

DECISION VERSION MAY 2007

The provisions affected by this proposed Variation are indicated by either deletions shown in ~~strikethrough~~, or additions underlined. The source document is Amendment 49 to the Proposed Plan, which incorporates all amendments following decisions on submissions. Those provisions not struckthrough or underlined are **not** the subject of the Proposed Variation. The amendments to the Variation that have been made as a result of decisions on submissions are shown in ~~double strikethrough~~, underlined **bold italics**, or underlined **plain bold text**.

12.8.18	<p>SPECIAL 18 (GULF HARBOUR) ZONE [Amendment 49]</p>
12.8.18.1	<p>Zone Issues, Objectives, Policies and Description</p>
12.8.18.1.1	<p>Issues</p>
<p>Issue 12.8.18.1.1.1</p>	<p>The pattern and form of development, including the relationships of activities and of sites and buildings to their wider context (natural resources such as landforms and coastline; and physical resources such as roads and adjacent or nearby activities) can affect the coherence and pleasantness of the environment within the Gulf Harbour Zone, and the safety, health, convenience and general welfare of people who live or work in the area, or visit it.</p>
<p><i>Outline plan</i></p>	<p>The Outline Plan for the Gulf Harbour Zone (Appendix 5 to the Planning Maps) establishes a broad pattern for activities and for access within the Zone. The Outline Plan takes account of the capacity of the infrastructure serving this part of the District (in particular, the roading network and the sanitary sewerage system). The Outline Plan has regard to the natural resource values of the land and its coastal location, and also to the safety and convenience of people living or working in the Gulf Harbour area, and people visiting the area. It makes appropriate provision for reservation of land which has features or qualities of value to the community at large, and of land which is needed for public recreation. It also recognises that areas of open space, such as the golf course, are important to “offset” the higher intensity of development provided for around the Marine Village and Town Centre.</p>
<p><i>Precinct plan</i></p>	<p>A precinct plan has been introduced in 2005 <u>and amended in [2006]</u> to identify as precincts the remaining undeveloped areas of the Gulf Harbour Zone <u>including undeveloped areas of land within the Marine Village Town Centre Policy Area</u> (Appendix 5A to the Planning Maps). The purpose of this plan is to provide a basis for Comprehensive Development Planning, which is required prior to the development or subdivision of any defined precinct <u>and prior to the further development or subdivision of land within the Marine Village Town Centre Policy Area</u>. Comprehensive Development Planning will include the design of road and block layouts, the number and density of household units, open space and pedestrian linkages and will be required to give effect to the Zone’s objectives and policies with particular regard to the co-ordinated and integrated design of future development.</p>
<p><i>Integrated development</i></p>	<p>At a local level and within the context of the Outline Plan, Precinct Plan and Comprehensive Development Plan, development with appropriate regard to the context in which it is situated will achieve a coherent and attractive character in each neighbourhood, and make effective use of the opportunities offered by the coastal proximity and landforms of the Gulf Harbour Zone, and by the investment already made in developing the area (the Marina, the Golf Course, and the careful design of the Outline Plan). For this reason, further “integrated” development of the area is provided for in the Gulf Harbour Zone, and is encouraged.</p>
<p>Issue 12.8.18.1.1.2</p>	<p>Conversely, development that is inconsistent with the Outline Plan, Precinct Plan and Comprehensive Development Plan, and development that is selfish and insensitive to its context, is to be discouraged.</p> <p>Unplanned variations in the character of activities and in the intensity of development within an area can adversely affect coherence and harmony of character.</p>

Integrity of development

Variations in the intensity of development are usually reflected in variations in site coverage and the bulk of buildings, and give rise to differences in the character of residential areas. Higher buildings in particular can have significantly adverse effects on the privacy of adjacent sites, and on daylight and sunlight access to outdoor and indoor living areas of nearby buildings. The Outline Plan for the Gulf Harbour Zone makes provision for developments of different intensities to be contained within discrete Policy Areas. Higher intensity development is generally to be discouraged within areas of lower intensity.

Non residential development

Non residential development, unless it is very low key and small scale, is usually of a different character from residential activities and can give rise to adverse effects such as noise and traffic, ~~which make it desirable to provide for it in locations which are separate from residential activities.~~

The intensity of development, and the nature of the activities to be accommodated, can affect the pleasantness and harmony of the environment and the health and safety of people living or working in an area.

For the above reasons, at Gulf Harbour the Outline Plan defines areas for higher intensity residential development around the present and future waterways, and close to the Town Centre. The Town Centre will further develop as the main focus for retail and service activities for the Gulf Harbour community, ~~with limited provision for visitor accommodation and apartment style dwellings that are required to meet acoustic design standards which reflect their potential sensitivity to noise effects.~~

In addition, a range of non-residential activities are provided for in the Eastern Boat Harbour. The main focus within this area is to provide for visitors to the Eastern Boat Harbour.

Issue
12.8.18.1.1.3

Provision of access to and within sites, and the design of buildings (their bulk, the arrangement of indoor and outdoor spaces, and the relationship of buildings and spaces to site boundaries) can affect the character of an area and the security, safety and health of people living or working in, or visiting an area.

Site layout

Arrangement of buildings relative to streets and public spaces, and provision for access to buildings, can facilitate or inhibit surveillance by residents of their living environment and can affect security and safety. The bulk of buildings, design of indoor and outdoor spaces, and the relationship of spaces to other buildings and to site boundaries, can affect daylight and sunlight access to sites and buildings and privacy of indoor and outdoor living spaces. These factors are of key importance to the coherence and pleasantness of environments in which people live and work.

Issue
12.8.18.1.1.4

Retail and commercial services need to be readily accessible to the community they serve, and they also tend to give rise to adverse environmental effects such as light overspill, noise and lights from traffic, and the visual effects of vehicle parking areas. These effects can be adverse to the amenity values and environmental quality of residential areas.

Retail and commercial services

Access to retail and commercial service activities is necessary for residential communities, and the economic viability of such activities usually means that they need to be located at places where they are easily found by, and accessible to, the population served. For these reasons appropriate locations for commercial activities to serve Gulf Harbour are identified in the Outline Plan. The primary location of these activities serving the Gulf Harbour community as a whole is at the main junction of the main collector route through Gulf Harbour, adjacent to the high intensity housing area, and with frontage to the northern waterway. This location reinforces the Town Centre as a commercial service centre and social focus for Gulf Harbour.

The second location for retail and commercial activities is situated at the Eastern Boat Harbour. The main focus of this area is the creation of a mixed use precinct catering for the needs of visitors to the area.

Issue
12.8.18.1.1.5

Space within the Marine Village-Town Centre Policy Area is limited, and inappropriate or badly designed development could reduce the convenience and attractiveness of the centre with adverse social and economic consequences for the community, for its importance as a link with the marine environment, and for the amenity values and environmental quality of the Gulf Harbour Zone.

The extent of the Town Centre area has been determined with regard to the amount of commercial floorspace and related vehicle parking likely to be needed to provide local services to the future populations which are expected to live and work in the Gulf Harbour Zone. It will be important to ensure that available ground floor area is developed and used for activities which are appropriate to the likely foreseeable needs of the local community, and also that an appropriate relationship is maintained between the activities accommodated in the Town Centre and the need for vehicle parking. If residential units ancillary to permitted or consented activities or visitor accommodation is to be are developed in the Town Centre Policy Area, such provision is to be made at upper floor levels and not at ground floor level. ~~Household units, or visitor accommodation can usually be converted for use as office space, and office activities can appropriately be located on upper floor levels of the shopping area, but such spaces are not so readily used for retail purposes.~~

Issue
12.8.18.1.1.6

The Eastern Boat Harbour provides a potential resource which should enhance the amenity values of Gulf Harbour, particularly the harbour and harbourside, by providing for visitor facilities and services, and public access to the waterway and water edge. Inappropriate or badly designed development could reduce the convenience and attractiveness of the centre to visitors and the local community, with adverse social and economic consequences. It is also important that this area be linked with, and complement development within the Town Centre.

The extent of the Eastern Boat Harbour area has been determined with regard to the amount of retail and office floorspace and related vehicle parking likely to be needed to cater for visitors, to provide local services to the Eastern Boat Harbour community, and to retain provision for residential activities as a component of mixed use developments. A high level of public accessibility, including to the waterspace and the adjoining water edge precinct is essential. Comprehensive development planning, including the application of appropriate design codes, will ensure appropriate and integrated development.

Issue
12.8.18.1.1.7

The Gulf Harbour Zone is in the coastal environment, and parts of it are therefore of particular value. Such areas could be vulnerable if used or developed inappropriately, and should be protected and enhanced through, for instance, creation of open space, accessways, headland viewpoints, waterfront pedestrian promenades and beaches. The creation of new open and public waterways also contributes to the public realm.

The land in the Gulf Harbour Zone has a long coastline, and the relationship of the zone to the coastline and the Hauraki Gulf is vital to the marine-related quality which has become

established at Gulf Harbour up to the present. Not only has the coastal edge of the Gulf Harbour Zone been set aside as esplanade reserve from an early stage in the development process, but development of the Marina opened a unique opportunity to extend the sea into the property through the construction of waterways. Together, these areas constitute integral and important amenities, some of which constitute public open space features within Gulf Harbour.

The development of the northern waterway and Eastern Boat Harbour offers direct visual and physical access to the water within the zone. These features create a marine-related environment that is unique in New Zealand. Inappropriate or poorly designed development in relation to the coastline, the Marina and the waterways, could adversely affect the amenity values and the high quality marine related environment of Gulf Harbour. Careful design is essential to ensure that further development maintains and strengthens the relationships and linkages between Gulf Harbour and the sea.

Gulf Harbour Zone is well endowed with open space. A number of areas of land have already been set aside as reserve, and the Golf Course is a major open space and recreational facility. The existing and proposed waterways too are open spaces (although the existing northern waterway is not accessible to the public) and support recreational activities. The open space of the Golf Course is essential to "offset" the more intensive development in the Marine Village and Town Centre. Open space continues to be important however, as the detailed design of development is undertaken, it is appropriate to consider what provision should be made at a local level to set aside land for reserve purposes. Areas of land should be set aside as reserve, to provide for local recreational needs (children's play, and amenity spaces). Unless this is done as part of the detailed planning through Comprehensive Development Plans as development proceeds, the amenity values of the area will suffer. Public open space is also required to offset the more intensive development opportunities that have been provided for in the Marine Village Town Centre Policy Area through changes in the range of activities and magnitude of development introduced in [notified date of variation] .

12.8.18.1.2

Objective
12.8.18.1.2.1

Objectives

To enable the further development of land in the Gulf Harbour Zone, in accordance with the Outline Plan at Appendix 5 and the Precinct Plan at Appendix 5A to the Planning Maps, so that:

- (a) the pattern of activities and the layout of sites and buildings achieve a coherent and harmonious relationship to the natural qualities of the Zone and to its coastal context; and
- (b) the amenity values and environmental quality within the Zone are reinforced or enhanced.

(This objective relates to Issue 12.8.18.1.1)

Objective
12.8.18.1.2.2

To limit the magnitude of development that may be carried out within the Gulf Harbour Zone, so that it is in keeping with the capacity of the infrastructure in that part of the District and with the capacity of the natural and physical resources of the area.

(This objective relates to Issue 12.8.18.1.1)

Objective
12.8.18.1.2.3

To ensure that further development in the Gulf Harbour Zone maintains or enhances the contributions made to amenity values and to the quality of the environment by the key facilities which have been developed in the Zone - the Marina and waterways, and the Golf Course.

(This objective relates to Issues 12.8.18.1.1.1 and 12.8.18.1.1.2)

Objective
12.8.18.1.2.4

To control the form and intensity of development within Policy Areas in the Gulf Harbour Zone, so that the form of development and the pattern of activities established in the Zone is consistent with the Outline Plan at Appendix 5 to the Planning Maps and the Precinct Plan at Appendix 5A to the Planning Maps, the amenity values and environmental quality of the Zone are maintained or enhanced, and the coherence and character of each Policy Area is reinforced.

