

**3A CONTEXT IN WHICH RESIDENTIAL DEVELOPMENT OCCURS****1. INTRODUCTION**

Within Rodney there are a number of urban concentrations which provide a place to live for many of the District's inhabitants. All of these urban areas provide employment opportunities and commercial services to one degree or another, but by far the largest amount of land within these urban concentrations is devoted to residential development.

Of the District's estimated usually resident population (as at March 1994) of 61,000 persons, approximately 38,000 people live in urban areas with the other 23,000 living in rural situations.

The range and nature of the residential situations that exist is wide. However, Rodney remains part of the wider Auckland region and in enabling residential development to occur the Council is aware of the regional context in which that development takes place.

**2. HIBISCUS COAST**

The largest urban area in Rodney is the Hibiscus Coast, based on the urban concentrations of Waiwera, Orewa, the Whangaparaoa Peninsula, Stillwater and Silverdale.

Physically, the area is characterised by its sea coast and the many beaches and marine environment that accompany it. With flat coastal plains behind the beaches, and more elevated land in between the different beaches, most areas enjoy sea views and good access to the coast.

These physical features, plus its close proximity (40 kilometres) to Auckland resulted in the development of the area initially as a seaside summer holiday destination for Aucklanders. This character began to change in the late 1960's and early 1970's, as the holiday makers moved into their retirement years and second homes were converted into permanent residences. In addition, as transport links with Auckland improved, the

baches and sections with limited amenities provided a source of reasonably priced commuter homes for young families.

The area is now one of the most rapidly growing areas in New Zealand. The population has increased more than threefold since 1971. It doubled between 1976 and 1991 and is projected to double again within the next 25 years to reach approximately 44,500 people by the year 2016.

The estimated 1994 population is approximately 24,000.

The population growth ahead of most of New Zealand is due largely to its attractiveness as a place to live - in particular it offers:

- A high quality natural environment providing access to a great number of sandy beaches and to the Hauraki Gulf.
- Topography which allows extensive sea views from many locations.
- A separate character and sense of identity because of the less developed nature of the area, and the existence of a green belt providing a physical separation from urban Auckland.
- Close proximity to Auckland and to the amenities, services and work opportunities this proximity provides.

The settlements suffer from a lesser standard of urban services, however, and there are still unsealed roads, open stormwater drains and streets with no kerb and channel or footpaths in the residential areas. There are also urban areas of the Whangaparaoa Peninsula which do not have a reticulated water supply.

At the broadest level, the issues facing the Hibiscus Coast are:

- Providing for residential growth in a manner which protects the very factors that make the area attractive; and

- Providing for growth in a manner which allows services such as roading, sewerage and water supply to be provided and upgraded, at an affordable cost and in a way which protects the natural and physical resources of the environment.

In response to these issues the Council's strategy for the Hibiscus Coast, as enunciated in its policies and the adopted Hibiscus Coast Urban Development Strategy (1992) is:

- To ensure the urban Hibiscus Coast remains physically distinct from Auckland.
- To provide for continued residential development, with an emphasis on growth in the west (i.e. to the presently non-urban area west of Orewa and north of Silverdale) rather than growth on the Whangaparaoa Peninsula ("the east"), so as to reduce the economic and environmental costs of development, and to recognise the social and cultural aspirations of the present populations, and the differing functions and physical nature of different parts of the Hibiscus Coast, and to utilise the greater rating base in order to provide upgraded services to enable greater environmental protection and enhancement.
- As a result of the above, to discourage intensive residential development east of Tindalls Beach, with the exception of Gulf Harbour, and to retain current densities between the Whangaparaoa Town Centre and Tindalls Beach; and to permit intensive development west of the Whangaparaoa Town Centre where locational criteria are met.
- To protect the most sensitive urban environments by providing for a low intensity of development in these areas.
- To provide for higher intensities of residential development around community focal points and where

services are capable of accommodating the demands of higher intensity development.

The Council recognises that a significant issue for the Hibiscus Coast is the need to develop an employment strategy which addresses the imbalance of jobs and continuing residential growth. The Council has published a draft Economic Development Strategy and intends to incorporate an employment strategy into the next review of the District Plan for Rodney District.

### 3. NORTHERN RODNEY

In northern Rodney residential development occurs in a number of settlements focused on the eastern coast, and in a number of inland settlements which have developed traditionally to service the surrounding rural area.

On the eastern coast the residential settlements include Leigh, Whangateau, Point Wells, Omaha, Sandspit, Snells Beach and Algies Bay.

These settlements have similar characteristics to the Hibiscus Coast in that they are located in a pristine marine environment and offer extensive access to beaches and the Hauraki Gulf, opportunities for sea views and access to natural features and bush e.g. Tauwharanui Regional Park. They also offer a distinctive small town intimacy because of their relatively small sizes (Snells/Algies being the largest settlement with an estimated 1994 population of approximately 2,520) and physical separation from urban Auckland. Like the Hibiscus Coast, the combination of factors has led to these coastal settlements becoming some of the fastest growing in New Zealand. For example in Snells Beach the population increased by 87% between 1981 and 1986, and 32% between 1986 and 1991. In straight numerical terms this translated to an increase of 1,131 people between 1981 and 1991. The other settlements are much smaller - with the next largest settlement being Leigh and environs having a 1994 population of around

730, and Omaha having an estimated 1994 population of 240. A large proportion of the growth in this area has been retiring couples and singles, people seeking to make a lifestyle change.

All the settlements in the eastern coast area have limited services and this is inhibiting their ability to grow significantly without adverse environmental effects. Only Omaha and Snells Beach/Algies Bay have reticulated sewerage systems. Only Snells Beach/Algies Bay has a reticulated water supply and this has only very limited further capacity.

The issue which is facing the Council in respect of this eastern coast area is essentially how to cope with the pressures for continued urban growth in a sensitive environment which has regional significance as a recreation resource. All three elements must be dealt with to ensure the sustainability of the environment.

Of the other settlements in the north, inland and away from the eastern coast are Warkworth, with an estimated 1994 population of 2,470, and Wellsford with an estimated 1994 population of 1,770. These are "service" towns which serve the surrounding rural areas. Their development is characterised by single family homes on "quarter acre" sites, and they have developed a medium to low intensity character. Wellsford's population has grown only marginally over the last 10 years, while Warkworth's population has grown by nearly 500 over the same period. Warkworth acts as an employment node for the Snells Beach/Algies Bay area.

