

3.3 ACTIVITIES

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ACTIVITIES

<u>INTENDED ENVIRONMENTAL OUTCOMES</u>	<u>PERMITTED ACTIVITY</u> Deemed to achieve the intended environmental outcomes and <u>required</u> to comply with development controls.	<u>CONTROLLED ACTIVITY</u> Required to achieve the intended environmental outcomes and comply with the development controls.	<u>DISCRETIONARY ACTIVITY</u> <u>Required</u> to achieve the intended environmental outcomes.
<p>All activities shall meet the following criteria:</p> <p>1 Residential development will generally be of higher intensity (i.e. approximately 1 household unit for every 275 m2 of net site area) in order to maximise living opportunities close to community focal points such as shops, schools, beaches and recreational facilities; and canal/boat mooring opportunities in the "Boat Harbour" Policy area.</p> <p>2 Any activity shall be compatible with the existing and foreseeable future characteristics of surrounding development, including design and scale, and shall be in keeping with the traits and quality of the local area in which it is located.</p> <p>3 The design and layout of household units shall be such that reasonable standards of visual amenity are retained and that there is no detracting from the amenities of the site, adjoining sites or the neighbourhood.</p> <p>4 Existing trees making a significant contribution to the amenities of the neighbourhood, particularly the streetscape, are retained wherever possible.</p> <p>5 The layout, location and formation of entranceways and parking shall provide reasonable levels of traffic safety for road users, and protection of adjoining sites from excessive noise/ disturbance/dust.</p> <p>6 The hours over which activity occurs and the number of persons involved shall be consistent with that associated with the operation of a permanently residing household, in a situation where there is close proximity to community facilities, commercial activities and other attractions which operate/attract visitors outside normal working hours, but recognising that on arterial, principal and some other equivalent high volume roads the traffic situation may create a situation in which more extended hours of operation and the use of a site by greater numbers of people will be appropriate.</p> <p>7 The social and cultural values of the population at large in terms of the environment in which they reside shall be recognised and provided for as far as practicable. In particular the accepted desirability of providing for residential development where a small area of land is associated with each household unit, and where a number of household units can be established in a single building</p>	<p>1 Single household unit per site (See note on page 42)</p> <p>2 Single household unit on each area set aside for such unit and defined on a cross lease plan on which (or on a copy of which) a certificate had been endorsed by the Principal Officer of the Council, under Section 314(1) of the Local Government Act 1974 prior to 15 January 1988 (See note on page 42)</p> <p>3 Multiple household units</p> <ul style="list-style-type: none"> ◆ Of up to 3 units per site at a standard of at least 275m² of net site area per household unit in the New Urban area; (see definition of New Urban in section 20) ◆ Of up to 2 units per site and at a standard of at least 275m² of net site area per household unit in the Established area; (see definition of Established in Section 20). <p>(See note on page 42)</p> <p>4 Boarding houses, homes for the aged and daycare facilities for the elderly, hostels and private hotels accommodating not more than 10 persons inclusive of owner, family and staff. (See note on page 42)</p> <p>5 Accessory buildings for the foregoing. (See note on page 42)</p> <p>6 Any business, trade, craft or profession which:</p> <ul style="list-style-type: none"> ◆ is carried out in a permanently occupied household unit or accessory building to a permanently occupied household unit; and ◆ is undertaken by a maximum of three persons one of which must reside permanently on the site; and ◆ is subordinate to the residential use; and ◆ occupies the equivalent of not more than 25% of the gross floor area of the household unit and associated accessory buildings, plus an additional 1 m2 for every 100 m2 of net site area; and ◆ is not significantly different in terms of generated effects from a residential activity; and ◆ does not involve the external display of goods for sale; and ◆ does not involve the external storage of goods; and ◆ does not involve the erection or use of signs exceeding .24 m2 in area and ◆ does not involve panel beating, spray painting, motor vehicle and/or engine repairs, wrecking of motor vehicles, bottle or scrap metal storage, fibre glassing or fish or animal processing or any other activity with similar generated effects; and 		<p>1 Multiple household units</p> <ul style="list-style-type: none"> • Of 4 or more units per site and at a standard of at least 275m² of net site area per household unit in the New Urban area; (see definition of New Urban in Section 20). • Of 3 or more units per site and at a standard of at least 275m² of net site area per household unit in the Established area; (see definition of Established in Section 20). <p>(See Note Page 42)</p> <p>(Refer Assessment Criteria 3.3.1(a))</p> <p>2 Comprehensively designed multiple household unit development at a standard of less than 275m² net site area per household unit.</p> <p>(See note on page 42)</p> <p>(Refer assessment criteria 3.3.1(a))</p> <p>3 Boarding houses, homes for the aged and daycare facilities for the elderly, hostels and private hotels accommodating 11 or more persons inclusive of owner, family and staff</p> <p>(See note on page 42)</p> <p>(Refer assessment criteria 3.3.1(a))</p> <p>4 Accessory buildings for the foregoing</p> <p>(See note on page 42)</p> <p>(Refer assessment criteria 3.3.1(a))</p> <p>5 Pole type telecommunication and transmission masts and associated aerials and antennae within or at maximum dimensions specified in Appendix 3D.</p> <p>(Refer assessment criteria 3.3.1(b))</p> <p>6 Telephone exchanges and associated plant and equipment not exceeding 150m² gross floor area.</p> <p>(Refer assessment criteria 3.3.1(b))</p> <p>7 Overhead lines for conveying electricity at a voltage up to and including 110 kV with a capacity up to and including 100 MVA.</p> <p>(Refer assessment criteria 3.3.1(b))</p> <p>8 Any line as defined by Section 2(1A) of the Telecommunications Act 1987 which is an overhead line.</p> <p>(Refer assessment criteria 3.3.1(b))</p> <p>9 Boat repair or maintenance of pleasure boats which involves the erection of buildings in the "boat harbour" policy area only.</p> <p>(Refer assessment criteria 3.3.1(b))</p>