(This objective relates to Issue 12.8.18.1.1.2)

Objective
12.8.18.1.2.5

In the Marine Village Town Centre:

- (a) To enable the further development of the Marine Village Town Centre Policy Area as a focus for local shopping, services, and civic/community activities at a location which reinforces the marine related character of the Gulf Harbour Zone and is easily accessible to the Gulf Harbour community, and also to allow some residential ~~and~~ ~~visitor~~ accommodation to be developed at levels other than ground floor.

(This objective relates to Issue 12.8.18.1.1.4)

- (b) To guide further development within the Marine Village Town Centre Policy Area so that the range and scale of retail, commercial, and community services established within the Centre is appropriate to the local needs of the Gulf Harbour community and to ensure that adverse effects on adjacent or nearby residential areas are avoided or mitigated.

(This objective relates to Issue 12.8.18.1.1.5)

Objective

- (c) To ensure that development within the Marine Village Town Centre Policy Area is offset by provision of amenities including additional open spaces for the use and enjoyment of the public, notwithstanding that some such areas may remain in private ownership and control.

(This objective relates to Issue 12.8.18.1.1.5)

Objective
12.8.18.1.2.6

In the Eastern Boat Harbour Policy Area:

- (a) To provide for a comprehensively designed, architecturally cohesive and integrated harbourside development that has as its focus a mix of retail, service and accommodation uses, at a scale appropriate to provide for the convenience and comfort of visitors to the Eastern Boat Harbour and residents of the Eastern Boat Harbour.
- (b) To ensure that development of the boat harbour itself includes, where practicable, provision and public access for pedestrians and visitors by boat (including passenger ferries).
- (c) To enable residential and mixed use development where appropriate provision is made for the maintenance and enhancement of amenity values, including visual and aural amenity.
- (d) To ensure that intensive development within the Eastern Boat Harbour Policy Area is offset by provision of amenities including additional open spaces for the use and enjoyment of the public, notwithstanding that some such areas may remain in private ownership and control.

(This objective relates to Issue 12.8.18.1.1.6)

Objective
12.8.18.1.2.7

In the Marine Village Residential Policy Area:

- (a) To enable ~~the~~ further development mainly for residential purposes but to include visitor accommodation ~~and low key non-residential activities (such as small restaurants)~~ which ~~are~~is compatible with the character and quality of the residential environment.
- (b) To allow development close to the waterways to be at higher intensities in the form of high rise development ~~(up to ten levels)~~, and the remainder of the area to be at medium intensity (low rise, two to three levels).
- (c) To ensure that development in the Marine Village Residential Policy Area which is adjacent to the waterways, makes appropriate provision for access between buildings and the water and for marine-related recreational use and enjoyment of the waterways.

Objective
12.8.18.1.2.8

In the Golf Residential Policy Area:

To enable the further development for residential purposes at medium intensity, in forms that maintain or enhance the amenity values of the Golf Course and are compatible with its safe operation.

Objective
12.8.18.1.2.9

In the Medium Intensity Residential Policy Area:

To enable the further development of the Medium Intensity Residential Policy Area for residential purposes, in a form that maintains or enhances the amenity values and environmental quality established in that part of the Zone.

Objective
12.8.18.1.2.10

In the Low Intensity Residential Policy Area:

To enable further development for residential purposes, in a form that mitigates its visual impact relative to the Hauraki Gulf.

Objective
12.8.18.1.2.11

In relation to the Golf Course land:

To protect the open space character, and the recreational and integrative functions, of the land on which the Golf Course is situated.

(Objectives 12.8.18.1.2.6 to 12.8.18.1.2.11 relate to Issue 12.8.18.1.1.2)

Objective
12.8.18.1.2.12

To recognise the establishment of Wentworth College on land within the ~~Recreation-Special Purpose (College)~~ Policy Area on the north side of Gulf Harbour Drive, which is unlikely to enable further development of the Policy Area for recreation purposes.

(This objective relates to Issue 12.8.18.1.1.2)



Objective
12.8.18.1.2.13

With regard to the whole of the Gulf Harbour Zone:

- (a) To ensure that the detailed design of development in the Gulf Harbour Zone (including provision for access, and the bulk and location of buildings on sites) achieves high standards of amenity and avoids or mitigates adverse effects (such as infringement of indoor or outdoor privacy, interference with significant views from public places, or undue reductions of sunlight or daylight access to indoor and outdoor living areas) on other buildings on the same site, and on buildings and outdoor spaces on adjacent or nearby sites.

(This objective relates to Issue 12.8.12.1.1.3)

- (b) To make provision for local reserves, and to protect local features of particular value or vulnerability, including the band rotunda and clock tower within the Town Centre as the detailed design and implementation of development proceeds.

(This objective relates to Issue 12.8.12.1.1.6)

12.8.18.1.3

Policies

Policy
12.8.18.1.3.1

Further development within the Gulf Harbour Zone should generally be in accordance with the Outline Plan at Appendix 5 to the Planning Maps and where relevant, the Precinct Plan at Appendix 5A to the Planning Maps.

(This policy seeks to achieve Objective 12.8.18.1.2.1)

Policy
12.8.18.1.3.2

The total amount of development which may be carried out in the Gulf Harbour Zone should not exceed the following:

Low Intensity Residential Policy Area, Medium Intensity Residential Policy Area, Golf Residential Policy Area, Marine Village Residential Policy Area, <u>and</u> and Eastern Boat Harbour Policy Area <u>and</u> Marine Village Town Centre Policy Area	2,913 Household Units
<u>Marine Village</u> Town Centre Policy Area	45,000m ² of Commercial floorspace <u>gross floor area devoted to shops (including dairies and takeaway foodbars), restaurants, and entertainment facilities, plus 100 household units</u> or <u>in addition to 38 visitor accommodation units existing as at 9 May 2006.</u> <u>Note: for the avoidance of doubt, existing visitor accommodation, commercial services, community facilities, offices, places of assembly, and health and welfare services are not included in the cap on floorspace but are limited by the bulk and location controls in Rule 12.8.18.3.9</u>
Eastern Boat Harbour Policy Area	2000m ² of gross floor area devoted to shops (including dairies and takeaway food bars), restaurants and entertain-ment facilities, plus 1000m ² of gross floor area devoted to offices
Visitor Accommodation Guest Rms.	300 Rooms total

Note: for the avoidance of doubt, visitor accommodation within the Eastern Boat Harbour Policy Area is included within the 300 room cap on total number of guest rooms and is excluded from the 2000m² cap on retail/entertainment activities and 1000m² cap on offices.

The 38 existing visitor accommodation units within the Marine Village Town Centre Policy Area are recognised as a permitted activity and are not included in any cap on floorspace or total number of quest rooms.

(This policy seeks to achieve to Objective 12.8.18.1.2.2)

Policy
12.8.18.1.3.3

The differences of intensity and character for which the different Policy Areas and Precincts identified in the Outline Plan and Precinct Plan provide, are to be maintained and reinforced.

(This policy seeks to achieve to Objectives 12.8.18.1.2.5(a) to 12.8.18.1.2.10)

Policy
12.8.18.1.3.4

Development in the Gulf Harbour Zone, and development that is proximate to the waterways or Marina in particular, is to be designed so that visual and functional linkages between the Zone and the marine environment are reinforced and encouraged.

(This policy seeks to achieve to Objective 12.8.18.1.2(a))

Explanation and Reasons

(This explanation and reasons relates to Policies 12.8.18.1.3.1 to 12.8.18.1.3.4.)

The Gulf Harbour development is intended to be an integrated and environmentally sustainable development. To this end an overall outline plan has been prepared to guide development and to ensure integration of component parts occurs. All development is required to occur in general accordance with the outline plan, but minor variations can occur, provided the overall direction of the plan remains intact. This is recognised In the use of the term "general

Policy
12.8.18.1.3.5

accordance”.

In conjunction with the outline plan there are limits on the number of household units, defined types of commercial floor space and visitor accommodation rooms, ~~and additional limits on shops, restaurants, entertainment and office activities in the Eastern Boat Harbour Policy Area~~ to ensure the level of development is environmentally sustainable on the Gulf Harbour site, and in the wider Whangaparaoa Peninsula context.

Marine Village Town Centre Policy Area

Further development of the town centre shall be undertaken in accordance with a Comprehensive Development Plan to be approved by Council for the precinct shown in Appendix 5A to the Planning Maps and designed so that the arrangement of buildings, parking and open spaces, and the provision for vehicular and pedestrian circulation will:

- (a) provide activities that are appropriate to the commercial, social and cultural needs of the Gulf Harbour community;
- (b) be safe, convenient and achieve high standards of amenity;
- (c) be consistent with the form, scale and character of development which has occurred in the town centre up to that time;
- (d) be aesthetically coherent and reinforce the urban design precedents which have been established in the locality - particularly the admission of sunlight and orientation of shops and restaurants to outdoor public spaces and the adjacent waterway;
- (e) reflect and capitalise on the unique marine environment and waterfront position;
- (f) maintain the commercial and civic qualities of a town centre and provide for the full commercial floor space requirements of the local community and not compromise the requirements of future residents;
- (g) ensure that public access to and around the edge of the waterway in proximity to the Town Centre is maintained;
- (h) reflect and encourageenable pedestrian access and orientation;
- (i) enable provision for pedestrian shelter around buildings in the form of verandahs, colonnades, canopies or similar structures;
- ~~(j)~~ notwithstanding that some such facilities may be privately owned and controlled, enable provision for amenity areas such as promenades, piazzas and open space for the use and enjoyment of the public to:
 - provide space for nodes of activity to occur (such as cafes or markets) complemented by contemplation zones for rest and people-watching
 - be designed in such a way as to be versatile spaces that enable a variety of activities to take place
 - provide direct access paths along the most utilised routes, with appropriate lighting and seating.
- ~~(k)~~ Buildings shall be of a solid and durable construction (eg solid masonry, concrete and brick, as opposed to hollow and sheet cladding), appropriate to the marine environment and to ensure a high standard of aesthetic coherence and amenity consistent with existing development in the Town Centre.



Policy
12.8.18.1.3.6

To enable residential accommodation ancillary to permitted or consented activities on upper levels above commercial units in the Marine Village Town Centre Policy Area.

Explanation and Reasons

(This explanation and reasons relate to Policies 12.8.18.1.3.5 and 12.8.18.1.3.6.)

These policies seek to achieve Objectives 12.8.18.1.2.5(a), ~~and (b)~~ and (c).

The Marine Village Town Centre Policy Area is partly developed, in a form that makes good use of the relationship to the northern waterway, to the high intensity housing around it, and is conveniently accessible from all parts of the Gulf Harbour Area. It is designed to enable further development to occur, as further residential development takes place and the community served by the centre grows.

It is important that the further development of the Centre is designed and implemented with regard to the principles which are expressed in the Objectives and Policies for this Zone, so that:

- (a) the activities to be accommodated in the Centre are appropriate for the needs of the local community;
- (b) effective use is made of the available land;
- (c) a safe, convenient environment of human scale is created; and
- (d) the overall design of the Town Centre achieves aesthetic coherence and a high standard of amenity.

Eastern Boat Harbour Policy Area

Development of the Eastern Boat Harbour shall be undertaken in accordance with a Comprehensive Development Plan to be approved by Council for the precinct shown in Appendix 5A to the Planning Maps, and designed so that:

- (i) The overall design of the Eastern Boat Harbour achieves aesthetic and architectural coherence and is of a design, scale, form and character appropriate to the unique marine environment and waterfront location, with an architectural theme that is compatible with and complementary to existing development in the Town Centre and around the northern waterway in keeping with the development illustrated in Appendix 12N to the Special 18 (Gulf Harbour) section of the Plan. Buildings should be no higher than five storeys.
- (ii) The arrangement of buildings, parking and open spaces, and the provision for vehicular, bicycle and pedestrian circulation will:
 - (a) enable the establishment of activities that are appropriate for the comfort and convenience of visitors to the Eastern Boat Harbour and the local community;
 - (b) be safe and convenient, and achieve high standards of amenity;
 - (c) be functionally linked with, and physically connected by walkways to, the Town Centre;
 - (d) be consistent with and complementary to existing and future development within the Town Centre;
 - (e) be aesthetically coherent and reinforce good urban design, particularly the orientation of shops and restaurants to outdoor public spaces and the adjacent waterway, utilising a variety of architectural elements such as:
 - balconies
 - railings

Policy
12.8.18.1.3.7

- window boxes and
 - cornices
- to add a level of dimensional detail and incorporate a higher level of detailing at pedestrian level;
- (f) ensure that public access to the waterway itself is provided and maintained;
 - (g) ensure that public access to and around the edge of the boat harbour is established and maintained;
 - (h) enable pedestrian access and orientation;
 - (i) enable mixed use development including residential accommodation, at an overall density that is in accordance with Policy 12.8.18.1.3.9 (densities for the Marine Village Residential Policy Area);
 - (j) notwithstanding that some such facilities may be privately owned and controlled, enable provision for amenity areas such as promenades, beach area, piazzas and open space for the use and enjoyment of the public to:
 - provide space for nodes of activity to occur (such as cafes or markets) complemented by contemplation zones for rest and people-watching
 - be designed in such a way as to be versatile spaces that enable a variety of activities to take place
 - provide direct access paths along the most utilised routes, with appropriate lighting and seating.
- (iii) Buildings shall be of a solid and durable construction (eg solid masonry, concrete and brick, as opposed to hollow and sheet cladding), appropriate to the marine environment and to ensure a high standard of aesthetic coherence and amenity consistent with the aim of providing an attractive destination for visitors.

