

APPENDIX 12C : RESTRICTED ACTIVITIES

No.	Map No.	Site Description	Restrictions
01	Q20/1	Allotment 297, Lots 1 and 2, DP 100698, East Coast Road, Silverdale.	No vehicle access to be taken from East Coast Road.
02	Q20/1	Allotment 714 and Pt 175, Waiwera Parish, corner Wainui Road and Silverdale Street, Silverdale.	All development for uses that are permitted activities in the zone shall be subject to approval on a controlled activity application. <u>Assessment Criteria</u> - The matters outlined in Section 15 - Conservation of the Environment and Amenities, Landscaping and Design and External Appearance of Buildings, in particular compatibility with the historic buildings and reserve in the vicinity, and traffic entry/exit and circulation on site.
03	Q21/1	Lot 6, DP 41859, Tavern and Blanc Roads, Silverdale.	All industrial development on the above site must comply with the following controls: (i) Minimum Site Size 2,000 m ² (ii) Maximum Height 9 m (iii) Screen Planting: A planting strip at least 1.5 m wide shall be provided, planted in trees and shrubs, and maintained around the complete boundary of the site <u>except</u> over land required for access into the site. The planting shall be at spacings and of species such that they will: - screen the buildings from the surrounding area and promote a harmonious landscape. - screen the buildings from southbound traffic on State Highway 1 through Silverdale. The planting shall be maintained and any plants or trees dying shall be replaced by the owner. A detailed landscaping and planting plan, including the number and species to be planted, and their location, shall form part of any plan lodged for land use consent. Once established the planting and landscaping shall be maintained in general accordance with the approved landscaping plan at all times.

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04	U15/3	Lot 2 DP 57845, Oraha Road, Huapai.	<p>All development for activities that are permitted activities in the zone shall be subject to approval on a controlled activity application.</p> <p><u>Assessment Criteria</u></p> <p>(i) <u>Separation of Uses</u> - Whether adequate provision is made for the separation of uses by screen planting and/or fencing or walling between the commercially-zoned land and adjoining residentially-zoned land.</p> <p>(ii) <u>Car Parking and Access</u> - Whether the parking spaces to be provided are so located as to be convenient to users and to minimise traffic hazards.</p>
05	U17/1	Lot 2 DP 72456, Lot 1 DP 44925, Lots 6 and 7 DP 99869, Pt Lots 23 and 24 Blk VII Deeds Plan 1235 and Lot 1 DP 116453 Coatesville-Riverhead Highway, Riverhead.	As Restricted Activity 04.
06		Not allocated.	
07		Not allocated.	
08	See site description	Lot 1 DP 54387, Wilson Road, Warkworth (Maps J20 and K20); 3AY, Opahi Bay (Map M21); Lot 3 DP 70403, Maire Avenue, Red Beach (Map P21/3); Lot 1 DP 64550, State Highway 1, Silverdale (Maps Q20/2); Lot 1 DP 55280, Matheson Road, Red Beach (Map Q21/1); Lot 1 DP 35788 and Lot 1 DP 18654, Chenery Road, Red Beach (Map Q21/1); Lots 1 and 2, DP 53910 (Maps Q21/1 and Q21/2) and Lots 2 and 3 DP 52189, Whangaparaoa Road (Map Q21/1); Lots 1 and 2 DP 29403, Duck Creek Road, Stillwater (Maps Q21/3 and Q21/4).	<p>In considering any application for a dispensation or waiver of the foreshore or coastal protection yard, the Council shall take into account, in addition to the purposes of these yards as stated in Rules 3D.2(b)(i), 4D.2(b)(i) and 11D.2(b)(i) the following additional purpose:</p> <p>To provide the opportunity for public access to the shoreline or riverbanks in the event that land becomes an esplanade reserve by separate statutory requirement.</p>