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ACTIVITIES

<u>INTENDED ENVIRONMENTAL OUTCOMES</u>	<u>PERMITTED ACTIVITY</u> Deemed to achieve the intended environmental outcomes and <u>required</u> to comply with development controls.	<u>CONTROLLED ACTIVITY</u> Required to achieve the intended environmental outcomes and comply with the development controls.	<u>DISCRETIONARY ACTIVITY</u> <u>Required</u> to achieve the intended environmental outcomes.
<p>8 <u>Views of significant natural features</u> and natural and physical environments from public and private places should be retained as far as is practicable and the natural and physical landscapes shall be enhanced.</p> <p>9 <u>Natural ecosystems</u> and significant wildlife habitats, where they exist, shall be maintained as far as is practicable and enhanced where possible.</p> <p>10 <u>The levels of traffic</u> generated shall generally be consistent with that anticipated from the operation of a permanently residing household except that on arterial, principal and some other equivalent high volume roads the traffic generated may be greater but shall not be sufficient to significantly change the general effects of traffic using the roads.</p> <p>11 <u>Levels of noise</u> generated shall be such that the high intensity residential character of an area is maintained and that the area's desirability for permanent residence is not compromised, taking into account the local noise environment, including noise generated by traffic on roads in the vicinity.</p> <p>12 <u>Loadings upon utilities</u> such as water, sewer and stormwater systems shall be such that they can be accommodated by the local utilities provided to cater for the everyday operation of a permanently residing single family households in the Activity Area.</p> <p>13 <u>Any Activity shall be carried out without detraction from the amenities</u> of the adjoining household units or sites by reasons of dust, smoke, smell, fumes, unsightliness, glare or electrical interference or other objectionable elements.</p>	<p>◆ complies with the following noise standards:</p> <p>No use shall be permitted to create any mechanical or amplified noise which results in the following criteria being exceeded:</p> <p>(i) The corrected noise level (L10) as measured on or at the boundary of any site should not exceed the following limits:</p> <p style="padding-left: 20px;">Monday to Friday 0700-1800 hrs 45dBA</p> <p style="padding-left: 20px;">All other times including public holidays 40dBA</p> <p>(ii) The background noise level (L95) as measured on or close to the boundary of any site shall not exceed the following limits:</p> <p style="padding-left: 20px;">Monday to Friday 0700-1800 hrs 40dBA</p> <p style="padding-left: 20px;">All other times, including public holidays 35dBA</p> <p>(iii) Notwithstanding the above standards and compliance with them, the relevant provisions of any legislation or Council By-laws may also be invoked by the Council to control any noise which has become an objectionable element.</p> <p>(iv) The noise level shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS6801 1991</p> <p>Measurement of Sound and NZS6802 1991 Assessment of Environmental Sound. The noise shall be measured with a sound level meter complying at least with the International Standard IEC L51 (1979) Sound Level Meters, Type 1.</p> <p>7 <u>Transformers and underground lines</u>, for conveying electricity at a voltage up to and including 33 kV with a capacity up to and including 100 MVA.</p> <p>8 <u>Any line</u> as defined by Section 2(1A) of the Telecommunications Act 1987 which is not an overhead line.</p> <p>9 <u>Household, commercial, and industrial connections</u> to gas, water drainage, and sewer pipes.</p> <p>10 <u>Water and irrigation</u> races, drains, channels, and pipes and necessary incidental equipment.</p> <p>11 <u>Any stopbank or culvert</u>.</p>	<p>10 <u>Schools</u> (Refer assessment criteria 3.3.1(b))</p> <p>11 <u>Service stations</u> on roads classified as arterial and principal roads in Appendix 13H of this District Plan and on Centway Road, Orewa (State Highway 1 to Westhoe Road). (Refer assessment criteria 3.3.1(b)).