Explanation and Reasons

(This explanation and reasons relate to Policy 12.8.18.1.3.7.)

These policies seek to achieve Objective 12.8.18.1.2.6. The Eastern Boat Harbour Policy Area is to be developed in a form that makes good use of the relationship to the Eastern Boat Harbour, and is conveniently accessible from all parts of the Gulf Harbour Area.

It is important that the further development of this area is designed and implemented with regard to the principles which are expressed in the Objectives and Policies for this Policy Area and Gulf Harbour as a whole, so that:

- (a) the activities to be accommodated in the Eastern Boat Harbour are appropriately developed with a focus on visitors;*
- (b) a safe, and convenient environment of human scale is created;*
- (c) provision is made for accommodation for visitors (within the overall limit of 300 guest rooms) who wish to use the marina facilities and other amenities; and*
- (d) opportunities are provided to create and extend regional transportation linkages to North Shore and Auckland Cities and the wider Hauraki Gulf.*

Marine Village Residential Policy Area

Further development of the Policy Area is to be designed so as to strengthen the links between the existing marina and waterways, and the remainder of the land in the Gulf Harbour Area, including through Comprehensive Development Planning within defined precincts.

Residential development may be at varying intensities, up to one household unit per 150m² in proximity to the waterways, but with lesser intensities on the slopes which rise from the

Policy
12.8.18.1.3.8

Policy
12.8.18.1.3.9



Policy
12.8.18.1.3.10

waterway areas. Housing may achieve an average intensity of one household unit per 275m² of net site area within each precinct as identified in Appendix 5A to the Planning Maps.

Housing in proximity to the waterways may include apartment buildings up to ten levels and should be planned and carried out comprehensively as "integrated" developments. Elsewhere in the Marine Village residential development may include townhouses and apartments of two or three levels, and is to be planned and undertaken as "integrated" developments.

~~Policy~~
~~12.8.18.1.3.11~~

~~On the areas of land identified as OA1 and OA2 in the Marine Village Residential Policy Area, non residential activities (ie. "Other Activities") may be accommodated.~~

Policy
12.8.18.1.3.12¹

Buildings adjacent to the waterways are to be designed to facilitate access to, and safe and secure berthage for, recreational boats.

Explanation and Reasons

(These policies seek to achieve Objectives 12.8.18.1.2.6(a), (b) and (c).)

The marine village is planned and is developing to be the heart of the Gulf Harbour Area. It provides an urban environment, with high intensity housing and a mix of local service and commercial activities. The existing waterway to the north of the marina and the future waterway to the east of the marina will strengthen the functional links between the village, the marine environment and recreational boating activity.

The development which has taken place so far has established good standards of amenity and aesthetic coherence. It is important that future development reinforces and maintains or improves on those standards.

Visitor accommodation is planned for the ~~Marine Village Town Centre~~, Eastern Boat Harbour and on land adjacent to the Golf Course Policy Area. This will provide commercial accommodation for visitors to Auckland who wish to use the Golf Course or the marina activities and will strengthen the contribution of Gulf Harbour to the tourism opportunities available in the Auckland Region.

~~Areas of land marked OA1 and OA2 have direct access to Laurie Southwick Parade and have the potential to function as "buffers" between the road and the residential environment within the Marina Village Residential Policy Area. For these reasons, non residential activities may be developed within those areas which require greater provision for vehicle parking than is achieved elsewhere in the Marine Village Residential Policy Area. The non residential activities in those areas and the provision for parking which is proposed relative to those activities will be treated as Discretionary Activities.~~

Golf Residential Policy Area

Policy
12.8.18.1.3.13²

The land zoned Golf Residential Policy Area in proximity to the golf course should be developed for residential purposes, in a manner which achieves high standards of amenity and convenience, takes appropriate account of its relationship with the golf course, and avoids, remedies or mitigates adverse effects on the environment.

Policy
12.8.18.1.3.14³

The intensity of development within the Golf Residential Policy Area may vary from place to place but should not exceed one household unit per 275m² of net site area within each precinct as identified in Appendix 5A to the Planning Maps.

Policy
12.8.18.1.3.1
45

Development of the Golf Residential Policy Area land should be undertaken on an "integrated" basis, including Comprehensive Development Planning within defined precincts.

Explanation and Reasons
(These policies seek to achieve Objective 12.8.18.1.2.7)

Development for residential purposes of land in the Golf Residential Policy Area is to be designed to create high standards of urban amenity and a convenient living environment. Golf Residential development must also be designed to maintain or enhance the amenities of the Golf Course, and to be in harmony with its use.

Medium Intensity and Low Intensity Residential Policy Areas

Policy
12.8.18.1.3.165

The provisions of the Plan (Objectives, Policies and Rules) which apply to the Medium Intensity Residential Zone and the Low Intensity Residential Zone set out in *Chapter 8 - Residential* of the Plan, shall also apply respectively to the Medium Intensity Residential and Low Intensity Residential Policy Areas in the Gulf Harbour Zone.

Explanation and Reasons
(These policies seek to achieve Objectives 12.8.18.1.2.8 and 12.8.18.1.2.9.)

The character of these Policy Areas will not be significantly different from similar areas in other parts of the District, and for this reason their further development is to be controlled by the provisions which apply to the Medium Intensity and Low Intensity Residential Zones throughout the District.

Golf Course Policy Area

Policy
12.8.18.1.3.176

The open space, recreational and amenity values of the land on which the Golf Course is situated (being the land shown for that purpose on the Outline Plan at Appendix 5 to the Planning Maps) should be retained intact for the long term.

Policy
12.8.18.1.3.187

The boundaries of the land on which the Golf Course is situated may be adjusted, subject to agreement between the Council and the interests which own and manage the Golf Course, through the relevant Resource Management Act process.

Policy
12.8.18.1.3.198

Buildings directly associated with the function of the Golf Course (eg. the Golf Club Rooms, the Tees of the driving range, a Golf School, and maintenance buildings) may be located on the Golf Course, subject however to their design and the landscape treatment of their setting mitigating any adverse effects on the amenity values and open space character of the land.

Policy
12.8.18.1.3.2019

Any further land shaping and landscape planting for development of the Golf Course is to be in harmony with the coastal landform, and indigenous plant material (from local stock so far as possible) should be used.

Explanation and Reasons

(These policies seek to achieve to Objectives 12.8.18.1.2.10(a) and (b).)

The open space provided by the golf course offsets the intensity of residential development that occurs in the residential Policy Areas within Gulf Harbour. Retention of the open space provided by the Golf Course is critical to the amenity values of Gulf Harbour and to the quality of the surrounding environment. It is important to ensure that the Golf Course is retained as open space, and that any works or modifications to the course are designed so that they maintain or enhance its open space values and contribute positively to the amenity values and environmental qualities of the Gulf Harbour Zone overall.

~~Recreation Special Purpose (College) Policy Area and Reserves~~

Policy
12.8.18.1.3.240

In order to facilitate the use and enjoyment of the waterways for recreational boating purposes, and having regard to the need for security of berthage for recreational boats on the waterways, the Council reserves to itself discretion to vary the width of esplanade reserves or strips, or to waive the provision of esplanade reserves or strips, along the margins of the waterways and the marina.

Note: The water area of the marina and the waterways, upon being inundated by the tide, are within the Coastal Marine Area, as defined by Section 2 of the Resource Management Act, and therefore are subject to the Regional Plan - Coastal which is prepared and administered by the Auckland Regional Council. Provision is made in this Plan to enable the construction of the Eastern Boat Harbour, as this will occur before inundation and thus before the Eastern Boat Harbour becomes part of the Coastal Marine Area. Provision is also made for control of activities on the waterway, as this will provide a regime for the ARC to exercise jurisdiction in respect of the area (as provided by Section 81 of the Resource Management Act) pending a Variation or Change to bring the waterway within the territory of the Regional Plan - Coastal.

Policy
12.8.18.1.3.221

The open space qualities of the existing and proposed reserve land in the Gulf Harbour area should be retained.

Policy
12.8.18.1.3.232

The land shown as reserve in the Outline Plan (see Appendix 5 to the Planning Maps) should be vested in the Council for that purpose.

The land in the ~~Recreation Special Purpose (College) Policy Area~~ however was originally intended as a recreation area but is not proposed to vest as reserve, and has been developed and used for a school. This activity complements and reinforces the function of the Marine Village Town Centre as a focus of commercial and community activity.

Policy
12.8.18.1.3.243

The developer may ~~choose~~ offer to pay the Council a financial contribution for neighbourhood reserves, in accordance with Rule 22.13 *Chapter 22 - Financial Contributions and Works*, in lieu of providing land.

Policy
12.8.18.1.3.254

Recreation facilities may be developed progressively as the development of Gulf Harbour proceeds.

Explanation and Reasons

(These policies seek to achieve Objectives 12.8.18.1.2.13(a) and (b).)

Reserves already set aside in the Gulf Harbour Zone, together with the provisions by way of local reserves or financial contributions amounting to 30m² per household unit which are provided as development occurs, result in adequate provision for recreational and amenity

open space in Gulf Harbour. In addition to the land set aside as reserve the land occupied by the golf course is to be retained as open space (though not reserve). The waterway areas will continue to be open, undeveloped space and will be supplemented by adjoining development and public linkages with waterways, such as will occur with development of the Eastern Boat Harbour. Although these areas are privately owned, their open space qualities are to be maintained.

The overall provision for open space within Gulf Harbour will ensure that recreational needs are provided for and the amenity values of the Gulf Harbour area are protected. Specific provision is made in Chapter 22 - Financial Contributions and Works excluding development of land within the Gulf Harbour Policy Area from liability to make certain financial contributions. Intensive development of the Eastern Boat Harbour and commercial activity within the Town Centre will be offset by creation of new public amenity areas such as promenades, piazzas, a beach area (Eastern Boat Harbour only) and waterway facilities, which may be privately owned but be subject to covenants or other legal mechanisms acceptable to the Council, to ensure ongoing public access and usage.

For reasons of security of berthage and efficient functioning of the waterways relative to adjacent activities, discretion is reserved to the Council to determine that esplanade reserves or strips will not be set aside along the margins of the waterways and the marina or to vary the width of esplanade reserves or strips where they are required.

12.8.18.1.4

Description

12.8.18.1.4.1

Development of the Gulf Harbour Area to April 2000

This Zone applies to the Gulf Harbour area near the eastern end of Whangaparaoa Peninsula. The Zone includes a number of policy areas which set out Objectives, Policies and Rules for the various parts of the Gulf Harbour area.

Development as a comprehensively designed marine suburb, focused on a major marina and linked by a Golf Course of world competition standard, has made Gulf Harbour unique in New Zealand, and the overall pattern for the Gulf Harbour Zone is now well established. The Gulf Harbour Marina is an ongoing feature of the Auckland maritime environment, and the Golf Course is acknowledged to be a nationally significant facility.

All of the development which has occurred so far (up to November 2000) has been in accordance with an Outline Plan for the land in the Gulf Harbour Zone. The Outline Plan has been part of the District Plan, development has been required to give effect to it, and much of the development which has so far taken place has been designed and carried out in an "integrated" way.