The issues the Council faces in respect of these settlements are the preservation and enhancement of the existing character, and the provision of adequate servicing.

#### 4. SOUTH WEST RODNEY

South west Rodney has a hierarchy of residential areas ranging from the towns of Helensville (estimated 1994 population 2,090) and Kumeu/Huapai (estimated 1994 population 1,360) to the townships of Riverhead (estimated

1994 population 990), Muriwai (estimated 1994 population 820) and Parakai (estimated 1994 population 660), to villages such as Waimauku, Kaukapakapa down to localities such as Waitoki, Dairy Flat and Coatesville.

Most of the settlements are within commuting distance of Auckland, and Kumeu/Huapai, and Waimauku, Riverhead and Helensville all experienced growth during 1986-1991 as people sought either a small town lifestyle or the cheaper housing costs available in these areas.

While the greatest growth pressure in the south west area is on rural land and the provision of rural residential type living, the settlements will continue to attract the interest of immigrants to the area. The main issues facing residential settlements in this area are:

- resolving the service limitations on the towns/settlements;
- resolving the nature of the urban edge;
- protection of the natural environment from the effects of development;
- maintaining the character of the existing settlements and the quality of life of the residents.

**3B PROVISION FOR RESIDENTIAL DEVELOPMENT****1. GENERAL OBJECTIVE**

To enable the District's inhabitants to provide for their social, economic and cultural well being and for their health and safety through the development of urban concentrations while:

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.

**2. POLICIES - LOCATION**

- (a) Enable a range of residential living environments based on urban concentrations to exist within the District.
- (b) Recognise and provide for the matters of national importance specified in the Resource Management Act 1991 in the location of any residential living environment.
- (c) Enable future residential growth - where such growth is appropriate in terms of the adopted District strategy - by way of limited greenfields expansion and localised urban consolidation.
- (d) Enable residential development to occur in a variety of different locations within the District.
- (e) The extent of land in the Medium Intensity Activity Area on land at the mouth of the Weiti River close to Stillwater (Lot 1 DP 49038 and Part Lot 1 DP 51255) is limited for two reasons:
  - (i) Subdivision should be kept as far as possible from the

sandspits in order to protect a significant habitat for indigenous fauna;

- (ii) Urban development that is visible from the northeast and east is completely inappropriate in this area because that would not preserve the natural character of the coastal environment.

**3. POLICIES - CHARACTERISTICS**

- (a) Enable a range of residential living environments to occur within and between the District's urban concentrations, recognising the varied characteristics, functions, servicing constraints and amenities of the different areas of the District, and the different parts of the larger urban concentrations.
- (b) Enable a range of residential living environments to occur within and between the District's urban concentrations recognising the differing social, cultural and economic aspirations and expectations of the District's inhabitants
- (c) Recognise and provide for the matters of national importance specified in the Resource Management Act 1991, in the range of environmental standards adopted, and activities provided for within each living environment.
- (d) Recognise that a diversity of housing types is generally appropriate within all residential living environments, by providing for a range of appropriate housing types.

**4. POLICIES - TYPES OF RESIDENTIAL ENVIRONMENT**

- (a) Enable three distinct types of residential living environment to occur within the District, with the basis of differentiation between them being the intensity of development anticipated in each area and the level of environmental effects considered acceptable in each type of living environment.

DIST/PC26SC3

**POLICIES - URBAN RESIDENTIAL - ALL AREAS**

As amended by Rodney District Plan Change No. 26, 2005

The three types of living environment shall be:

- A high intensity environment
  - A medium intensity environment
  - A low intensity environment
- (b) To acknowledge that there are defined areas in which additional special controls are appropriate in recognition of particular environmental conditions that exist, or where specific environmental outcomes are desirable.
- (c) To identify the defined areas where additional special controls or sets of controls are appropriate as "**Policy Areas**" with each having a defined purpose and additional controls or restrictions (in addition to the standards normally applied) which achieve the desired environmental outcome.
- (d) To apply "**Policy Areas**" in each type of environment as appropriate situations exist or arise.
- (e) Provide appropriate controls for residential development occurring in the form of both greenfield expansion and localised consolidation through the application of different standards in new urban and established areas.
- (f) Enable the development of special purpose residential living environments through the creation of special residential zones in section 11 (Special Zones) of the District Plan.
- (g) To make specific provision for the comprehensive development of the 350 ha of land at Gulf Harbour, Whangaparaoa Peninsula, through the application of a tailor made package of objectives, policies and rules to the land, in the form of the **Gulf Harbour Activity Area**, enabling the land to be comprehensively developed to take advantage of the sites natural attributes.

DIST/PC26SC3

### 3C PROVISION OF LOW INTENSITY RESIDENTIAL ACTIVITY AREAS

functions as part of an urban concentration, or is a natural adjunct to it).

#### 1. OBJECTIVES

- (a) To enable low intensity residential development which is compatible with and sensitive to the high quality landscape and sensitive natural environment of some bush escarpments and coastal margins within urban settlements.
- (b) To enable low intensity residential living close to or within urban settlements on land not suited to conventional residential subdivision because of topography or ground conditions.

(v) The function and nature of existing roads in a locality - generally roads of a lower standard which do not function as arterial or principal roads.

(vi) The size and nature of the existing community and its aspirations in terms of the range of living environments considered desirable in each urban concentration - generally the larger or more special purpose urban concentrations can support a range of living environments.

#### 2. POLICIES

(a) Determine the location of the low intensity residential activity areas on the basis of the purpose and principles of the Resource Management Act 1991, the matters of national importance specified in that Act, and the following factors :

- (i) The need to achieve wider strategic objectives in terms of accommodating population growth as set down in the adopted District development strategy.
- (ii) Landscape quality and natural features. (Areas of the highest quality natural [or least modified] landscape quality, and areas in which sensitive natural features such as bush, river margins, wildlife habitats etc exist will be included.)
- (iii) Topography and physical ground conditions (where the land is physically unsuitable for medium or high intensity residential living by reason of such matters as slope, land stability or constraints on the provision of utility services).
- (iv) Functional relationship with large multi functional communities (where the land

(b) Differentiate between the land included because of the existence of high quality landscape or significant natural features and the land included because of land unsuitability for conventional residential development by including the former in a "landscape" policy area and the latter in a "physical" policy area.