</p> <p>12 <u>Places of assembly</u> (Refer assessment criteria 3.3.1(b))</p> <p>13 <u>Non-residential activities consistent with the intended environmental outcomes</u> which can be carried out without detraction from the character and amenities of the residential area and which:</p> <ul style="list-style-type: none"> ◆ in the <u>New Urban</u> area (see definition of <u>New Urban</u> in Section 20) do not involve the sale of goods from the site (other than food or beverages for consumption on the premises), <u>except where this is the principal activity and in these instances there is no external display of goods for sale and goods are sold from inside a purpose designed and constructed building and in the established area</u> (see definition of <u>established</u> in Section 20) do not involve the sale of goods from the site (other than food or beverages for consumption on the premises); ◆ do not involve the manufacture, fabrication, machining, processing or mechanical assembly of goods on the site; ◆ do not involve the storage or warehousing of goods on the site as the principal activity; ◆ do not require more than 25 carparks as determined by Rule 13.1; ◆ do not involve panel beating, spray painting, motor vehicle repairs, wrecking of motor vehicles, bottle or scrap metal storage, fibreglassing or fish or animal processing; ◆ are designed so that where the activity will operate later than 8.00 p.m. all carpark spaces are at least 5 metres from side and rear boundaries and are screened from neighbouring properties on these boundaries by way of a 1.8 metre high timber fence or screen planting of the same height; ◆ do not require the overnight storage of vehicles on the site; ◆ do not operate outside the hours of 7.00 a.m. to 10.00 p.m. Monday to Sunday inclusive (except in the case of activities principally providing accommodation); ◆ do not involve the erection of any illuminated sign or any sign of a size and scale not in keeping with a residential environment; 	

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	<p>12 <u>Underground pipes</u> for the distribution (but not transmission) of natural or manufactured gas at a gauge pressure not exceeding 2000 kilopascals and necessary incidental equipment, including household connections and compressor stations:</p> <p>13 <u>Pipes</u> for the conveyance or drainage of water or sewage, and necessary incidental equipment including household connections:</p> <p>14 <u>Lighthouses</u>, navigational aids and beacons;</p> <p>15 <u>Marina berthage</u> including facilities for the launching and retrieval of boats in the "boat harbour" policy area only.</p> <p>16 <u>Boat repair</u> and/or maintenance of pleasure boats which does not involve the erection and/or use of buildings in the "boat harbour" policy area only.</p> <p>17 <u>Public Reserves</u></p> <p>18 <u>Childcare facilities</u> for not more than 10 children at any one time.</p>		<ul style="list-style-type: none"> ◆ do not involve exterior lighting where any light source is placed 9 metres above average ground level, and where any appreciable amount of light is able to spill over directly into adjoining properties; ◆ do not involve the erection or creation of large reflective surfaces; ◆ are designed so that where any building is two storeys or more, there is no direct overlooking of adjacent sites and visual privacy for adjoining sites is maintained; ◆ are designed and landscaped so that the activity and any buildings are not significantly different in character from the neighbourhood in which they are sited; ◆ do not involve the use of hazardous substances as set out in appendix 6F in quantities exceeding that normally associated with the activities of a normal household; ◆ do not involve the on site disposal of refuse; ◆ do not involve the creation of strong odours or the release of pollutants set out in appendix 6D; ◆ do not involve the creation of noise from activities involving hammering or impact created by machines; ◆ do not cause electrical interference with household appliances in the vicinity of the site; ◆ do not involve the sale of motor spirits, lubricating oils and sales of kerosene, diesel fuels, CNG, LPG, tyres, batteries and accessories and goods normally associated with motor vehicles; ◆ comply with the following noise standards: (Refer assessment criteria 3.3.1(b)) <p>14 <u>Accessory Buildings for the foregoing</u> and accessory buildings not provided for as a permitted activity. (Refer assessment criteria 3.3.1(b))</p> <p><u>Provided that</u> no discretionary activities shall be permitted in the "Future Commercial" policy area.</p>
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NOTE:**SPECIAL CONDITIONS**