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09	U15/3 and U15/4	Lot 1 DP 60406, State Highway 16, Huapai.	No fill shall be placed (other than in accordance with approved comprehensive river works), no buildings shall be constructed, and no floatable materials shall be stored or placed on the land north of a line running across the site on the line of the northern wall of the building allowed by Building Permit No. FO 52703 issued on 14 July 1989, until such time as complete works within and upstream of the Kumeu/Huapai urban area to protect the urban area against flooding are in place. From that time the land within the floodway defined in the flood protection scheme shall be used for grazing or left vacant.
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No.	Map No.	Site Description	Restrictions
10	G25	Lots 1, 2 and 3 and Sections 43 and 44, Village of Leigh, Mount Pleasant Road, Cape Rodney road and Omaha Block Access Road, Omaha Cove.	<p>Prior to any development occurring on the land beyond that in existence on 28 September 1989, a comprehensive development plan shall have been submitted and approved as a non-notified application, as provided for by Section 36(7) of the Town and Country Planning Act 1977. The comprehensive development plan shall address the following matters:</p> <ul style="list-style-type: none"> - preservation of the visual aspects of the Mt Pleasant Road - Cape Rodney Road ridge; - identification of existing bush and trees that are to be preserved and their future status; - landscaping and nature of new planting; - location of building sites; - building style guidelines; - rationalisation of legal and practical access; - access to beach; - protection of areas of important wildlife habitat.
11	J21	Lot 1, DP 119960, Pt Lot 2, DP 44542 and Pt Allot 176 (total area 22.2193 ha), Sandspit Road and Sharp Road, Sandspit.	Minimum area for new lots - 2.0 ha.
12	P20/3	20.5 ha zoned Recreation 4 (Parts of Part Allotment 141 and Allotment 142, Waiwera Parish), Leigh Road, Silverdale.	1. If no sealed road exists providing more direct access than Leigh Road between State Highway 1 (as existing on 1 August 1995) and the area zoned Recreation 4, then before any permitted or controlled activity provided for in the Recreation 4 zone, other than grazing of animals, is commenced:

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			(i) the intersection of Leigh Road and Wainui Road shall have been reconstructed and sealed; and
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No.	Map No.	Site Description	Restrictions
12 Cont.			<p>(ii) Leigh Road shall have been upgraded to provide a 6 metre wide metalled carriageway, with water tables, between the reconstructed intersection and the entrance to the facilities in the area zoned Recreation 4.</p> <p>2. If no such sealed road exists and the average total number of vehicles on Leigh Road has exceeded 350 vehicles per day for one year, and a permitted or controlled activity has commenced on the area zoned Recreation 4, then either:</p> <p>(i) Leigh Road shall be sealed between Wainui Road and the entry to the facilities in the Recreation 4 zone, or</p> <p>(ii) use of the land in Leigh Road zoned Recreation 4 for any purpose other than grazing shall be curtailed to the extent necessary to reduce the average total number of vehicles per day using Leigh Road to 350 or less.</p>
13	K 22/3	Lot 7 DP 51756 Lot 8 DP 51756 Lot 9 DP 51756 Lot 10 DP 51756 Lot 11 DP 51756 Lot 12 DP 51756 Lot 13 DP 51756 Lot 26 DP 51756 Lot 27 DP 51756 Lot 28 DP 51756 Lot 29 DP 51756 Lot 30 DP 51756 Lot 31 DP 51756 Lot 32 DP 51756 Lot 33 DP 51756	<p>1. No further subdivision of any site (including crossleasing) after 14 April 1994.</p> <p>2. The excavation or deposition of more than 20 m³ of spoil, soil or other materials and/or the cutting or removal of any tree over 3 metres in height shall require consent to a non-notified discretionary activity resource consent application.</p>

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No.	Map No.	Site Description	Restrictions
14	Q 22/3	Part of Lot 2 DP 67493	There shall be no direct access for land zoned Medium Intensity Activity area to Scott Road from Lot 2 DP 67493 or any subsequent subdivision thereof.
15	P 20/2	Pt Lot 1 DP 21093	<p>No two storey building (including buildings with a mezzanine floor) shall be located within 30 metres of the common boundary between the site being Pt Lot 1 DP 21093 (and any subsequent subdivision of that site) and Lot 1 DP 147462 unless that building is designed to achieve a night time internal noise level of 35 dBA (L10).</p> <p>This provision applies as long as Lot 1 DP 147462 continues to be used as a bus depot.</p>
16	Q20, R20	Lot 3 DP 95982 and Lot 1 DP 100141 together known as the Weiti Station.	<p>1. Subdivision and associated development of services in general accordance with the concept plan in Appendix 12M shall be a Limited Discretionary Activity not requiring notification or the consent of affected parties.</p> <p><u>Matters for Discretion</u> The matters that Council has restricted its discretion to are as follows:</p> <ul style="list-style-type: none"> (i) Those matters listed as "Limits on discretion" in the Countryside Living 1 (Rural) Activity Area. (ii) The location, extent and composition of landscape planting and woodlots. (iii) The location of building platforms. (iv) The legal arrangements for managing the common land and the long term legal protection of open space through the use of open space covenants. (v) The design and location of wastewater treatment and disposal systems. (vi) The methods of stormwater control and treatment and the location of devices.

