.</p> <p>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> <p>The CSMP shall contain the following information, in addition to any information required in the constituent plans below:</p> <p>i) Identify the areas of the site to be developed for rural residential, including 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 Iiti, 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</p>



ACTIVITY NUMBER	DETAILS	
		<p>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; • 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> <p>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.</p>



ACTIVITY NUMBER	DETAILS
	<p>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:</p> <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. <p>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.</p> <p>iv) The staged removal of pine trees and their replacement with native vegetation in the areas identified below:</p> <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 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



ACTIVITY NUMBER	DETAILS	
		<p>mean high water springs;</p> <ul style="list-style-type: none"> • 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, including cumulative effects, on the rural character anticipated in the Landscape Protection Rural Zone.</p>



ACTIVITY NUMBER	DETAILS	
		<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</p>



ACTIVITY NUMBER	DETAILS	
		<p>location and nature of existing development and structures in it.</p> <p>(k) Whether the subdivision, including the location of building platforms, 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>



ACTIVITY NUMBER	DETAILS	
		<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 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>



ACTIVITY NUMBER	DETAILS	
		<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 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>



ACTIVITY NUMBER	DETAILS	
		<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>ACTIVITY</p> <p>CONDITIONS AND ASSESSMENT CRITERIA</p>	<p>95</p> <p>103 Scott Road, Whangaparaoa</p> <p>Lot 3 DP 161586</p> <p><u>Restricted Discretionary</u></p> <p>Residential Cluster Subdivision under Rule 8.15.2.2.2</p> <p><u>Conditions</u></p> <p>In addition to the Development Controls in Rule 8.15.2.2.2:</p> <p>(a) The subdivision shall be in accordance with the scheme plan included in Appendix 14AM.</p> <p>(b) The new site shall have a consent notice included on the title to the satisfaction of the Council providing for the effective and permanent protection of the areas of regenerating native bush in Area B in the scheme plan included in Appendix 14AM.</p> <p>(c) A Bank Planting Plan shall be prepared that details mitigation planting on the steep bank immediately north of Area B. The bank planting shall be for a depth of</p>



ACTIVITY NUMBER	DETAILS	
	<p data-bbox="300 1350 512 1491">Earthworks, land modification, buildings and mitigation planting</p> <p data-bbox="300 1727 544 1789">Protection of Natural Features</p>	<p data-bbox="644 356 1516 568">15m down the slope from the top of the bank. The bank planting shall comprise native species and be designed to assist the visual integration of built structures on or adjacent to the bank. The Bank Planting Plan shall detail the location and layout of the planting proposals and shall include species names, sizes at the time of planting and proposed spacings.</p> <p data-bbox="592 618 1516 757">(d) Rule 8.16.2 Residential Subdivision in the Low Intensity Residential Zone and Cluster Subdivision in the Landscape Protection Zones in Hobbs Bay, Orewa, Red Beach, Scotts Landing and Stanmore Bay shall not apply to this site.</p> <p data-bbox="576 797 828 826"><u>Matters for Discretion</u></p> <p data-bbox="576 875 1516 938">In addition to the matters in Rule 8.16.1.1, the Council will restrict its discretion to the following matters:</p> <p data-bbox="587 987 1198 1016">(a) Earthworks, land modification, buildings; and</p> <p data-bbox="587 1066 1289 1095">(b) Protection of natural features and mitigation planting</p> <p data-bbox="576 1133 804 1162"><u>Assessment Criteria</u></p> <p data-bbox="576 1211 1516 1274">In addition to the criteria in Rule 8.16.1.2, except criterion 8.16.1.2 (c), the Council will have regard to the following criteria:</p> <p data-bbox="592 1357 1516 1532">(a) Whether the visual impact of the building platform and building on the ridgeline will be adequately mitigated by existing or proposed exotic trees, native trees or bush, when the site is viewed from Scott Road and minimizes impacts on the visual amenity of the ridgeline and neighbouring sites.</p> <p data-bbox="592 1581 1516 1682">(b) The location, extent and methods of providing for existing vegetation and mitigation planting (to mitigate visual and ecological values) will be assessed.</p> <p data-bbox="592 1731 1516 1870">(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.</p>