All buildings within the Future Commercial Policy Area except those used for commercial purposes, other than accessory buildings and additions to existing non-relocatable buildings, shall be constructed so as to be relocatable.

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

3.3.1 ASSESSMENT CRITERIA - DISCRETIONARY ACTIVITIES

The Council shall consider the following matters in assessing an application for the activities listed.

(a) **Multiple Household Units, Comprehensively Designed Multiple Household Unit Development, Boarding Houses etc. and Accessory Buildings for the Foregoing**

(i) Building Location

The Council will discourage the location of buildings on predominant ridges, knolls or skylines where such buildings would dominate the natural landscape and detract from the amenities of an area.

(ii) Building Form

Whether the proposal is sensitive in terms of scale and form with respect to adjoining sites. The Council will discourage designs where the bulk, height, unrelieved mass or repetitive nature of buildings will detract from adjoining sites.

The Council will also take into consideration whether or not there is other development on the same site which is not directly related to the residential development proposed. In any instance where this does occur, it will have to be demonstrated that the space available for residential purposes is sufficient to enable compatible development in terms of form and scale with that on adjacent sites, and the provision of compatible levels of open space about buildings.

(iii) Private Open Space

Generally the development should comply with the deemed to comply standards for private open space set out in Rule 3.6.2 as appropriate, unless it can be demonstrated that the performance criteria for the abovementioned controls can be met by other means.

(iv) Service Courts

The development should provide a service area for each household unit which:

- has a minimum area of 20 m²; and
- is able to contain a square measuring 3 m x 3 m; and
- is able to remain unobstructed by vehicle access, parking and manoeuvring areas.

(v) Overall Scale and Character of Development

The scale and physical extent of any proposal should be such that the existing character of the street or streets on which a proposal is located is not markedly changed. The proposal should, in general, allow the existing character of an area to be retained.

(vi) The Public Utility and servicing requirements of the proposed activity, including water requirements, provision for waste and stormwater disposal, and facilities for preventing pollution should not cause an uneconomic extension of services.

(vii) Roading, Access, Vehicle Parking and Circulation

Any road shall be of adequate standard to accommodate the levels of traffic generated by the proposed use, access points should provide safe entry/exit to the site and common parking areas should be sited so that adjoining sites are not detrimentally affected by noise, lighting or visual intrusion.

(viii) Landscaping and Screening

The use of landscaping and screening to mitigate against the impact of building height, bulk and mass, and effects such as lighting overspill.

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA**(b) All Other Discretionary Activities**