Most of the roads for the area have been constructed (only a few local access roads have yet to be built), and the reserve land identified in the Outline Plan, including an esplanade reserve along the coastline (except for the shorelines of the Marina and the waterways) has been vested in the Council. The first waterway is in place and is the focus for high density housing and for the Gulf Harbour Town Centre.

A range of types and intensities of housing have been developed in the Gulf Harbour Zone, including waterway related housing at high density (up to six levels), and medium intensity residential development which includes courtyard housing. The Zone also includes lower intensity development - both traditional suburban housing, and large-lot low intensity housing. The Gulf Harbour Zone includes a Town Centre which is central to the area and wraps around the head of the northern waterway.

This Zone enables continued development in accordance with the Outline Plan. Further development in the Gulf Harbour Zone will include a second (Eastern) waterway, visitor accommodation, and more marine related housing and golf course related housing. The



12.8.18.1.4.2

Outline Plan enables the further development to be designed and implemented on an “integrated” (ie. comprehensively designed) basis.

The provisions of this Zone seek to ensure that the opportunities for marine related activities to link the Gulf Harbour Zone with the Hauraki Gulf (including continued operation of the Marina and further waterway related development), and opportunities to reinforce the identity of the Gulf Harbour Golf Course as a facility of international quality, are fully realised. It is essential that high standards of amenity are achieved, and that the quality of the environment in the Gulf Harbour Zone and adjoining areas is reinforced and enhanced.

Outline of Approach to Further Development of Gulf Harbour Area

The Gulf Harbour Zone includes the following Policy Areas :

- **Marine Village Town Centre** - situated around the inland end of the northern waterway, the area is partly developed for a mix of retail and commercial service activities focused on meeting the needs of the local community, and includes provision for some residential and visitor accommodation within a cap of 2913 household units that applies to the whole of the Gulf Harbour zone.
- **Eastern Boat Harbour** – situated on the eastern side of the marina. The area will be developed for berthage (which may include “pay and display” type facilities) to cater for short term visitors by boat, some residents’ berthage and, in convenient relationship to that berthage, commercial and service activities that will cater for the convenience, amenity and comfort of visitors by boat and land, as well as being accessible and available to residents.
- **Marine Village Residential** - high intensity residential development is established around much of the northern waterway, and medium intensity housing is currently being developed on the land which rises to the east of that waterway. The second (eastern) waterway has yet to be opened to the sea. The remaining land in the Marine Village will be developed mainly for residential activities at medium intensity, will potentially include visitor accommodation for up to 300 rooms, and may include some further areas of high intensity development where this will fit in with the character and amenity values of the area.
- **Golf Residential** - residential land generally bounded by or adjoining the Golf Course. The majority of the land in this Policy Area has yet to be developed.
- **Medium Intensity Residential** - land in the northwest which has now been subdivided and is partially developed.
- **Low Intensity Residential** - an area lying toward Hobbs Bay, to the southwest, which is yet to be developed, and two small areas lying toward the southeast and east which have been subdivided.
- **Golf Course** - the land on which the Golf Course is situated. The Golf Course has been designed and constructed to international match standards, and is recognised as a high quality facility.
- **Recreation – Special Purpose (College)** an area of land adjoining the north side of Gulf Harbour Drive. Although it was envisaged that the area would be developed for local recreation - bowls, tennis and the like – it has since been developed as a private school and it is unlikely that further development for recreational purposes will occur. The area also included two sites occupied by utility service facilities - one owned by the Rodney District Council (sewage pumping station) and one by Power NZ.

The Zone includes Rules for the further development of the Gulf Harbour area, and where

appropriate, cross references the Policy Areas within the Gulf Harbour Zone to other chapters of the Plan.

Later parts of this section include General Rules which apply to the whole of the Gulf Harbour Zone, and Rules which apply to the Policy Areas listed above.

In the Gulf Harbour Zone all development is required to be consistent with the Outline Plan and, where applicable, the Precinct Plan for the Zone. In the Medium Intensity and Low Intensity Areas of the Zone, the general provisions of the District Plan for those Policy Areas apply in the Gulf Harbour Zone subject to an initial approval to a Comprehensive Development Plan for the areas within identified Precincts shown in Appendix 5A to the Planning Maps.

In order to give effect to the Outline Plan and Precinct Plan, and to make best use of the unique marine related location and also to capitalise on the investment already made in high quality facilities - the Marina and the Golf Course - development is required to be comprehensively designed and implemented. To facilitate this, the provisions of this Plan enable "integrated" development pursuant to a Comprehensive Development Plan approved by Council for each precinct. This means that each precinct will have a comprehensive design for the arrangement of development and linkages with adjoining precincts and, in accordance with the approved Comprehensive Development Plan, detailed site and building design may then be prepared for a parcel of land having an area greater than a specified minimum (an area large enough to enable flexibility of design and to achieve the outcomes appropriate to the particular Policy Area). Design consideration will have regard to specified design criteria which include building layout and design (bulk and location of buildings, provision for private open space, and access) and also including the future pattern of tenure (subdivision consent for cross-lease or unit titles).

The Comprehensive Development Plan and "integrated" development process enables proposals to be considered in their context (their relationship to roads and pedestrian linkages, and to adjoining and nearby activities) and regard can be had to the effects on amenity values and the local environment (with reference to such factors as the convenience and safety of access to household units, indoor and outdoor privacy, and sunlight and daylight access). Applications will be assessed to establish that the outcomes that will result if they are consented to, will be consistent with the planned or established character of the Policy Area in which they are situated and with the overall quality of the environment being achieved within the Gulf Harbour Zone.

Rule 12.8.18.2

Rule 12.8.18.2.1

Activity Rules

All activities in the Special 18 Zone shall comply with the following:

- (a) The total magnitude of development in the Special 18 Zone shall not exceed the values set out in Policy 12.8.18.1.3.2.
- (b) Development and subdivision within the Special 18 Zone shall comply with the layout shown on the Outline Plan at Appendix 5 to the Planning Maps and for those areas to which it applies, the Precinct Plan at Appendix 5A to the Planning Maps.
- (c) All Permitted Activities in the Activity Tables in Rule 12.8.18.2.3 shall comply with Rule 12.8.18.3 Development Controls and Performance Standards (as appropriate), and any other relevant Rule in the District Plan.
- (d) All Controlled Activities in the Activity Tables in Rule 12.8.18.2.3 shall be assessed against the relevant criteria in Rule 12.8.18.4 Controlled Activities: Matters for Control and Assessment Criteria, and shall comply with Rule 12.8.18.3.4 as appropriate.
- (e) All Restricted Discretionary Activities in the Activity Tables in Rule 12.8.18.2.3 shall be

assessed against the relevant criteria in Rule 12.8.18.5 Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria, and shall comply with rule 12.8.18.3.4 as appropriate.

(f) All Discretionary Activities in the Activity Tables in Rule 12.8.18.2.3 shall be assessed against the relevant criteria set out in 12.8.18.6 Discretionary Activities: Assessment Criteria, and the relevant matters set out in Section 104 of the Act.

(g) Any activity not listed in the Activity Tables in Rule 12.8.18.2.3 is a Non-complying Activity.

(h) All Permitted, Controlled, and Restricted Discretionary activities within the Marine Village Town Centre Policy Area listed in Table B shall comply with Rule 12.8.18.3.9 (Standards for the Marine Village Town Centre Policy Area)

Note: A resource consent to erect or alter a building may be necessary even though the activity to be accommodated in the building is permitted. See the Activity Tables in Rule 12.8.18.2.3.

Rule 12.8.18.2.2

Activities in the Medium and Low Intensity Residential Policy Areas

The activities for which land within the Medium Intensity Residential Policy Area and the Low Intensity Residential Policy Area may be used or developed are as specified in Rule 8.9 (the Activity Table in *Chapter - 8 Residential*) for the Medium Intensity Residential and Low Intensity Residential Zones.

Rule 12.8.18.2.3
Activity Tables

Activity Tables

Marine Village Residential Policy Area)
 Golf Residential Policy Area) Table A
 Golf Course)

Marine Village Town Centre Policy Area) }
 Eastern Boat Harbour Policy Area) Table B
~~Recreation-Special Purpose (College) Policy Area~~) }

In the following table:

- P = Permitted Activity
- C = Controlled Activity
- RD = Restricted Discretionary Activity
- D = Discretionary Activity
- NC = Non-complying Activity
- NA = Not Applicable

Note: Words in capitals are defined in *Chapter 3 - Definitions*

TABLE A

ACTIVITIES	POLICY AREAS		
	Marine Village Residential	Golf Residential	Golf Course
Any activity not listed in the Activity Table	NC	NC	NC
<u>ACCESSORY BUILDINGS not exceeding 20m² or 10% of the floor area of the principal building on the site, which ever is the lesser, except where associated with a single household unit</u>	<u>RD</u>	<u>RD</u>	<u>NA</u>

TABLE A

ACTIVITIES	POLICY AREAS		
	Marine Village Residential	Golf Residential	Golf Course
COMPREHENSIVE DEVELOPMENT PLANS in defined precincts as shown on the map in Appendix 5A to the Planning Maps	RD	RD	NA
HOME OCCUPATIONS	P	P	NA
HOMES FOR THE AGED accommodating not more than 10 persons inclusive of owner, family and staff in Marine Village and Golf Residential Policy Areas	RD	RD	NA
HOSTELS AND PRIVATE HOTELS accommodating not more than 10 persons inclusive of owner, family and staff in Marine Village <u>Residential</u> and Golf Residential Policy Areas	RD	RD	NA
HOMESTAY accommodating not more than 10 persons inclusive of owner, family and staff in Marine Village <u>Residential</u> and Golf Residential Policy Areas	RD	RD	NA
(Household Units in Marine Village <u>Residential</u> and Golf Residential Policy Areas)			
MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNIT in the context of an application for consent for an "Integrated" development, complying with the standards set out in Rules 12.8.18.3.2.1 and 12.8.18.3.6 and in accordance with a COMPREHENSIVE DEVELOPMENT PLAN approved by the Council pursuant to Rule 12.8.18.5.2-3 for the defined precinct as shown on the map in Appendix 5A to the Planning Maps	C	C	NA
MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNIT in the context of an application for consent for an "Integrated" development, complying with the standards set out in Rules 12.8.18.3.2.1 and 12.8.18.3.6, not being within a defined precinct as shown on the map in Appendix 5A to the Planning Maps	RD	RD	NA
MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNIT in the context of an application for consent for an "Integrated" Development which does not comply with the standards set out in Rule 12.8.18.3.2.1 and 12.8.18.3.6, or where no COMPREHENSIVE DEVELOPMENT PLAN has been approved by the Council pursuant to Rule 12.8.18.5.3 for the defined precinct as shown on the map in Appendix 5A to the Planning Maps	D	D	NA
SINGLE HOUSEHOLD UNIT <u>and associated ACCESSORY BUILDINGS</u> on sites subdivided for that activity as provided by Rule 12.8.18.7.4 which comply with the standards set out in Rule 12.8.18.3.2.2	P	P	NA
(End of Household Units in Marine Village <u>Residential</u> and Golf Residential Policy Areas)			
CHILDCARE FACILITIES for not more than 10 children at any one time based on an existing dwelling or existing accessory buildings in Marine Village <u>Residential</u> and Golf	RD	RD	NA