DIST/PC26SC3

### 3D PROVISION OF MEDIUM INTENSITY RESIDENTIAL ACTIVITY AREAS

#### 1. OBJECTIVES

- (a) To enable residential development of a medium scale and intensity and a spacious quality to occur in the larger urban settlements served by utility services and in smaller townships throughout the District where development of this nature is the predominant character.
- (b) To recognise that this type of development will constitute the dominant living environment throughout the District in terms of areal extent.

#### 2. POLICIES

- (a) Determine the location of these areas on the basis of the purpose and principles of the Resource Management Act 1991, the matters of national importance specified in that Act, and the following factors:
- (i) The need to achieve wider strategic objectives in terms of accommodating population growth as set down in the adopted District development strategy.
- (ii) The character of the existing development within a locality or, of the entire urban concentration, and the expectations and aspirations of residents. Generally where the locality or urban concentration has a medium intensity character this will be retained.
- (iii) The location of high intensity residential activity areas and low intensity residential activity areas. Where any locality is more suitable for either of these types of living environment, they will be applied in preference.
- (iv) The function and nature of existing roads in a locality. Generally where the roads

should be capable of accommodating the levels of traffic envisaged for medium intensity development without compromising safety or existing character.

- (v) The topography and natural environment. Suitable locations are generally limited to flatter or rolling land free from major natural hazards, and away from the most sensitive natural or visual environments.
- (b) Identification of a "**Township**" policy area in smaller coastal and inland settlements with limited commercial facilities and larger sites; in order to specify a larger minimum site size within the area so as to preserve the existing spacious character of those areas.
- (c) Identification of an "**Omaha Spit Development**" policy area near the northern end of the Omaha spit to ensure that development which takes place in this sensitive coastal location is planned and set out:
- in a comprehensive manner and;
  - is consistent with the capacity of the utility services available particularly the sewerage system and;
  - recognises the sensitive nature of the sandspit; and the high quality coastal landscape value of the Omaha spit and the value of the spit as a wildlife habitat and;
  - protects the foredune area set out in the plan at Appendix 3A and;
  - contributes to the overall protection of the Omaha sandspit.

- (d) Identification of a "**East Peninsula**" policy area on that part of the Whangaparaoa Peninsula between the Whangaparaoa Town Centre and the eastern end of Tindalls Beach in order to implement a component of the adopted Hibiscus Coast Urban Development Strategy. The strategy provides for the retention of the residential density provisions existing in 1992 in this area. This is achieved through different standards for subdivision site size, and for the land area required for comprehensively designed multiple household unit developments.

**3E PROVISION OF HIGH INTENSITY RESIDENTIAL ACTIVITY AREAS****1. OBJECTIVE**

- (a) To enable the development of a higher intensity residential living environment (in which the effects of smaller land areas provided for each household unit and a wide range of housing types and associated non-residential activities, are generally acceptable) to occur in the larger urban or special character communities, in locations where a higher density of housing is desirable, appropriate and sustainable.

**2. POLICIES**

- (a) Determine the location of the high intensity residential activity areas on the basis of the purpose and principles of the Resource Management Act 1991, the matters of national importance specified in that Act, and the following factors:
- (i) The need to achieve wider strategic objectives in terms of accommodating population growth as set down in the adopted District development strategy.
  - (ii) The size of the community - the larger and special character communities can require and support a wider range of housing densities.
  - (iii) Proximity to significant commercial nodes or community facilities or focal points. (Where these are close by, higher intensities permit more people to enjoy that proximity.)
  - (iv) The character of the existing development in a locality, and the expectations and aspirations of residents. (In areas adjoining significant commercial nodes or community facilities or focal points, levels of activity are generally higher and occur

over longer time periods because of proximity to these features. Consequently effects are more readily absorbed.)

- (v) The function and nature of existing roads in a locality - generally the roads currently carry high volumes or should be capable of carrying high volumes without compromising safety or existing character.
  - (vi) The existence of reticulated services, in particular a sewage disposal system.
  - (vii) The topography and natural environment - generally limited to flatter land not at risk from instability, flooding or inundation, so that overlooking is avoided and privacy is maintained, and away from sensitive natural or visual environments.
- (b) Identification of a "**Future Commercial**" policy area in locations where it is envisaged that the land will be required for commercial development in the longer term, and to introduce controls which will ensure that the conversion of the land to commercial use can occur when it is required.

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**3F PROVISION OF GULF HARBOUR  
ACTIVITY AREA****1. OBJECTIVES**

- (a) To enable the realisation of the unique opportunity for residential development provided at Gulf Harbour, Whangaparaoa afforded by:
- the extensive area of land held in single ownership;
  - the existence of the Gulf Harbour Marina;
  - the opportunities for development of canal based housing off the existing marina;
  - the opportunities for the creation of a golf course and associated residential development.
- (b) To enable the comprehensive development of the 350 hectares of land at Gulf Harbour, Whangaparaoa as a primarily residential area, incorporating a range of other activities including recreation facilities and commercial and tourist services.

**2. POLICIES**

The provision of a **Gulf Harbour Activity Area** to apply only to land at Gulf Harbour, Whangaparaoa, and which enables comprehensive development of the land for residential, recreation and commercial purposes.

### 3G SUSTAINABILITY OF RESIDENTIAL DEVELOPMENT

#### 1. OBJECTIVES

- (a) To ensure that the development of urban concentrations and associated residential/non-residential development occurs in a manner which allows the sustainable management of resources.
- (b) To maintain the biological productive capacity of local ecosystems, to protect biodiversity within habitats and to protect significant habitats in the process of providing for residential development.
- (c) To pursue sustainable resource use and more particularly to maintain the stock of renewable resources, encourage the use of technologies which use natural resources more efficiently, and to keep pollution within the assimilative capacity of the environment if it is not possible to avoid it entirely.

#### 2. POLICIES

- (a) Specify levels of acceptable environmental effect - "environmental bottom lines" - in terms of impacts of activities and processes on people, animals, natural habitats and ecosystems, natural air and water quality, heritage areas and the environment in general.
- (b) Permit and encourage forms of residential development that are both affordable and economic to existing and future residents and to public agencies involved in the provision of infrastructure for development.
- (c) Require contributions of cash, land (including land for reserves), works or services when development/subdivision occurs in order to avoid or mitigate likely effects of development/subdivision, and to ensure that the costs of

development are borne by the primary beneficiaries of that development.