- The scale of the activity should be in keeping with the needs and requirements of the local community, or for any activity serving a wider population, sensitive to the size and character of the local community.-
 - The activity should not have direct access to any arterial or principal road identified in appendix 13H unless it can be satisfactorily demonstrated that such access will not adversely affect traffic safety and the efficiency of the road.
 - The establishment of large facilities generating significant volumes of traffic (i.e. in excess of 350 vehicle movements per day) on local roads identified in appendix 13H is not considered appropriate.
 - The site should have a frontage to a formed road maintained by the Council, of at least 15 metres in width in order that any facility/building can be reached directly from the street without the need to traverse entrance strips or jointly owned access lots.
 - The activity and its associated parking should be screened from adjacent sites by appropriate landscaping or fencing.
 - The scale and design and external appearance (including quality of finish) should be compatible with the predominantly residential character of the neighbourhood.
 - The utility and servicing requirements of the activity should be compatible with the ability of the utilities to sustain them.
 - The activity should not cause a significant increase in the number of vehicles parking on public roads or streets, and/or lead to vehicles associated with an activity parking on roads or streets beyond the immediate vicinity of the site.
 - There should be provision made to insulate adjoining properties from the effects of noise, visual intrusion and light overspill.
 - The activity should be carried out in a manner which preserves the privacy of adjoining residential properties.
 - The size of any sign should not generally exceed .24 m².
 - Any discharges to land, water or air should not detrimentally affect the quality and sustainability of the natural environment.
 - Any activity should generally comply with the following noise standards:
- (i) The corrected noise level (L10) as measured on or at the boundary of any site should not exceed the following limits, except where existing noise levels at those locations are greater, in which case existing noise levels are not to be significantly increased:
- | | | | |
|---|---|---------------|-------|
| ♦ | Monday to
Friday | 0700-1800 hrs | 45dBA |
| ♦ | All other times
including public
holidays | | 40dBA |
- (ii) The background noise level (L95) as measured on or close to the boundary of any site shall not exceed the following limits:
- | | | | |
|---|--|---------------|-------|
| ♦ | Monday to
Friday | 0700-1800 hrs | 40dBA |
| ♦ | All other times,
including public
holidays | | 35dBA |
- (iii) Notwithstanding the above standards and compliance with them, the relevant provisions of any legislation or Council By-laws may also be invoked by the Council to control any noise which has become an objectionable element.

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

- (iv) The noise level shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS6801 1991 Measurement of Sound Assessment and NZS6802 1991 Assessment of Environmental Sound. The noise shall be measured with a sound level meter complying at least with the International Standard IEC L51 (1979) Sound Level Meters, Type 1.

In addition to these criteria, the following additional criteria will be used in respect of the activities listed below:

Shops

- The layout of buildings, access and parking should generally be such that the delivery of goods to the site, and the removal of refuse etc. takes place on the site, or does not require the parking of goods vehicles in front of adjoining residential sites.
- The delivery of goods to the site, and the removal of refuse etc. should only take place during normal business hours.
- Fixtures for security purposes such as fences or light standards should not detract from the residential amenities of an area.
- There should be no external storage of rubbish on the site.
- The design of the building should reflect the residential nature of the area, and elements such as rooflines, and windows and entrances should be complementary to, and of similar scale to, those of neighbouring residences. Floor to ceiling windows are not considered to be appropriate.

Hotels, Taverns, Travellers Accommodation and Restaurants

- The impact of operational hours outside normal business hours on residential activities in the vicinity of the site.
- Patrons should be catered for inside buildings and no external seating will generally be permitted, unless it can be demonstrated that impacts - such as noise and light overspill - on residential activities in the vicinity can be mitigated.
- The layout of buildings, access and parking should generally be such that the delivery of goods to the site, and the removal of refuse etc. takes place on the site, or does not require the parking of goods vehicles in front of adjoining residential sites.
- The delivery of goods to the site and the removal of refuse etc. should only take place during normal business hours.
- Fixtures for security purposes such as fences or light standards should not detract from the residential amenities of an area.
- There should be no external storage of rubbish on the site.

Veterinary Clinics

- Buildings which accommodate animals overnight should be located at least 10 metres from property boundaries, and should be designed and constructed to prevent noise nuisance.

Pole-Type Telecommunication and Transmission Masts and Associates Aerials and Antennae

The mast must not be obtrusive when viewed from neighbouring properties, especially residential sites and public places. The overall impression of the mast and attachments should be of a slim shape without large and dominant antennae. In addition masts should be so placed as to avoid visual clutter. In considering the likely visual impact of a mast the Council will have regard to:

- (a) Its placement on the site.
- (b) Its form, colour and finish.
- (c) The extent to which existing trees and bush will be retained and the extent and nature of any proposed landscaping, and particularly whether landscaping can be used to screen a mast and ancillary structures.
- (d) The extent to which building forms are used to screen or minimise the impact of the mast.

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

(e) The effect on health and safety of people.
Telephone Exchanges and Associated Plant and Equipment

These shall be designed, clad and laid out in a residential style. Commercial, industrial or utilitarian style buildings are not appropriate. In assessing whether a building is of a residential style, the Council will have principal regard to its overall appearance. A building having a residential style is likely to incorporate such features as an irregular plan form and elevation, domestic-type fenestration, and sloping roof forms. Plant and equipment shall generally be enclosed within the building.