TABLE A

ACTIVITIES	POLICY AREAS		
	Marine Village Residential	Golf Residential	Golf Course
Residential Policy Areas			
Construction of waterways, including the excavation and disposal of material to form the compartment and the construction of revetments, of any waterway in the Marine Village Residential Policy Area, generally as shown on the Outline Plan at Appendix 5 to the Planning Maps	RD	NA	NA
Golf course as indicated on the Outline Plan at Appendix 5 to the Planning Maps, complying with the standards and conditions set out in Rule 12.8.18.3.5	NA	NA	RD
BUILDINGS for the golf club, driving range tees, a golf school, and to house machinery and equipment to service the golf course	NA	NA	RD
Berthage for recreational boats within waterways as shown on the Outline Plan at Appendix 5 to the Planning Maps	RD	NA	NA
PLACES OF ASSEMBLY in Marine Village <u>Residential</u> and Golf Residential Policy Areas	D	D	NA
PUBLIC RESERVES as shown on the Outline Plan at Appendix 5 to the Planning Maps and as provided in accordance with Rule 12.8.18.3.6	P	P	P
EDUCATIONAL FACILITIES in Marine Village Residential and Golf Residential Policy Areas	D	D	NA
VISITOR ACCOMMODATION within the general location identified as "Hg" on the Outline Plan at Appendix 5 to the Planning Maps	RD	NA	NA
Within the areas marked OA1 and OA2 on Appendix 5 to the Planning Maps, any activities other than residential activities which comply with the standards and conditions set out in Rule 12.8.18.3.8 below	D	NA	NA
District-wide Activities	<i>See Chapter 16 - General Rules</i>		
Earthworks and Vegetation and Wetland Modification Activities	<i>See Chapter 18 - Urban Land Modification and Vegetation Protection</i>		
Transport Activities (Including parking, loading and access)	<i>See Chapter 21 – Transportation and Access</i>		



TABLE A

ACTIVITIES	POLICY AREAS		
	Marine Village Residential	Golf Residential	Golf Course
Use and Storage of Hazardous Substances	See Chapter 20 - Hazardous Substances and Contaminated Sites		
UTILITIES	See Chapter 19 - Utilities		

TABLE B

1. The activities in the Eastern Boat Harbour Policy Area marked * shall comply with Rule 12.8.18.3.7.1
2. The activities in the Eastern Boat Harbour Policy Area marked + shall comply with Rule 12.8.18.3.7.2
3. The activities in the Eastern Boat Harbour Policy Area marked # shall comply with Rule 12.8.18.3.3
4. For the avoidance of doubt, all activities within the Eastern Boat Harbour are subject to Rule 12.8.18.3.7.3

1. The activities in the Marine Village Town Centre Policy Area marked ^o shall comply with Rule 12.8.18.3.8.4
- ~~2. The activities in the Marine Village Town Centre Policy Area marked ^o shall comply with Rule 12.8.18.3.8.5~~

ACTIVITIES	POLICY AREAS		
	Marine Village Town Centre	Eastern Boat Harbour	Recreation Special Purpose (College)
Any activity not listed in this Activity Table.	NC	NC	NC
COMPREHENSIVE DEVELOPMENT PLANS in defined precincts as shown on the map in Appendix 5A to the Planning Maps	NA	RD	NA
The ERECTION, addition to or alteration of any BUILDING including a BUILDING for a Permitted Activity	RD	RD	RD
CARPARKING relative to any permitted activity or activity for which a resource consent is granted, that is not more than the number of spaces required by Chapter 21 – Transportation and Access	NA	P	P

TABLE B

ACTIVITIES	POLICY AREAS		
	Marine Village Town Centre	Eastern Boat Harbour	Recreation Special Purpose (College)
Construction of waterways, including the excavation and disposal of material to form the compartment and the construction of revetments, generally as shown on the Outline Plan at Appendix 5 to the Planning Maps.	NA	RD	NA
Children's playgrounds and associated equipment	NA	NA	P
<u>Demolition or removal of any building or structure (eg band rotunda, clock tower) on, or connected to, the island in the northern waterway</u>	<u>NC</u>	<u>NA</u>	<u>NA</u>
CHILDCARE FACILITIES	RD	RD	RD
COMMERCIAL SERVICES	P	NA	NA
DAIRIES AND TAKEAWAY FOOD BARS	<u>P</u>	RD*	NA
EDUCATIONAL FACILITIES	NA	NA	D
ENTERTAINMENT FACILITIES	<u>P</u>	RD*	NA
<u>HEALTH AND WELFARE SERVICES in the Marine Village Town Centre Policy Area</u>	<u>P</u>	<u>NA</u>	<u>NA</u>
HOMES FOR THE AGED accommodating not more than 10 persons inclusive of owner, family and staff	NA	RD	NA
HOMESTAY accommodating not more than 10 persons inclusive of owner, family and staff	NA	RD	NA
HOSTELS AND PRIVATE HOTELS accommodating not more than 10 persons inclusive of owner, family and staff	NA	RD	NA




<p>HOUSEHOLD UNITS <u>ancillary to a Permitted Activity, or to an activity for which a resource consent has been granted, not exceeding one such unit per site, and ancillary to a Permitted Activity, or to an activity for which a resource consent has been granted, not exceeding one such unit per site, and on levels other than ground levels in the Marine Village Town Centre Policy Area</u></p>	<p>RD </p>	<p>NA</p>	<p>NA</p>
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TABLE B

ACTIVITIES	POLICY AREAS		
	Marine Village Town Centre	Eastern Boat Harbour	Recreation Special Purpose (College)
MULTIPLE HOUSEHOLD UNITS and/or SINGLE HOUSEHOLD UNIT in the context of an application for consent for an "Integrated" development, complying with the standards set out in Rules 12.8.18.3.2.1 and 12.8.18.3.6 and in accordance with a COMPREHENSIVE DEVELOPMENT PLAN approved by the Council pursuant to Rule 12.8.18.5.3 for the defined precinct as shown on the map in Appendix 5A to the Planning Maps	NA	RD	NA
HOUSEHOLD UNITS, not being an "integrated development" on levels other than ground levels	NA	RD	NA
OFFICES	P	RD+	NA
OUTDOOR RECREATION	NA	NA	P
PLACES OF ASSEMBLY	RD	RD	RD
Public toilets, changing rooms and shelters	NA RD	RD	RD
Storage and implement sheds	NA	NA	RD
RESTAURANTS	P ^o	RD*	NA
RESERVES	P	P	P
SHOPS	P ^o	RD*	NA
Skating bowls and outdoor skating rinks	NA	NA	RD
USE of a site for up to 12 days within any 12 month period, for events such as festivals, carnivals, markets, public meetings, exhibitions, concerts and sporting events (excluding motorised sports) including temporary structures for such uses	NA	NA	RD

TABLE B

ACTIVITIES	POLICY AREAS		
	Marine	Eastern	Recreation

	Village Town Centre	Boat Harbour	Special Purpose (College)
Wharves, jetties and berthage for boats	RD	RD	NA
VISITOR ACCOMMODATION within the general location identified as "Hm" on the Outline Plan at Appendix 5 to the Planning Maps	NA	RD#	NA
<i><u>A maximum of 38 VISITOR ACCOMMODATION units in the Marine Village Town Centre Policy Area, in existence as at 9 May 2006</u></i>	<u>P</u>	<u>NA</u>	<u>NA</u>
<i><u>VISITOR ACCOMMODATION in the Marine Village Town Centre Policy Area, not being a permitted activity</u></i>	<u>NC</u>	<u>NA</u>	<u>NA</u>
VISITOR ACCOMMODATION on levels other than ground level, provided that, for the purpose of this rule, each 'visitor accommodation' unit shall be deemed to be a HOUSEHOLD UNIT.	RD <u>NC</u>	RD#	NA
District-wide Activities	See Chapter 16 - General Rules		
Earthworks and Vegetation and Wetland Modification Activities	See Chapter 18 - Urban Land Modification and Vegetation Protection		
Transport Activities (including parking, loading and access)	See Chapter 21 – Transportation and Access		
Use and Storage of HAZARDOUS SUBSTANCES	See Chapter 20 - Hazardous Substances and Contaminated Sites		
UTILITIES	See Chapter 19 - Utilities		



Rule 12.8.18.3

Rule 12.8.18.3.1
Medium Intensity Residential and Low Intensity Residential Policy Areas

Development Controls and Performance Standards

Development Controls and Performance Standards for the Medium Intensity Residential and Low Intensity Residential Policy Areas

The Development Controls and Performance Standards in these Policy Areas shall be those applying to the Medium Intensity Residential and Low Intensity Residential Zones in Rule 8.10 Chapter 8 – Residential.

Explanation and Reasons
 (This explanation and reasons relate to Rule 12.8.18.3.1)

The form and intensity of development for which the Medium Intensity and Low Intensity Residential Policy Areas provide in other parts of the District, are very much the same as that of the equivalent areas in the Gulf Harbour Zone. For this reason, the same Standards and Development Controls are applied.

Rule 12.8.18.3.2
Eastern Boat Harbour Policy Area, Marine Village Residential Policy Area and Golf Residential Policy Area

Development Controls and Performance Standards – Eastern Boat ~~harbour~~ Harbour Policy Area, Marine Village Residential Policy Area and Golf Residential Policy Area

Rule 12.8.18.3.2.1
Standards for Site Area and Intensity: Multiple Household Units

Standards for Site Area and Intensity: Multiple Household Units and/or Single Household Units

Consent for Multiple Household Units and/or Single Household Units listed in the Activity Table as a Controlled Activity in the Eastern Boat Harbour Policy Area, Marine Village Residential Policy Area and Golf Residential Policy Area in the context of an application for “Integrated Residential Development” shall:

- (a) in the Eastern Boat Harbour Policy Area and the Marine Village Residential Policy Area be proposed for a “Development Site” having an area of not less than 1,200m² and identified for that purpose as part of a subdivision consent (see Rule 12.8.18.5.2) and shall not exceed an average density of one household unit for each 150m² of net site area.
- (b) in the Golf Residential Policy Area be proposed for a “Development Site” identified for that purpose as part of a subdivision consent, having an area of not less than 2,200m² (see Rule 12.8.18.5.2) and shall not exceed an average density of one household unit for each 275m² of net site area.
- (c) be comprehensively designed, to satisfy the provisions of rule 12.8.18.5.2.1.

Explanation and Reasons
 (This explanation and reasons relate to Rule 12.8.18.3.2.1.)

The site areas and the processes for managing development of the Gulf Harbour Area which are provided for in this Zone, are designed to achieve high amenity values, and to protect the contribution to the area already made by investment in the Marina, the waterways and the Golf Course.

Rule 12.8.18.3.2.2
Standards for Single Household Units

Standards for Single Household Units and Associated Accessory Buildings

Single Household Units and associated Accessory Buildings listed in the Activity Table 12.8.18.2.3 as a Permitted Activity on sites subdivided pursuant to Rule 12.8.18.7.5 shall comply

Rule 12.8.18.3.2.2.1
Site Area and Intensity

with the following standards.

Standards for Site Area and Intensity

- (a) Within the Golf Residential Policy Area, any Single Household Unit shall be on a site with an area of not less than 500m².
- (b) Within the Eastern Boat Harbour Policy Area and Marine Village Residential Policy Area, any Single Household Unit shall be on a site with an area of not less than 450m².

Rule 12.8.18.3.2.2.2
Bulk and Location

Standards for Bulk and Location of Buildings

Single Household Units and associated Accessory Buildings to be erected on sites which meet the above standards, shall comply with the standards for:

- (a) Maximum building height;
- (b) Height in relation to boundary;
- (c) Bulk in relation to boundary;
- (d) Site coverage; and
- (e) Yards

which apply in the Medium Intensity Residential Zone as set out in Rules 8.10.1 to 8.10.5.6 in *Chapter 8 - Residential*.

Explanation and Reasons

(This explanation and reasons relate to Rules 12.8.18.3.2.1 and 12.8.18.3.2.2.)

The lot sizes set out above and the bulk and location provisions of the Medium Intensity Residential Zone, will apply to any subdivision of lots which are intended for the development of individual single unit dwellings. For more intense forms of development, an "integrated" development is necessary. The larger lots and application of medium intensity standards, are intended to safeguard the area from inappropriate development.

Rule 12.8.18.3.3
Standards for Numbers of Guest Rooms: Visitor Accommodation

Standards for Numbers of Guest Rooms: Visitor Accommodation

The total combined number of guest rooms provided in the visitor accommodation proposed for the Marine Village Residential Policy Area and the Eastern Boat Harbour Policy Area shall be 300. ~~In the Marine Village Town Centre Policy Area each visitor accommodation unit shall be deemed to be a household unit and shall comply with Rule 12.8.18.2.1~~

Rule 12.8.18.3.4
Standards for Building Height

Standards for Building Height: Visitor Accommodation, and Buildings in the Eastern Boat Harbour Policy Area.