- (d) Protect areas of trees, bush and natural features operating as significant habitats through the imposition of Low Intensity Residential Activity Area status, on these areas.
- (e) Impose standards on residential development in terms of stormwater disposal, sewage disposal and roading construction so as to protect ecosystems and significant habitats.
- (f) To provide for high intensity residential development in locations close to community focal points in order to reduce vehicle travel as far as is practicable, and to permit home based employment to reduce vehicle travel and the need for heating, lighting etc. of additional work places.

**3H EFFECTS OF ACTIVITIES****1. OBJECTIVE**

To ensure that the actual and/or potential effects of activities and processes are controlled and managed in a manner which allows for and does not compromise the sustainable management of the natural and physical resources within the District's urban concentrations.

**2. POLICIES**

(a) Provide for the range of types of activities specified in section 76(3) of the Resource Management Act 1991 that is appropriate within the residential living environment at a given time.

(b) Specify levels of acceptable environmental effect (environmental bottom lines) in the form of "environmental outcomes" for activities and "performance criteria" in terms of development controls for all types of residential living environment.

(c) Make provision for activities in the high intensity residential activity areas in the following manner:

(i) In recognition of the high intensity expected, to provide for single and some multiple household units as permitted activities.

(ii) Require that 3 or more units at expected densities in the existing area and 4 or more units in the greenfield area and residential developments with a density greater than one unit per 275 m<sup>2</sup> in both areas be provided for as discretionary activities so that individual effects and the cumulative impact of combinations of individual effects can be assessed, and so that appropriate control may be exercised over any adverse effects and a greater range of mitigation measures

employed to remedy these effects.

(iii) Provide for home based employment at a level which retains the residential character of the site or premises.

(iv) Provide for a range of non-residential activities at a level which recognises that the environment in which they will occur is intensively developed, with high degrees of general activity occurring over long periods of a day, and in areas which are heavily trafficked and/or in close proximity to visitor/worker destinations as discretionary activities so that individual effects and the cumulative impact of combinations of individual effects can be assessed, and so that appropriate control may be exercised over any adverse effects and so that a range of mitigation measures may be employed to remedy these effects.

(v) In the "**Future Commercial**" policy area to provide for a similar range of activities, but in addition to require that most new buildings be relocatable in order to discourage a high level of fixed capital investment. When any application to depart from the requirement for buildings to be relocatable is made, the extent to which this would compromise or prevent the future use of the site and surrounding sites for commercial purposes will be the primary consideration.

(vi) To provide for public and private utilities of a local scale with the exception of overhead lines as permitted activities. Overhead lines are provided for as discretionary activities in order to ensure their location and appearance

- does not detrimentally affect the landscape and visual environment and the health and safety of residents.
- (vii) To assess applications for resource consents in terms of:
- the objectives and policies set out in 3B, 3E, 3H, 3G, 3I and 3J; and
  - the environmental outcomes expressed for each type of living environment and activity type; and
  - the specific assessment criteria set out for each activity.
- (d) Make provision for activities in the **medium intensity residential activity areas** in the following manner:
- (i) In recognition of the family living nature of the area to limit household unit development as a permitted activity to a single household unit per site, and to make provision for minor household units.
- (ii) Require that any other residential developments be comprehensively designed, on large sites, and provided for as discretionary activities so that individual effects and the cumulative impact of combinations of individual effects can be assessed, and so that appropriate control may be exercised over any adverse effects and a greater range of mitigation measures may be employed to remedy these effects.
- (iii) Provide for home based employment at a level which retains the residential character of the site or premises.
- (iv) Provide for non-residential activities at a level compatible with an environment characterised by family living of a spacious quality with a significant proportion of single dwellings on sites, and with moderate levels of traffic and general activity as discretionary activities so that individual effects and the cumulative impact of combinations of individual effects can be assessed, and so that appropriate control may be exercised over any adverse effects and a range of mitigation measures may be employed to remedy these effects.
- (v) To provide for public and private utilities of a local scale with the exception of overhead lines as permitted activities. Overhead lines are provided for as discretionary activities in order to ensure their location and appearance does not detrimentally affect the landscape and visual environment.
- (vi) To assess applications for resource consents in terms of:
- the objectives and policies set out in 3B, 3D, 3H, 3G, 3I and 3J; and
  - the environmental outcomes expressed for each type of living environment and activity type; and
  - the specific assessment criteria set out for each activity.
- (e) Make provision for activities in the **low intensity activity area** in the following manner:
- (i) In the "landscape" policy area, to recognise that the natural environment and landscape are sensitive and to require an assessment of some form for all residential and all but the most unintensified non-residential activities.
- (ii) To provide for single household units in the "landscape" policy area as a controlled activity so that

- control may be exercised over any minor adverse effects that occur, and to provide for them as a permitted activity in the "physical" policy area.
- (iii) To provide for a limited range of multiple household units at low densities as discretionary activities in both the "landscape" and "physical" policy areas so that individual effects and the cumulative impact of combinations of individual effects can be assessed, so that appropriate control may be exercised over any adverse effects and so that a greater range of mitigation measures may be employed to remedy these effects.
- (iv) To provide for a narrow range of non-residential activities in both the "landscape" and "physical" policy areas at a level which recognises the special character of those environments as discretionary activities so that individual effects and the cumulative impact of combinations of individual effects can be assessed, so that appropriate control may be exercised over any adverse effects and so that a greater range of mitigation measures may be employed to remedy these effects.
- (v) To provide for public and private utilities of a local scale with the exception of overhead lines as permitted activities in both the "landscape" and "physical" policy areas. Overhead lines are provided for as discretionary activities in order to ensure their location and appearance does not detrimentally affect the high quality landscape and visual environment and the health and safety of residents.
- (vi) To assess applications for resource consents in terms of:
- the objectives and policies set out in 3B, 3C, 3H, 3G, 3I, and 3J; and
  - the environmental outcomes expressed for each type of living environment and activity type; and
  - the specific assessment criteria set out for each activity.

**3I DEVELOPMENT CONTROLS****1. OBJECTIVE**

To ensure that the sustainability of the natural and physical resources of the environment are safeguarded, and that residential development provides each household unit with an adequate standard of on-site amenity, and is compatible with adjoining sites and the features of the natural environment which contribute to the amenities of residential areas.