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No.	Map No.	Site Description	Restrictions
16 cont			<p><u>Assessment Criteria</u> When assessing an application, the Council will have regard to the following assessment criteria:</p> <ul style="list-style-type: none"> (i) Rule 11.4 of the Countryside Living 1 (Rural) Activity Area (subject to the modifications identified in the concept plan in Appendix 12M). (ii) The extent to which planting achieves: <ul style="list-style-type: none"> • visual separation between clusters; screening of household units from public roads and from the Weiti Forest; • overall amenity benefits and the restoration and enhancement of riparian margins and aquatic fauna habitats. (iii) The extent to which building platforms minimise potential visual impact, including impact on other building sites and on views from major roads. (iv) The extent to which the long term development and maintenance of the common land is provided for, including rights of access and enjoyment of the common land by landowners, and provision for walkways and bridle trails linking the site as a whole. (v) The extent to which the wastewater treatment systems are designed and located to avoid, remedy or mitigate adverse effects. (vi) The extent to which stormwater control methods: <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 to the greatest extent possible impervious surfaces; and • employ appropriate methods to detain and treat stormwater before dispersal to waterways. <p>2. Subdivision and development not in conformity with the concept plan in Appendix 12M and not involving any increase in the total number of household units shall be discretionary activity.</p> <p>3. Increase in the number of household units beyond that shown in Appendix 12M shall be a prohibited activity.</p> <p>4. Consents for stormwater, wastewater and sediment discharges and for works within watercourses will be required from the Auckland Regional Council in accordance with sections 13, 14 and 15 of the Resource Management Act 1991 and the relevant regional plans. These consents will be processed concurrently with the subdivision and any relevant land use consents.</p>

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No.	Map No.	Site Description	Restrictions
17 [Amendment 92]	J19/3	Lot 2 DP 370122 at Woodcocks Road, Warkworth	<p>The following activities are Non-complying :</p> <p>(a) Subdivision within Area D on the Indicative Subdivision Plan in Appendix 12P where a lot(s) of less than 4 ha area front(s) onto the “Local Purposes Reserve (1)” without the reversal of the financial transaction by which the Council purchased the “Local Purposes Reserve (1)” from the applicant with all necessary adjustments to reflect the current market value of the land.</p>

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No.	Map No.	Site Description	Restrictions
18 [Amendment 92]	J19/3	Lot 1 and Part Lot 3 DP 370122 at Woodcocks Road, Warkworth	<p><u>Non Complying Activities</u></p> <p>The following activities are Non-complying Activities <u>unless otherwise provided for by Scheduled Activities 90 to 93.</u></p> <ul style="list-style-type: none"> (a) Childcare Facilities (b) Dairies. (c) Hotels. (d) Carparking areas and carparking buildings other than those ancillary to a Restricted Discretionary, or Discretionary Activity. (e) Construction of any new buildings or alterations to existing buildings. (f) Educational establishments. (g) Health and Welfare Services. (h) Household units except those ancillary to Scheduled Activities 90 & 92, and not exceeding one household unit on the land subject to Restricted Activity 18. (i) Offices which are not ancillary to a Permitted, Restricted Discretionary or Discretionary Activity.

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18 cont			<ul style="list-style-type: none"> (j) Places of assembly. (k) Shops for the sale of any goods manufactured on the site. (l) Travellers accommodation. (m) Retail or other buildings in Area A allocated for parking which might be required by the retail development indicated on the Indicative Site Development Plan in Appendix 12Q(1). (n) Any activity which breaches Rule 90B in Appendix 12B. (o) Any proposed development of land that is not in accordance with Scheduled Activity 90 Sections A 1.2(i) or (ii). (p) Any building or structure on Area B shown on the Indicative Site Development Plan at Appendix 12Q(1) prior to June 2012. (q) Retail or other buildings within the area shown as "Area A" (Part Lot 3 DP 370122) on the Indicative Site Development Plan in Appendix 12Q(1). (r) Carparking areas and carparking buildings other than those ancillary to a Restricted Discretionary or Discretionary Activity.

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No.	Map No.	Site Description	Restrictions
18 cont			<p><u>Prohibited Activities</u></p> <p>The following activities are Prohibited Activities <u>unless otherwise provided for</u> as a Restricted Discretionary or Discretionary Activity, or identified as a Non-complying Activity, by Scheduled Activities 90 to 93 or Restricted Activity 18.</p> <ul style="list-style-type: none"> (a) Boat repairs and/or maintenance. (b) Depots. (c) Funeral Parlours. (d) Hire premises. (e) Industries, storage or warehousing. (f) Professional services. (g) Refuse transfer station and recycling stations. (h) Restaurants. (I) Shops. (j) Taverns. (k) Telephone and cable depots and workshops and associated buildings. (l) Telephone exchanges. (m) Trades and light industries. (n) Vehicles sales and hire premises. (o) Vehicle dismantling and storage.

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