- (a) Visitor Accommodation
 The maximum building height for visitor accommodation in the locations identified as ~~"Hm" and "Hm"~~ and "Hg" on the Outline Plan at Appendix 5 to the Planning Maps shall be 22 metres.
- (b) Buildings in the Eastern Boat Harbour Policy area
Other than as provided for in 12.8.18.3.4(a), the maximum building height in the Eastern Boat Harbour Policy Area shall be five storeys.

Explanation and Reasons

(This explanation and reasons relate to Rules 12.8.18.3.3 and 12.8.18.3.4.)

Visitor accommodation is a Restricted Discretionary Activity, and therefore subject to evaluation in relation to the relevant assessment criteria as regards site layout, access, bulk and location etc., and is subject to these limitations as regards magnitude, in order to ensure that overall development in the Gulf Harbour Zone is in keeping with the capacity of the infrastructure serving this part of the District and with sustainability of the environment.

An exception has been made to the maximum height limit for a single building in the Eastern Boat Harbour to accommodate a hotel or similar type of visitor accommodation and to enable variation in the heights of buildings within the precinct. However, whilst a maximum building height of 5 storeys for other buildings in the precinct has been stipulated, variation in building heights to include developments of 1 – 4 storeys is expected, and may be required as a condition of Comprehensive Development Plan and/or resource consent approval.

Rule 12.8.18.3.5
Standard for Golf Course:
Retention of Open Space

Standard for Golf Course: Retention of Open Space

The land within which the golf course land is situated (apart from the land to be occupied by buildings for clubrooms, practice facilities, golf school and golf course maintenance equipment, which exist or have been consented to as Restricted Discretionary Activities) as shown on the Outline Plan at Appendix 5 to the Planning Maps, shall be retained as open space by means of a covenant or like mechanism acceptable to the Council, and shall not be used for purposes other than golf course purposes.

Explanation and Reasons

(This explanation and reasons relate to Rule 12.8.18.3.5.)

The land on which the Golf Course is located is committed to that purpose for the long term and is a key element in the overall development concept for Gulf Harbour. The purpose of this Rule is to ensure that the land is kept in open space, and that appropriate mechanisms are effected to secure this.

Rule 12.8.18.3.6
Standards for Neighbourhood
Reserves

Standards for Neighbourhood Reserves : Multiple Household Units

- (a) A contribution in land of 30m² for the second and each subsequent household unit erected on a site within the zone - **except** within the Eastern Boat Harbour Policy Area, Marine Village Residential Policy Area and Marine Village Town Centre Policy Areas - shall be provided. Each reserve provided shall meet the following standards:
 - (i) no reserve shall be less than 2,000m² in size (excluding accessways).
 - (ii) neighbourhood reserves shall be located so as to ensure that all sites in the subdivision are within 500 metres walk of an existing or proposed reserve.
 - (iii) neighbourhood reserves shall be suitable for structured and unstructured play and shall have a land slope of no more than 7 degrees.
 - (iv) the shape factor of the neighbourhood reserve shall be such that it is able to contain a 40 metre diameter circle.
 - (v) neighbourhood reserves shall relate to the street and site layout in a manner that promotes personal safety, surveillance and convenience for users of the reserve.
 - (vi) neighbourhood reserves shall have a continuous street frontage of at least 20 metres.
 - (vii) the land shall be vested in the Council at no charge and shall be in a completed and grassed state.

- (b) Rule 12.8.18.3. above may be satisfied through the alternative means of payment of a financial contribution for neighbourhood reserves in accordance with Rule 22.12 (excluding Rule 22.12.7) in *Chapter 22 - Financial Contributions and Works*.

Explanation and Reasons

(This explanation and reasons relate to Rule 12.8.18.3.6.)

The standards for local reserves are designed to ensure that land set aside for neighbourhood reserve purposes is of a size, shape and contour to be suitable to accommodate local recreational needs.

Rule 12.8.18.3.7
Standards for the Eastern Boat Harbour Policy Area

Standards for the Eastern Boat Harbour Policy Area

Rule 12.8.18.3.7.1
Retail Floorspace and Entertainment Facilities

The combined total area of all shops (including dairies and takeaway food bars), restaurants and entertainment facilities within the Eastern Boat Harbour Policy Area shall be limited to a maximum of 2000m² gross floor area, provided that no restaurant or individual retail premises may exceed 300m² gross floor area.

Rule 12.8.18.3.7.2
Office Floorspace

The total permitted gross floor area for offices (not being integral or ancillary to another activity listed as a Restricted Discretionary or Discretionary Activity) within the Eastern Boat Harbour Policy Area shall be 1000m².

Rule 12.8.18.3.7.3
Comprehensive Development Plan

No development (including buildings) or subdivision (except the construction of waterways) of the Eastern Boat Harbour Policy Area as shown on the Outline Plan in Appendix 5 to the Planning Maps, shall take place without prior Council approval of a Comprehensive Development Plan pursuant to Rule 12.8.18.5.2.

Rule 12.8.18.3.8
Standards for "Other Activities"

~~Standards for the Activity "Within the areas marked OA1 and OA2 on Appendix 5 to the Planning Maps, any activities other than residential activities which comply with the standards and conditions set out in Rule 12.8.18.3.8."~~

~~Other activities within the areas labelled OA1 and OA2 in the Marine Village Residential Policy Area provided for as a Discretionary Activity shall:~~

- ~~(a) not involve the sale of goods from the site (other than food and beverages for consumption on the premises).~~
- ~~(b) not involve the manufacture, fabrication, machining, processing or mechanical assembly of goods on the site.~~
- ~~(c) not involve the storage or warehousing of goods on the site as a principal activity.~~
- ~~(d) not involve panel beating, spray painting, motor vehicle repairs, wrecking of motor vehicles, scrap metal storage, fibre glassing, or fish or animal processing (other than for immediate consumption).~~
- ~~(e) be designed so that where the activity will operate later than 8.00 p.m. all carpark spaces are screened from neighbouring properties by way of a 1.8 metre high solid fence or wall.~~
- ~~(f) not require the overnight storage of vehicles on the site.~~
- ~~(g) not operate outside the hours of 7.00 a.m. to 10.00 p.m. in the Marine Village Residential Area (except in the case of activities principally providing accommodation).~~

Rule 12.8.18.3.98
 Standards for Marine Village
 Town Centre Policy Area
Rule 12.8.18.3.8.1 Maximum Height
 of Buildings

- ~~(h) not involve the on-site disposal of refuse.~~
- ~~(i) not involve the creation of strong odours set out in *Chapter 16 – General Rules*.~~
- ~~(j) not involve the creation of noise from activities in excess of that specified in *Chapter 16 – General Rules* or otherwise from hammering or impact created by machines.~~
- ~~(k) not be specified elsewhere in the same Residential Zone as a Non-complying or Prohibited Activity.~~

~~**Explanation and Reasons**
 (This explanation and reasons relate to Rule 12.8.18.3.8.)~~

~~The standards applying to "Other Activities" ensure that no adverse effects will impact on adjacent or nearby areas, as a result of such activities becoming established.~~

Standards for Marine Village Town Centre Policy Area

~~No standards other than Rule 12.8.18.3.10 are prescribed for the Marine Village Town Centre Policy Area.~~

Maximum height of buildings: 12.0m above ground level

Explanation and Reasons
 (This explanation and reasons relate to Rule 12.8.18.3.98.1.)

In the Marine Village Town Centre Policy Area, any proposal to erect or alter a building will be processed as a Restricted Discretionary Activity, and will be evaluated in relation to the relevant Objectives, Policies and Assessment Criteria of the District Plan. Any Permitted Activity for which it is necessary to erect or alter a building therefore becomes Restricted Discretionary.

Notwithstanding this, a maximum overall height limit has been established with which any new building or alterations to existing buildings must comply. In addition, buildings should have no more than 3 storeys above average ground level, with pitched roofs that are similar in form to existing buildings in the Town Centre. No flat roofs will be permitted.

Rule 12.8.18.3.8.2 Maximum Site Coverage

The maximum permitted site coverage shall be 50% of net site area.

Explanation and Reasons

(This explanation and reasons relate to Rule 12.8.18.3.8.2.)

In the Marine Village Town Centre Policy Area, any proposal to erect or alter a building will be processed as a Restricted Discretionary Activity, and will be evaluated in relation to the relevant Objectives, Policies and Assessment Criteria of the District Plan. Any Permitted Activity for which it is necessary to erect or alter a building therefore becomes a Restricted Discretionary Activity.

Notwithstanding this, a limit on maximum building coverage has been established with which any new building or alterations to existing buildings must comply. This rule, in conjunction with the maximum height of buildings, is to ensure that new development is similar in scale and intensity to that which has already been built in the Town Centre.

Rule 12.8.18.3.8.3 Height to Boundary Control

No part of any building shall exceed a height equal to 3 metres plus the shortest horizontal distance between that part of the building and any boundary adjoining the Marine Village Residential Policy Area, provided that this rule shall not apply to:

- (a) chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;
- (b) the apex of any roof or gable end not exceeding 1m² in area;
- (c) dormers not exceeding 2m in width

Explanation and Reasons

(This explanation and reasons relate to Rule 12.8.18.3.8.3.)

The purpose of this Rule is to maintain adequate sunlight admission, visual separation and privacy to lower levels of apartment units. in the Marine Village Residential Policy Area

Rule 12.8.18.3.8.4 Retail, Commercial and Entertainment Floorspace

The combined total area of all shops (including dairies and takeaway foodbars), restaurants and entertainment facilities within the Marine Village Town Centre Policy Area shall be limited to a maximum of 5000m² gross floor area.

Explanation and Reasons

(This explanation and reasons relate to Rule 12.8.18.3.8.4.)

The purpose of this Rule is to give effect to Objective 12.8.18.1.2.5(a) and (b), and Policy 12.8.18.1.3.2

Rule 12.8.18.3.108.5 Standards Relating to Household Units ~~and Visitor Accommodation~~ in the Marine Village Town Centre Policy Area at Gulf Harbour

Standards Relating to Household Units ~~and Visitor Accommodation~~ in the Marine Village Town Centre Policy Area at Gulf Harbour

~~(a) The maximum number of household units and visitor accommodation units shall not exceed 100 and shall comply with Rule 12.8.18.2.1~~

~~(a)~~ (a) Household units ~~and visitor accommodation~~ may only be provided at levels other than the ground floor.

Note: for the purpose of this rule, ground floor level entrance lobbies, stairwells, rubbish storage areas and carparking are not considered to be part of the household unit. ~~or visitor accommodation.~~

Explanation and Reasons

(This explanation and reasons relate to Rules 12.8.18.3.108.5.)

It is important that household units ~~and visitor accommodation~~ within the Marine Village Town Centre Policy Area at Gulf Harbour achieve a good standard of amenity.

Rule 12.8.18.3.8.6 Comprehensive Development Plans

The restriction of residential ~~units~~ ~~units and visitor accommodation~~ to levels other than ground level seeks to ensure that the land within that ~~Zone Policy Area~~ is developed and used in a manner that provides an appropriate range of local shopping and commercial services within a convenient and attractive environment.

Provision of private open space for each ~~residential accommodation~~ unit is a means of contributing to this, and proposed developments will be evaluated as Restricted Discretionary or Discretionary Activities, in relation to the assessment criteria set out ~~later in this section in Rule 12.8.18.5.4.2~~

No new building shall be erected, or subdivision or development undertaken within the Marine Village Town Centre Policy Area as shown on the Outline Plan in Appendix 5 to the Planning Maps, without prior approval of a Comprehensive Development Plan pursuant to Rule 12.8.18.5.3.

Explanation and Reasons

(This explanation and reasons relate to Rule 12.8.18.3.8.6.)

The purpose of this rule is to give effect to Objective 12.8.18.1.2, and Policies 12.8.18.1.3.3 and 12.8.18.1.3.5

Rule 12.8.18.3.119
Rules in Other Chapters of the Plan

Rules in Other Chapters of the Plan

Relevant rules in other chapters of the Plan shall also be complied with:

Chapter 16 - General Rules except that for the purposes of Rule 16.9.2, all Policy Areas, other than the Marine Village Town Centre Policy Area and the Eastern Boat Harbour Policy Area, shall be treated as Residential Zones. The Marine Village Town Centre and and Eastern Boat Harbour -Policy Areas shall be treated as if ~~it~~they were ~~a~~ Retail Service Zones.