**2. POLICIES**

- (a) Recognise that in **Established residential areas** residents have made major economic decisions based on the development controls in place at the time of development, and that they have expectations based on those controls which need to be protected as far as possible in the specification of development controls for such areas.
- (b) Provide appropriate controls for residential development occurring in the form of both greenfield expansion and localised consolidation through the application of different standards in **New Urban** and **Established** areas.
- (c) Enable a high degree of flexibility in development controls (particularly in greenfield areas) through the specification of performance criteria setting out desired environmental outcomes and allowing for innovation and flexibility in determining the methods of achieving the desired outcomes.
- (d) In all residential areas to specify levels of acceptable environmental effect (environmental bottom lines) in the form of "performance criteria" for development controls and to specify "deemed to comply" standards which operate as an acceptable means of achieving the environmental bottom lines.

- (e) In the **Established areas** to specify performance criteria and deemed to comply standards, and in some instances discretionary activity standards for the following matters:
- (i) Building siting and design
    - Daylight and sunlight
    - Privacy
    - Building height and wall length
  - (ii) Private open space
  - (iii) Streetscape
  - (iv) Neighbourhood reserve contributions upon development
  - (v) Development impact fees
  - (vi) Conservation of landscape
- (f) In **New Urban areas** to specify performance criteria and deemed to comply standards, and in some instances discretionary activity standards for the following matters:
- (i) Building siting and design
    - Daylight and sunlight
    - Privacy
    - Building height and wall length
  - (ii) Private open space
  - (iii) Streetscape
  - (iv) Neighbourhood reserve contributions upon development
  - (v) Development impact fees
  - (vi) Conservation of landscape
- (g) Assessment of applications for resource consents relating to development controls in terms of:
- the objectives and performance criteria set out for the relevant development controls; and
  - the specific assessment criteria set out for the relevant development controls.

**3J SUBDIVISION OF LAND****1. OBJECTIVE**

To make provision for subdivision of land in a manner appropriate to the nature of the land to be subdivided, the intensity and type of development intended and which protects outstanding natural features and landscapes and sustains the potential of natural and physical resources.

**2. POLICIES**

- (a) Recognise that there are differences in the situation between established areas and "**New Urban**" sites and to specify a different range of performance criteria and controlled activity standards in these two different situations as a result.

(For the purposes of policy and rule application all sites of or less than one hectare in area, and having a residential zoning prior to 15 February 1994, are deemed to be **Established** areas. All other sites are deemed to be **New Urban** areas.)

- (b) Specify objectives, performance criteria, and Controlled Activity standards for the following matters in the **Established** residential areas:

- (i) Suitability of land and site size orientation and access.
- (ii) Neighbourhood reserve contributions upon subdivision
- (iii) Movement network.
- (iv) Pedestrians and cyclists.
- (v) Street design.
- (vi) Street construction.
- (vii) Utilities provision.
- (viii) Development impact fees.

- (c) Specify objectives, performance criteria, and Controlled Activity

standards for the following matters in **New Urban** areas:

- (i) General layout
  - (ii) Suitability of land and site size orientation and access
  - (iii) Neighbourhood reserve contributions upon subdivision
  - (iv) Movement network
  - (v) Pedestrians and cyclists
  - (vi) Street design
  - (vii) Street construction
  - (viii) Utilities provision
  - (ix) Development impact fees
- (d) Make no provision other than for boundary relocations in the "**Future Commercial**" policy area of the high intensity residential activity area.

## 3K EXPLANATION: LOW INTENSITY RESIDENTIAL ACTIVITY AREA

ISSUES	STRATEGY
<p>The issues arising in the low intensity residential activity area are:</p>	<p>The strategy for this activity area is to provide for <u>low intensity residential development</u> based on large sites - generally 8,000 m<sup>2</sup> minimum with buildings being subject to assessment to ensure that they are appropriately located, designed and finished in order to protect landscape/natural values; or to ensure a stable house site is available. Development is generally limited to a single household per site. Minor household units are also provided for.</p>
<p>(1) The need to:</p> <ul style="list-style-type: none"> <li>- protect significant natural features, habitats, land forms and landscapes; and</li> <li>- protect significant vegetation; and</li> <li>- preserve the significant environmental and amenity functions the areas provide as green areas and backdrops to urban development;</li> </ul> <p>whilst providing for low intensity residential living.</p>	<p>A very limited range of associated non-residential uses is provided for as <b>discretionary activities</b> - these being defined on the basis of the upper limits of a range of effects. Given the sensitive environment only minor effects are acceptable.</p>
<p>(2) The need to provide for some residential use within or close to urban settlements, on land which has physical limitations for conventional urban development at conventional densities.</p>	<p>Two policy areas are applied:</p>
<p>(3) The need to protect sensitive environments including river and coastal margins.</p>	<ul style="list-style-type: none"> <li>- The <b>landscape</b> policy area is applied to areas of high quality natural environment and landscape. The purpose of the controls applied is to protect significant areas of bush and trees, and high quality landscape from insensitive development. Single household units require controlled activity consent and there are controls on removal of vegetation and earthworks.</li> </ul>
<p>(4) The need to control the scale, density location, and appearance of buildings so as to minimise visual impacts and preserve natural character.</p>	<ul style="list-style-type: none"> <li>- This policy area is applied on the Whangaparaoa Peninsula, to Orewa, and to coastal locations of high landscape quality such as at Jamisons Bay.</li> </ul>
<p>(5) The need to ensure that the intensity of development is appropriate to the low standard of roading generally associated with such areas.</p>	<ul style="list-style-type: none"> <li>- The <b>physical</b> policy area is applied to land which is an integral part of an urban concentration but which is unsuitable for conventional density residential development because of ground conditions. Single household units are provided for as permitted activities.</li> </ul>
<p>(6) The need to ensure that the level and intensity of development is compatible with what can be sustained by the utility services available.</p>	<p>This policy area is in general <u>not</u> regarded as an interim stage to conventional urban subdivision but rather as a permanent part of the range of living environments available. It is applied to areas in Warkworth, Wellsford and Leigh, and on the Whangaparaoa Peninsula.</p> <p>Rules are imposed in order to protect trees, bush and habitats and landform.</p>