Overhead lines etc and any lines etc.

- The visual impact of the overhead line.
- In general the Council will seek the undergrounding of all lines, unless it is not technically feasible, or the economics of doing so are markedly different from overhead reticulation, and the area in which the line is to be located is not visually downgraded by the overhead line.
- The effect on health and safety of people.

Service stations

Locational criteria

The site should be in such a location and have such characteristics resulting from its location that the activity will not introduce more than minor adverse effects into an area that has a substantially residential character. Locations which may be suitable include those:

- adjacent to industrial or commercial zones;
- adjacent to other major traffic generators or non-residential type activities, where such activities create a focal point;
- based on or involving the redevelopment or upgrading of existing service stations.

Environmental criteria

- The impact of operational hours outside normal business hours on residential activities in the vicinity of the site.
- Design and scale of buildings including roofline and overall proportions should be compatible with surrounding residential buildings.
- Fixtures for security and advertising purposes such as fences, or light standards and signs or banners should not detract from the residential amenities of an area.
- Adequate separation distances of buildings and activities should be provided.
- Landscaping and/or screening of side and rear yards should be provided to form a visual screen and physical barrier between the service station and adjoining residentially zoned sites, and to contribute to maintenance of visual amenity on the frontage of any site and to visually break the building form as viewed from adjacent roads.

Boat repair or maintenance of pleasure boats involving the erection of buildings

Building Form - Whether the proposal is sensitive in terms of scale and form with respect to adjoining sites and to the boat harbour. The Council will discourage design where the bulk, relieved mass, or repetitive nature of the buildings will detract from adjoining sites or adversely affect the visual amenities of the boat harbour; and

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

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 sunshine in mid-winter; and

Visual and Functional Relationship to Boat Harbour - The layout and design of the buildings should establish visual and functional relationships between the residential use of the buildings and the activities within the boat harbour.

3.3.2 **CONDITIONS WHICH MAY BE IMPOSED - DISCRETIONARY ACTIVITIES**

In granting consent to a discretionary activity, the Council may impose conditions relating to - but not limited to - any or all of the following:

- the nature of the activities on site;
- the hours of operation;
- the number of persons catered for/permitted on site;
- levels of noise;
- lighting;
- discharges to land, water and air;
- landscaping and fencing;
- removal of vegetation and modification of land form;
- building location;
- design, scale, external appearance of buildings;
- layout and connection of cluster housing;
- access and parking;
- private open space;
- service courts;
- contributions of money/works to upgrading of services and utilities;
- contributions of money/works to upgrading of roads;
- contributions of money/works for reserves;
- matters contributing to the character of the activity;
- location on the site;
- form, colour, finish and style;
- height.

HIGH INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

3.4 SUBDIVISION

All subdivision shall require consent to a **controlled activity application** or alternatively to a discretionary activity application or both dependant upon the standards any applicant chooses to meet.

Every application shall meet the specified controlled activity standard, or alternatively where the applicant chooses, the discretionary activity standard where one exists, for each of the following:

- **3.4.1 General Layout** (For sites in *
- General Layout **New Urban**
area only)
- **3.4.2 Suitability of Land, Site Size, Orientation and Access**
 - Natural Hazard
 - Site Size and Shape
 - Access
 - Design and Orientation
- **3.4.3 Neighbourhood Reserve Contributions**
 - Neighbourhood Reserve Contributions
- **3.4.4 Movement Network**
 - Movement Network
- **3.4.5 Pedestrians and Cyclists**
 - Pedestrians and Cyclists
- **3.4.6 Street Design**
 - Street Design
- **3.4.7 Street Construction**
 - Street Construction
- **3.4.8 Utilities Provision**
 - Utilities Provision

In addition every application shall comply with the requirements of rule 14.1 and in the "**Omaha Spit Development**" policy area only, no subdivision shall be allowed unless it is provided for in the consent granted to a comprehensive development plan TP/163/91 on 18 September 1991.

CONDITIONS WHICH MAY BE IMPOSED CONTROLLED AND DISCRETIONARY ACTIVITIES:

In granting consent to a Controlled Activity or a Discretionary Activity for subdivision the Council may impose any condition that ensures that the specified standards and performance criteria are achieved.

* See definition of New Urban in Section 20.

DIST/PC26SC3C