Chapter 17 - Cultural Heritage

Chapter 18 - Urban Land Modification and Vegetation Protection

Chapter 19 - Utilities

Chapter 20 - Hazardous Substances and Contaminated Sites

Chapter 21 - Transportation and Access

Chapter 22 - Financial Contributions and Works

Chapter 23 - Subdivision and Servicing

Rule 12.8.18.4
Controlled Activities

Controlled Activities: Matters for Control and Assessment Criteria

The only Controlled Activities in this zone are Multiple Household Units and/or Single Household Units and Accessory Buildings, complying with the standards set out in Rules 12.8.18.3.2.1 and 12.8.18.3.6, for which prior approval has been granted by Council to a Comprehensive Development Plan pursuant to Rule 12.8.18.5.2.

In accordance with section 76(3A) of the Act, the Council will limit its control to, and may impose conditions in respect of the matters listed when considering applications for Controlled Activities.

Rule 12.8.18.4.1
Household units as Integrated Development

Multiple household units and/or single household units and Accessory Buildings within defined precincts for which prior approval has been granted in the context of an integrated development for a Comprehensive Development Plan

Rule 12.8.18.4.1.1

Circumstances

Where the application is for consent for an "Integrated" development, being a proposal to erect multiple household and/or single household residential dwelling units, and to subdivide the allotment on which they are to be erected to provide each dwelling unit with a form of tenure by way of fee simple, cross lease or unit title, and the application relates to a "Development" site

Rule 12.8.18.4.1.2
Matters for Control

which is:

- (a) in the Golf Residential Policy Area and has an area not less than 2,200m²;

Or

- (b) in the Marine Village Residential Policy Area or in the Eastern Boat Harbour Policy Area and has an area not less than 1,200m²;

And

in both cases above the area is net of access legs or rights of way and the intensity of development (site area per household unit) complies with the Assessment Criteria set out in Rule 12.18.8.5.3.3.

Matters for Control

The Council will limit its control to the following matters:

- (a) Site layout, size, orientation and density.
- (b) Building and site design.
- (c) Building siting, orientation and design.
- (d) Private open space.
- (e) Streetscape and landscaping.
- (f) Neighbourhood reserves.
- (g) Conservation values and landscape.

12.8.18.4.1.3
Assessment Criteria

Assessment Criteria

When assessing an application the Council will have regard to the following criteria:

Site layout, size and orientation

- (a) Whether the layout, size, orientation of sites and density:
 - (i) have appropriate regard to the context of the neighbourhood within the Outline Plan and Precinct Plan for the Gulf Harbour Zone at Appendices 5 and 5A to the Planning Maps, reinforcing the planned character (including density) of the Policy Area in which the development is situated;
 - (ii) are in accordance with a Comprehensive Development Plan for the Precinct approved by Council pursuant to Rule 12.8.18.5.2;
 - (iii) appropriately reinforce and respond to the topography with earthworks minimised;
 - (iv) ensure that the Golf Course and marine environment remain as the dominant landscape features, providing significant visual open space as well as recreation resources;
 - (v) ensure provision for convenient and legible pedestrian and vehicular (including, where practicable, cycle) access through the neighbourhood and to adjoining neighbourhoods;
 - (vi) ensure development fronting public streets and public open space, and, where

	<p>practicable, the avoidance of rear lots;</p> <p>(vii) have regard to on-site features, views, site topography, existing vegetation, structures, access, orientation and micro-climates, features of conservation or heritage interest, and efficient access to utility services;</p> <p>(viii) retain, where practicable, views from public places to the coast, sea and golf course (open space network).</p> <p>(b) Whether building and site design will:</p> <p>(i) provide a variety of development forms, in such a way as will ensure integration of new development with existing development, and avoidance of visual monotony;</p> <p>(ii) ensure appropriate visual and activity connections to streets, according to location and the form of existing and expected future development, including the provision of streetscape design which enables integration of the street with adjoining development;</p> <p>(iii) reinforce existing community identity or, in undeveloped areas, promote a definable new identity;</p> <p>(iv) ensure interconnected vehicle, walking and cycling routes, providing logical, attractive and safe linkages to activities within and beyond the site or areas;</p> <p>(v) ensure a healthy and safe living environment;</p> <p>(vi) identify and if appropriate, protect and enhance existing features such as landscapes and views;</p> <p>(vii) avoid potential conflicts between incompatible land uses, by means such as management of traffic and noise;</p> <p>(viii) ensure development achieves a high urban amenity standard through building design and articulation, street and access and parking area design, lighting themes and landscape treatment (including tree planting);</p> <p>(ix) ensure development design addresses public places;</p> <p>(x) ensure developments are managed by means such as body corporates or restrictive covenants acceptable to the Council so that they are continuously maintained to a high standard;</p> <p>(xi) in the Eastern Boat Harbour Policy Area, result in buildings not exceeding five storeys in height.</p>
<p>Building and site design</p>	<p>(c) Whether the layout, orientation, management and design of buildings:</p> <p>(i) provides appropriately for the reasonably foreseeable needs of households that are likely to occupy the dwellings, as regards provision and arrangement of indoor and outdoor spaces, privacy and outlook (visual links to significant views or features);</p>
<p>Buildings siting, orientation and design</p> <p><i>Indoor and outdoor space</i></p>	

	<ul style="list-style-type: none"> (ii) positively addresses the street in a way that: <ul style="list-style-type: none"> - allows a visitor to know how to access the building - provides amenity to the streetscape - demonstrates the transition that occurs between the public street and private development; (iii) achieves a high visual amenity standard through: <ul style="list-style-type: none"> - variations in building size and siting (thus avoiding monotony of design) - articulation of building elevations and roofs, particularly where facing the street - avoidance of outdoor parking areas in the front yard - a consistent landscaping and lighting theme - use of high quality durable building materials appropriate to the marine environment and planned character of the area; (iv) is always designed to address public places, including public or private areas of open space; (v) ensures buildings are designed so that they can be readily maintained to a high standard; (vi) ensures developments are managed so that they continue to be maintained to a high standard; (vii) where buildings adjoin the Golf Course, provides for appropriate landscaping and screening structures at the interface between the Golf Course and relevant Precinct Plan area (refer examples illustrated in Appendix 12N), and specific golf course edge treatment for identified problem areas; (viii) provides for aural and visual privacy between dwellings, and in particular care over the interface between the sides/ windows of adjacent buildings; (ix) addresses local conditions of topography, views and climate.
<p>Privacy</p>	<ul style="list-style-type: none"> (x) achieves acceptable levels of privacy on and between sites by avoiding direct overlooking of outdoor spaces and main internal living areas of other dwellings, or mitigates such overlooking by building layout, location and design of windows and balconies, screening devices and landscaping, or by remoteness;
<p>Amenity values</p>	<ul style="list-style-type: none"> (xi) ensures that the siting, length and height of walls of dwellings and outbuildings does not have more than minor adverse effects on amenity values of adjacent dwellings and land; (xii) makes convenient provision, in a manner that does not detract from amenity values, for each of the following in relation to each dwelling unit: <ul style="list-style-type: none"> - a garbage and recycling area, located and designed not to be visible from the street or other public places, but to also have convenient access to the street - an outdoor clothes drying area located and designed not to be visible from the street or other public places - storage for outdoor related equipment - a mail box; (xiii) promotes the security of residents and property by facilitating surveillance of access to sites, dwellings and public areas; (xiv) is supported by appropriate guidelines, codes or covenants.

<p>Private open space</p> <p><i>Outdoor living</i></p>	<p>(d) Whether private open space is:</p> <p>(i) of sufficient area in relation to each dwelling unit to provide for the outdoor living and play needs of that household. (Note: In determining the area for each household, regard shall be had to the requirements of Rule 8.10.6.1 - Private Open Space).</p>
	<p>(ii) available for the exclusive use of that dwelling in the form of a yard or courtyard or a balcony in the case of dwellings located at first floor level or above (recommended balcony dimensions of 2m by 5m);</p> <p>(iii) sunny and sheltered;</p> <p>(iv) not generally positioned solely at ground level between the household unit and the front road boundary (verandahs may be considered as semi-private space facing north to a public street);</p>
<p><i>Privacy</i></p>	<p>(v) in the case of balconies designed so that they have an adequate outlook;</p> <p>(vi) functionally related to its dwelling unit.</p> <p>(vii) arranged in relation to buildings or screened, so that reasonable privacy is provided to users, and overlooking from other dwelling units or from public spaces is avoided or mitigated;</p>
<p><i>Daylight and sunlight</i></p> <p><i>Exclusive of parking</i></p>	<p>(viii) oriented to receive daylight and sunlight and be suitable for year-round use;</p> <p>(ix) clearly identified, and exclusive of parking and manoeuvring areas for vehicles;</p>
<p><i>Accessibility</i></p>	<p>(x) able to be accessed from a main living area and function as an extension of the dwelling for relaxation, dining, entertainment, recreation and children's play.</p>
<p>Streetscape and landscaping</p>	<p>(e) Whether treatment and landscaping of streets result in a streetscape which reinforces the planned character of the Policy Area and maintains or enhances amenity values by:</p>
<p><i>Site attributes</i></p>	<p>(i) making appropriate use of site attributes such as landform, existing vegetation, views, land capability and drainage;</p>
<p><i>Street context</i></p>	<p>(ii) being sensitive to the context of streets within the Zone, and being appropriate to the function of the street within the network shown on the Outline Plan and Comprehensive Development Plan approved by Council for the relevant precinct;</p>
<p><i>Safety and maintenance</i></p>	<p>(iii) satisfying safety and maintenance requirements, reinforcing desired traffic speed and behaviour, and considering lines of sight for pedestrians, cyclists and vehicles;</p>
<p><i>Buildings and the street</i></p>	<p>(iv) achieving an appropriate relationship between building height and bulk, and street width;</p>
<p><i>Utility services</i></p>	<p>(v) accommodating utility services in a way that minimises adverse impacts;</p>
<p><i>Street furniture</i></p>	<p>(vi) utilising appropriate street furniture, incorporating existing significant vegetation within the street treatment, and establishing linkages to reserves and open spaces;</p>
<p><i>Character and amenity of the area</i></p>	<p>(vii) tree planting;</p> <p>(viii) designing and siting buildings so that they address the street so far as PRACTICABLE <u>practicable</u> and their appearance reinforces the planned character of the Policy Area and the function of the street;</p>

<i>Building relationship to street</i>	(ix) setting buildings back from the street so that their height and relationship to the street frontage and width is not “overbearing” in relation to pedestrians, their relationship to site boundaries allows efficient use of the site, and indoor and outdoor living spaces enjoy sufficient privacy relative to the street;
<i>Accessory buildings</i>	(x) locating and designing accessory buildings, including garages and carports, so that they fit appropriately into the streetscape and so that garages and carports are designed: <ul style="list-style-type: none"> - to accommodate parking spaces complying with the dimensions specified in Appendix 21D, and - to be accessible from a road, or private way, and - so that there is sufficient space to park a car between the site’s front boundary and the front of the garage/carport, and - so they are set back from the dwelling’s main façade.
<i>Neighbourhood and reserves</i>	(f) Whether the location and extent of neighbourhood reserves is consistent with and/or complementary to the neighbourhood reserve network identified in the Outline Plan at Appendix 5 to the Planning Maps and is in accordance with a Comprehensive Development Plan approved by Council for the Precinct, and shall be considered having regard to the:
<i>Accessibility</i>	(i) relationship of the neighbourhood to other reserves and open spaces, existing and proposed, as indicated in the Outline Plan and Precinct Plan;
<i>Quality</i>	(ii) distance and accessibility of the neighbourhood reserve to users;
<i>Safety</i>	(iii) quality of the reserve in terms of its potential to be used for structured and unstructured activities;
<i>Links</i>	(iv) relationship of the reserve to the surrounding street and site layout (see Outline Plan) such that the personal safety, surveillance and convenience of users is promoted;
<i>Population</i>	(v) opportunities to link open space networks, community facilities and public services;
<i>Existing reserves</i>	(vi) size of the population that will be served by the neighbourhood reserve;
<i>Conservation values and Landscape</i>	(vii) presence of other neighbourhood reserves in the vicinity (e.g. land adjoining or nearby to existing neighbourhood reserves may obviate the need to provide additional land, in which case a cash contribution shall be required).
<i>Protecting trees</i>	(g) Whether features of natural and cultural heritage significance within the Gulf Harbour Zone are retained or protected in accordance with a Comprehensive Development Plan approved by Council for the relevant precinct, with specific reference to:
<i>Character</i>	(i) retaining and protecting trees that are listed;
<i>Ecological and habitat values</i>	(ii) retaining bush and trees where this is necessary to achieve the planned character of Policy Areas within the Gulf Harbour Zone;
<i>Earthworks</i>	(iii) retaining so far as practicable, bush and trees that contribute significantly to ecological or habitat values (including Tiritiri Matangi) and amenity values, or enhance the character of the area;
<i>Watercourses</i>	(iv) undertaking earthworks, excavations and the removal of topsoil, only where and to the extent necessary to provide for the activities for which the land is to be used;
<i>Watercourses</i>	(v) designing the layout of sites and buildings so that watercourses or wetlands which are ecologically significant, and landforms which contribute to amenity values or the character of the locality are disturbed to the least practicable extent;