### 3L EXPLANATION: MEDIUM INTENSITY RESIDENTIAL ACTIVITY AREA

ISSUES	STRATEGY
<p>The issues arising in the medium intensity residential activity areas are:</p> <ol style="list-style-type: none"> <li>(1) The need to preserve the "family living spacious quality" nature of the areas involved.</li> <li>(2) The social, cultural and economic desirability of providing for multiple household units in order to provide a range of housing choice, at the same time preserving the "spacious quality" nature of the areas involved.</li> <li>(3) The need to preserve and protect significant natural features and land form.</li> <li>(4) To provide for a range of associated non-residential activities whilst at the same time ensuring that the residential amenity of each area and of individual sites and household units is preserved.</li> <li>(5) The need to ensure that the level and intensity of development is compatible with what can be sustained by the utility services available.</li> </ol> <p>Examples of the settlements are: Kaipara Flats, to Kaukapakapa, to Waitoki, to Port Albert, Rainbows End, Shelly Beach, Muriwai, Leigh. In total over 23 locations are included within the policy area - each having a "small town" character with larger site sizes.</p>	<p>The strategy for this activity area is to provide for <u>medium intensity residential development</u> based primarily on a single household unit per site. The standard of intensity, and subdivisional rules, are intended to allow the physical character of these areas to be retained as far as is practicable. The provisions are intended to result in residential areas with an open, spacious feel with ample room available for landscaping and outdoor living. The ratio of "green space" to buildings is intended to be relatively high.</p> <p>Provision for multi units (maximum of 2) at 1 per 500 m<sup>2</sup> (net site area) is made in Warkworth, Snells Beach, Algies Bay and Wellsford, as a permitted activity in the existing area only. Provision for multi units in these circumstances recognises expectations created under previous District Plans.</p> <p>Multi units in other situations are provided for as <b>discretionary activities</b>.</p> <p>A range of associated non-residential activities are defined on the basis of the upper limits of a range of effects, and provided for as <b>discretionary activities</b>. The upper limits are lower than in the high intensity areas.</p> <p>Three policy areas are applied:</p> <ul style="list-style-type: none"> <li>- A "<b>Township</b>" policy area is applied to the smaller coastal settlements.</li> </ul> <p>In terms of controls, larger site sizes for subdivision are specified in the policy area in order to preserve the existing spacious character of those areas.</p> <ul style="list-style-type: none"> <li>- An "<b>Omaha Spit Development</b>" policy area is applied to land near the northern end of the Omaha spit. Special provisions limiting development to the capacity of the existing sewerage system apply, along with controls requiring a comprehensive development plan being consented to prior to development occurring.</li> </ul>

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<u>ISSUES</u>	<u>STRATEGY</u>
	<ul style="list-style-type: none"><li>- An "<b>East Peninsula</b>" policy area is applied to part of the Whangaparaoa Peninsula, in order to retain the residential densities existing in 1992 into the future. This is part of the implementation of the adopted Hibiscus Coast Urban Development Strategy.</li></ul> <p>Rules designed to protect trees, bush and habitats are imposed.</p>

## 3M EXPLANATION: HIGH INTENSITY RESIDENTIAL ACTIVITY AREA

ISSUES	STRATEGY
<p>The issues arising in the high intensity residential activity areas are:</p>	<p>The strategy for this activity area is to provide for <u>high intensity residential development</u>, at a standard of 1 unit per 300 m<sup>2</sup> generally, including multiple household units, at the same time applying specific standards to <u>permitted</u> and <u>discretionary</u> activities to ensure residential amenities are preserved.</p>
<p>(1) The <u>social, cultural and economic</u> desirability of:</p> <ul style="list-style-type: none"> <li>- providing for household units with a small area of land associated with each household unit; and</li> <li>- providing for multiple household units on a site; and</li> <li>- providing for a range of non-residential activities whilst at the same time ensuring that the residential amenity of each area and of individual sites and household units is preserved.</li> </ul>	<p>A range of associated non-residential activities defined on the basis of the upper limits of a range of effects, is provided for as <u>discretionary activities</u>. These upper limits are higher than in other activity areas.</p> <p>One "policy area" is applied:</p>
<p>(2) The need to provide safe and efficient operation of the roading network, recognising that most areas are bounded by or served by principal or arterial routes.</p>	<ul style="list-style-type: none"> <li>- The "<b>Future Commercial</b>" policy area is applied to include areas which will eventually be required for commercial use. Additional controls in this area require most buildings to be relocatable, and there is a restriction on future subdivision. This policy area is applied to land in Orewa, immediately to the south and west of the existing commercially zoned area.</li> </ul>
<p>(3) The need to protect the <u>residential amenity</u> of each area and of individual sites and household units in locations in close proximity to commercial nodes, and community focal points and attractions.</p>	<p>Large groups of multiple household units at densities greater than the 1 per 300 m<sup>2</sup> standard are provided for as <u>discretionary activities</u>.</p>
<p>(4) The need to ensure that <u>high intensities</u> of development do not lead to uneconomic extension of services.</p>	<p>A range of assessment criteria is provided in order to assess <u>discretionary activities</u>.</p> <p>Rules designed to protect trees, bush and habitats are imposed.</p>

**3.1 ACTIVITIES - LOW INTENSITY  
RESIDENTIAL ACTIVITY AREA**

The activities in the following schedule are provided for in the Low Intensity Residential Activity Area.

Any activity not provided for in the schedule is deemed to be a NON-COMPLYING ACTIVITY.

## 3.1 ACTIVITIES

## LOW INTENSITY RESIDENTIAL ACTIVITY AREA - ACTIVITIES

INTENDED ENVIRONMENTAL OUTCOMES	PERMITTED ACTIVITY Deemed to achieve the intended environmental outcomes and <u>required</u> to comply with development controls.	CONTROLLED ACTIVITY <u>Required</u> to achieve the intended environmental outcomes and comply with the development controls.	DISCRETIONARY ACTIVITY <u>Required</u> to achieve the intended environmental outcomes.
<p>All activities shall achieve the following environmental outcomes:</p> <p>1 <b>A high quality landscape</b> with a low intensity of development shall be maintained and enhanced wherever possible.</p> <p>2 <b>Residential development</b> shall be of low intensity, compatible with and sensitive to the high quality landscape i.e. a high degree of space about buildings is maintained, and the design scale, physical appearance and effects shall take cognisance of a setting in a high quality landscape in the "landscape" policy area.</p> <p>3 <b>Residential development</b> shall be of a low intensity with a high degree of space about buildings, providing separation from adjoining residences and providing an open environment in the "physical" policy area.</p> <p>4 <b>Views of significant natural features</b> 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>5 <b>Natural ecosystems</b> and significant wildlife habitats shall be maintained as far as practicable and enhanced where possible.</p> <p>6 <b>The social and cultural values</b> 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 provision of areas where low intensity residential development can take place, providing larger site sizes, with greater separation from adjoining residences by virtue of greater areas of space about buildings.</p> <p>7 <b>The hours</b> 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 limited numbers of dwellings exist, and general levels of activity are low.</p>	<p>1 <b>Single household unit per site</b> within the "physical" policy area only.</p> <p>2 <b>Single household unit</b> 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 within the "physical" policy area only.</p> <p>3 <b>Minor household unit on any site</b> exceeding 600 m<sup>2</sup> within the "physical" policy area only.</p> <p>4 <b>Accessory buildings for the foregoing</b> within the "physical" policy area only <u>except</u> on any site subdivided to accommodate a household unit established as part of an approved multiple household unit.</p> <p>5 <b>Any business, trade, craft or profession which:</b></p> <ul style="list-style-type: none"> <li>◆ is carried out in a permanently occupied household unit or accessory building to a permanently occupied household unit; and</li> <li>◆ is undertaken by a maximum of three persons one of which must reside permanently on the site; and</li> <li>◆ is <u>subordinate</u> to the residential use; and</li> <li>◆ occupies the <u>equivalent</u> of not more than 25% of the gross floor area of the household unit and associated accessory buildings, plus an additional 1 m<sup>2</sup> for every 100 m<sup>2</sup> of net site area; and</li> <li>◆ is not significantly different in terms of generated effects from a residential activity; and</li> <li>◆ does not involve the external display of goods for sale; and</li> <li>◆ does not involve the external storage of goods; and</li> <li>◆ does not involve the erection or use of any sign exceeding .24 m<sup>2</sup> in area; and</li> <li>◆ 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</li> </ul>	<p>1 <b>Single household unit</b> per site in the "landscape" policy area only. (Refer assessment criteria 3.1.1(a))</p> <p>2 <b>Single household unit</b> 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 within the "landscape" policy area only. (Refer assessment criteria 3.1.1(a))</p> <p>3 <b>Minor household unit</b> on any site exceeding 600 m<sup>2</sup> in area within the "landscape" policy area only <u>except</u> on any site subdivided to accommodate a household unit established as part of an approved multiple household unit. (Refer assessment criteria 3.1.1(a))</p> <p>4 <b>Accessory buildings for the foregoing</b> excluding glasshouses. (Refer assessment criteria 3.1.1(a))</p>	<p>1 <b>Multiple household units</b> not exceeding two household units per site and at a standard of at least 4000 m<sup>2</sup> net site area per household unit in the <b>new urban</b> area only (see definition of new urban in Section 20). (Refer assessment criteria 3.1.3(a))</p> <p>2 <b>Cluster housing</b> not exceeding two household units per site and at a standard of at least 6,000 m<sup>2</sup> net site area per household unit, within the physical policy area of the <b>established</b> area only (see definition of "established" in Section 20). (Refer assessment criteria 3.1.3(a))</p> <p>3 <b>Boarding houses</b>, 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. (Refer assessment criteria 3.1.3(a))</p> <p>4 <b>Accessory buildings for the foregoing</b>. (Refer assessment criteria 3.1.3(a))</p> <p>5 <b>Overhead lines</b> for conveying electricity at a voltage up to and including 110 kV with a capacity up to and including 100 MVA. (Refer assessment criteria 3.1.3(b))</p> <p>6 <b>Any line</b> as defined by Section 2(1A) of the Telecommunications Act 1987 which is an overhead line. (Refer assessment criteria 3.1.3(b))</p> <p>7 <b>Non-residential activities consistent with the intended environmental outcomes</b> which can be carried out without detracting from the character and amenities of the residential area and which:</p> <ul style="list-style-type: none"> <li>◆ do not involve the sale of goods from the site;</li> <li>◆ do not involve the manufacture, fabrication, machining, processing or mechanical assembly of goods on the site;</li> </ul>

## LOW INTENSITY RESIDENTIAL ACTIVITY AREA - ACTIVITIES

INTENDED ENVIRONMENTAL OUTCOMES	PERMITTED ACTIVITY Deemed to achieve the intended environmental outcomes and <u>required</u> to comply with development controls.	CONTROLLED ACTIVITY <u>Required</u> to achieve the intended environmental outcomes and comply with the development controls.	DISCRETIONARY ACTIVITY <u>Required</u> to achieve the intended environmental outcomes.
<p>8 <b>The level of traffic</b> generated shall be consistent with that anticipated from the operation of permitted residential activities, recognising the generally lesser standard of roads and low volumes of traffic anticipated.</p> <p>9 <b>Levels of noise</b> generated shall be such that the low intensity residential character of an area is maintained, the relatively low levels of background noise are recognised, and the area's desirability for permanent residence is not compromised</p> <p>10 <b>Loading upon utilities</b> such as water supply, sewer and stormwater systems shall be consistent with the everyday operation of permitted residential activities, recognising that in some instances reticulated services such as water and sewer will not be provided in this type of living environment.</p> <p>11 <b>Any activity shall be carried out without detracting from the amenities</b> 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: 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: 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.</p> <p>6 <b>Transformers</b> and underground lines for conveying electricity at a voltage up to and including 33 KV with a capacity up to and including 100 MVA.</p> <p>7 <b>Any line</b> as defined by section 2 (1A) of the Telecommunications Act 1987 which is not an overhead line.</p> <p>8 <b>Household, commercial, and industrial connections</b> to gas, water drainage, and sewer pipes.</p> <p>9 <b>Water and irrigation races,</b> drains, channels, and pipes and necessary incidental equipment.</p>		<ul style="list-style-type: none"> <li>◆ do not involve the storage or warehousing of goods on the site as the principal activity;</li> <li>◆ do not involve the presence of more than 50 persons on a site in the <u>New Urban</u> area (see definition of New Urban in Section 20) at any one time, or more than 20 persons on a site in the <u>established</u> area at any one time (see definition of established in Section 20);</li> <li>◆ do not require more than 15 carparks as required by Rule 13.1 in the <u>New Urban</u> area (see definition of New Urban in Section 20) or more than 5 carparks as required by Rule 13.1 in the <u>established</u> area (see definition of established in Section 20);</li> <li>◆ do not involve panel beating, spray painting, motor vehicle repairs, wrecking of motor vehicles, bottle or scrap metal storage, fibre glassing or fish or animal processing.</li> <li>◆ 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;</li> <li>◆ do not require the overnight storage of vehicles on the site;</li> <li>◆ do not operate outside the hours of 8.00 a.m. to 8.00 p.m. Mondays to Sunday inclusive (except in the case of activities principally providing accommodation, restaurants or taverns);</li> <li>◆ do not involve the erection of any illuminated sign or any sign of a size and scale not in keeping with a residential environment;</li> <li>◆ 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;</li> <li>◆ do not involve the erection or creation of large reflective surfaces;</li> <li>◆ 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;</li> </ul>

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## LOW 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> <u>Required</u> 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>10 <b><u>Any stopbank or culvert.</u></b></p> <p>11 <b><u>Underground pipes</u></b> 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>12 <b><u>Pipes</u></b> for the conveyance or drainage of water or sewage, and necessary incidental equipment including household connections and pumping station buildings up to a maximum of 25 m<sup>2</sup> in gross floor area.</p> <p>13 <b><u>Lighthouses</u></b>, navigational aids and beacons.</p> <p>14 <b><u>Childcare facilities</u></b> for not more than 10 children at any one time based on an existing dwelling or existing accessory buildings.</p> <p>15 <b><u>Grazing</u></b> of animals on any site over 2000m<sup>2</sup> in area and in pasture prior to 21 September 1988.</p> <p>16 <b><u>Public Reserves</u></b></p>		<ul style="list-style-type: none"> <li>◆ 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;</li> <li>◆ 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;</li> <li>◆ do not involve the on site disposal of refuse;</li> <li>◆ do not involve the creation of strong odours or the release of pollutants set out in Appendix 6D;</li> <li>◆ do not involve the creation of noise from activities involving hammering or impact created by machines;</li> <li>◆ 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. (Refer assessment criteria 3.1.3(b))</li> </ul> <p>8 <b><u>Accessory buildings for the foregoing and accessory buildings not provided for as a permitted activity.</u></b> (Refer assessment criteria 3.1.3(b))</p>

## LOW INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

### 3.1.1 ASSESSMENT CRITERIA - CONTROLLED ACTIVITIES

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

#### (a) Single household unit, Minor household unit, accessory buildings for the foregoing activities

##### (i) Building Location

The Council will discourage the location of buildings on prominent ridges, knolls or skylines where such buildings 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.

##### (ii) Vegetation Removal/Landform/ Habitat Modification

All existing native bush and trees, and other vegetation which contributes to the visual amenity of the site or forms part of a significant wildlife habitat shall be retained provided that removal or modification to create a building platform may be permitted where sufficient landscape planting of appropriate complementary species is provided to ensure that buildings are integrated with the natural elements of the surrounding landscape., and/or any impact on a significant wildlife habitat is minor, or can be mitigated.

##### (iii) Design and External Appearance

The scale and form of buildings, particularly those located in prominent positions should be such that a building complements the natural landscape. Building profiles should generally reflect the contours of the surrounding landscape.

##### (iv) Access and Parking

Any driveway, parking and turning areas shall be laid out and constructed in a manner resulting in minimum disturbance to the existing land form or vegetation.

### 3.1.2 CONDITIONS WHICH MAY BE IMPOSED - CONTROLLED ACTIVITIES

In granting consent to a controlled activity, the Council may impose conditions relating to any or all of the following matters:

- (i) building location;
- (ii) vegetation removal;
- (iii) design and external appearance;
- (iv) access and parking;
- (v) contributions of money/works to upgrading of services and utilities;
- (vi) contributions of money/works to upgrading of roads;
- (vii) contributions of money/land for reserves;
- (viii) landscaping.

## LOW INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

### 3.1.3 ASSESSMENT CRITERIA - DISCRETIONARY ACTIVITIES

The Council shall consider the following matters in assessing applications for the activities listed:

#### (a) Multiple Household Units and Accessory Buildings and Boarding Houses etc

- (i) All matters specified in the assessment criteria for controlled activities of a residential activity type (i.e. single household, minor household unit etc)
- (ii) 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, unless it can be demonstrated that the Performance Criteria for the abovementioned controls can be met by other means.
- (iii) Service Courts  
  
The development should provide a service area for each household unit which:
  - has a minimum area of 20 m<sup>2</sup>; and
  - is able to contain a square measuring 3 m x 3 m; and
  - is to remain unobstructed by vehicle access, parking and manoeuvring areas.
- (iv) The cumulative effect of any proposal when considered together with any existing development on the site shall not compromise the amenity value of the site, or general vicinity.
- (v) The extent to which the proposal results in any extension to utilities or services.
- (vi) The extent to which the proposal results in the need to upgrade roads serving the site.

#### (b) All other Discretionary Activities

- The scale of the activity should be in keeping with the needs and requirements of the local community, and for any activity serving a wider population, a functional need to locate in the low intensity residential living environment should be demonstrated.
- The removal of vegetation and the modification of landform should be kept to a minimum.
- The modification of significant wildlife habitats should be avoided, and any modification should be mitigated.
- The high quality landscape in the "landscape" policy area and the low density open character in the "physical" policy area should be enhanced wherever possible through the arrangement and layout of buildings and access drives and through the use of landscaping.
- The establishment of large facilities generating significant volumes of traffic (i.e. in excess of 150 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 in keeping with the low intensity 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.

**LOW INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA**

- 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 m<sup>2</sup>.
- 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:
 

♦	Monday to Friday	0700 - 1800 hrs	45 dBA
♦	All other times including public holidays		40 dBA
  - (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	40 dBA
♦	All other times including public holidays		35 dBA
  - (iii) Notwithstanding the above standards and compliance with them, the relevant provisions of any legislation or Council Bylaws may also be involved by the Council to control any noise which has become an objectionable element.
  - (iv) The noise level shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS6801 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.**

**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.

## LOW INTENSITY RESIDENTIAL ACTIVITY AREA - ASSESSMENT CRITERIA

### Overhead Lines etc. and Any Line 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.

### **3.1.4 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/retention 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 for upgrading of services and utilities;
- contributions of money/works for upgrading of roads;
- contributions of money or land for reserves;
- matters contributing to the character of the activity;
- location on the site;
- form, colour, finish and style;
- height