<p><i>Historic places</i></p>	<p>(vi) protecting places or features which are listed for protection because of their historic, archaeological or cultural value, or which are recognised as having significance in those respects during the course of detailed planning or development (refer <i>Chapter 17 - Cultural Heritage</i>).</p> <p>Explanation and Reasons <i>In order to ensure that integrated developments are integrated and that the Zone objectives and policies can be achieved it is appropriate to assess a wide range of relevant matters when any application as a Restricted Discretionary Activity is received.</i></p>
<p>Rule 12.8.18.5 Restricted Discretionary Activities</p>	<p>Restricted Discretionary Activities: Matters for Discretion and Assessment Criteria</p> <p>In accordance with section 76(3B) of the Resource Management Act the Council will restrict its discretion to the matters listed against each specified activity when considering resource consent applications for Restricted Discretionary Activities.</p>
<p>Rule 12.8.18.5.1. Public Notification of "Greenfields" land not required</p>	<p>Other than in the Eastern Boat Harbour Policy Area, applications for Restricted Discretionary Activities which relate to use, development or subdivision of "greenfields" land (being land which is bounded by road and/or permanent open space i.e. reserve land or private open space, and/or site(s) on which no dwellings have yet been erected and/or in respect of which a building consent has not been issued) need not be notified and the written approvals of affected parties will not be required.</p>
<p>Rule 12.8.18.5.2 Household units as Integrated Development</p>	<p>Multiple Household Units and/or Single Household Units in the context of an application for consent for an "Integrated" development, complying with the standards set out in Rules 12.8.18.3.2.1 and 12.8.18.3.6, not being within a defined precinct as shown on the map in Appendix 5A to the Planning Maps.</p>
<p>Rule 12.8.18.5.2.1 Circumstances</p>	<p>Circumstances</p> <p>Where the application is for consent for an "Integrated" development, being a proposal to erect multiple household and/or single household residential dwelling units, and to subdivide the allotment on which they are to be erected to provide each dwelling unit with a form of tenure by way of fee simple, cross lease or unit title, and the application relates to a "Development" site which is:</p> <p>(a) in the Golf Residential Policy Area and has an area not less than 2,200m²;</p> <p>Or</p> <p>(b) in the Marine Village Residential Policy Area and has an area not less than 1,200m²;</p> <p>And</p> <p>in both cases above the area is net of access legs or rights of way and the intensity of development (site area per household unit) complies with the Assessment Criteria set out in Rule 12.8.18.4.1.3 and Rule 12.8.18.5.3.2.</p>
<p>Rule 12.8.18.5.2.2 Matters for Discretion</p>	<p>Matters for Discretion</p> <p>The Council will limit its discretion to the following matters:</p> <p>(a) Site layout, size and orientation.</p> <p>(b) Building siting, orientation and design.</p>

<p>Rule 12.8.18.5.2.3 Assessment Criteria</p>	<p>(c) Private open space.</p> <p>(d) Streetscape and landscaping.</p> <p>(e) Conservation values and landscape.</p> <p>Assessment Criteria</p> <p>The assessment criteria set out in Rule 12.8.18.4.1.3 and Rule 12.8.18.5.3.3 shall apply as relevant to the proposal in question.</p>
<p>Rule 12.8.18.5.3 Comprehensive Development Plans</p>	
<p>Rule 12.8.18.5.3.1 Circumstances</p>	<p>Circumstances</p> <p>No development or subdivision of land within a Precinct as shown on the map in Appendix 5A to the Planning Maps shall take place prior to Council approval of a Comprehensive Development Plan for that Precinct (unless otherwise permitted pursuant to the provisions of the Plan).</p>
<p>Rule 12.8.18.5.3.2 Matters for Discretion</p>	<p>Matters for Discretion</p> <p>The Council will restrict its discretion to the following matters:</p> <p>(a) The provision of roads and streetscape;</p> <p>(b) Indicative numbers and densities of household units and the location of household units, within future development sites;</p> <p>(c) Within the Eastern Boat Harbour Policy Area, the type, form and scale of buildings, the nature and scale of proposed activities and their relationship to the water areas of the Boat Harbour and marina;</p> <p>(d) <u>Within the Marine Village Town Centre Policy Area, provision for and protection of features identified on the Precinct Plan; integration of new development with the existing Town Centre; the relationship between buildings, activities, neighbouring sites, public amenity areas and the waterway; the type, form and scale of buildings.</u></p> <p>(e) The provision of pedestrian linkages;</p> <p>(f) The provision of public open space, including where relevant, neighbourhood reserves, esplanades and pedestrian walkways;</p> <p>(g) Conservation values and landscape;</p> <p>(h) Provision of infrastructure.</p>

<p>Rule 12.8.18.5.3.3 Assessment Criteria</p>	<p>Assessment Criteria</p> <p>Having regard to the Precinct Plan in Appendix 5A, when assessing an application the Council will have regard to the following criteria:</p>
<p>Layout and Design of Roads</p>	<p>(a) Whether the layout and design of roads will:</p> <ul style="list-style-type: none"> (i) ensure appropriate connections to existing and future roads; (ii) respond to the site's existing landform, vegetation, views, natural water courses (for the purposes of stormwater runoff) and areas of public open space; (iii) accommodate safe traffic speeds and sightlines for all road users (pedestrians, cyclists and motorists); (iv) provide sufficient width to accommodate expected traffic generation, parking, services, footpaths, cycle ways (where practicable) and amenity landscaping, and comply with Council's Standards for Engineering Design and Construction; (v) promote a consistent design theme which will ensure high amenity values; (vi) have regard to the future design relationship between the road, adjoining land and adjacent precincts; (vii) have regard to the desirability of Gateway enhancements as a means of promoting community identity.
<p>Type, form and density of housing</p>	<p>(b) Whether future development sites have been identified in a manner that:</p> <ul style="list-style-type: none"> (i) responds to the context within which the development site is to be located, including roads, open space, pedestrian linkages, views and natural features; (ii) is appropriate to the type and form of housing (i.e. whether for single unit housing development or integrated development), having regard to the overall limit of 2913 household units as set out in Policy 12.8.18.1.3.2, and in the Eastern Boat Harbour Policy Area, the desirability for household units to generally be located on levels other than ground level; (iii) is in accordance with Policies 12.8.18.1.3.7, 12.8.18.1.3.9 and 12.8.18.1.3.14 relating to density of household units; (iv) has regard to the relationship with existing developed areas; (v) gives consideration to the size, shape and aspect of the land and its suitability for future development, with particular regard to the relationship of the site to the road and adjoining sites; (vi) integrates the development of sites with the relevant precinct as a whole; (vii) promotes a community identity, such as through provision of design processes and guidelines.
<p>Eastern Boat Harbour - Relationship of type of buildings and activities to waterway</p>	<p>(c) The extent to which the type, form and scale of buildings, the nature and scale of proposed activities and their relationship to the water areas of the Boat Harbour and Marina give effect to the Objectives and Policies for the Gulf Harbour Zone and in particular, Objective</p>

<p><u>Marine Village Town Centre</u></p> <p>Pedestrian linkages</p>	<p>12.8.18.1.2.6 and Policies 12.8.18.1.3.7 and 12.8.18.1.3.8.</p> <p>(d) <u>The extent to which the type, form and scale of buildings, the nature and scale of proposed activities and their relationship to the existing Town Centre and public amenity areas give effect to the Objectives and Policies for the Gulf Harbour Zone and in particular, Objective 12.8.18.1.2.5 and Policies 12.8.18.1.3.5 and 12.8.18.1.3.6.</u></p> <p>(e)(e) Whether pedestrian linkages have been identified which will ensure:</p> <ul style="list-style-type: none"> (i) internal (to the precinct) linkages between development sites; (ii) external linkages to natural features, reserves, public open space and adjoining precincts and, where relevant, the Town Centre and Eastern Boat Harbour; (iii) the siting and design of pedestrian pathways so that they are accessible, visible and safe.
<p>Public Open Space</p>	<p>(fe)(a) Whether provision to be made for public open space:</p> <ul style="list-style-type: none"> (i) has regard to the existing provision of public open space in the vicinity and proposed provision for public open space as identified in the Precinct Plan in Appendix 5A to the Planning Maps; (ii) will meet the likely open space needs of the precinct to be served; (iii) serves the needs of the community, with reference to size, shape, aspect and intended form of development; (iv) enables sun access; (v) has regard to the need for shelter; (vi) enables retention of views; (vii) promotes safety (surveillance from public streets and dwellings); (viii) is an appropriate shape to accommodate children's play equipment; (ix) within the Eastern Boat Harbour Policy Area, ensures provision for and maintenance of public access, use and enjoyment of waterways, berthing facilities, and the water edge (including beach and promenades), with such provision to be protected by covenants or other legal mechanisms <u>approved by Council.</u> (x) <u>Within the Marine Village Town Centre Policy Area, ensures provision for and maintenance of public access, use and enjoyment of the water edge, band rotunda and promenades, with such provision to be protected by covenants or other legal mechanisms approved by Council.</u>
<p>Neighbourhood reserves</p>	<p>(fe)(b) Whether the location and extent of neighbourhood reserves is consistent with and/or complementary to the neighbourhood reserve network identified in the Outline Plan at Appendix 5 and the Precinct Plan at Appendix 5A to the Planning Maps, and shall be considered having regard to the:</p> <ul style="list-style-type: none"> (i) relationship of the neighbourhood to other reserves and open spaces, existing and proposed as indicated in the Outline Plan and Precinct Plan; (ii) distance and accessibility of the neighbourhood reserve to users; (iii) quality of the reserve in terms of its potential to be used for structured and

Conservation Values and Landscape

- unstructured activities;
- (iv) relationship of the reserve to the surrounding street and site layout (see Outline Plan and Precinct Plan) such that the personal safety, surveillance and convenience of users is promoted;
- (v) opportunities to link open space networks, community facilities and public services;
- (vi) size of the population that will be served by the neighbourhood reserve;
- (vii) presence of other neighbourhood reserves in the vicinity (eg. land adjoining or nearby to existing neighbourhood reserves may obviate the need to provide additional land, in which case a cash contribution shall be required).

(g) Whether features of natural and cultural heritage significance within the Gulf Harbour Zone are recognised by:

- (i) retaining and protecting native, significant exotic or historic trees that are identified in *Chapters 17 and 18* of the Plan;
- (ii) retaining bush and trees where this is necessary to achieve the planned character of Policy Areas within the Gulf Harbour Zone;
- (iii) retaining so far as practicable, bush and trees that contribute significantly to ecological or habitat values and amenity values or enhance the character of the area;
- (iv) undertaking earthworks, excavations and the removal of topsoil, only where and to the extent necessary to provide for the activities for which the land is to be used;
- (v) designing the layout of sites and buildings so that watercourses or wetlands which are ecologically significant, and landforms which contribute to amenity values or the character of the locality are disturbed to the least practicable extent;
- (vi) protecting places or features which are listed for protection because of their historic, archaeological or cultural value, or which are recognised as having significance in those respects during the course of detailed planning or development (refer *Chapter 17 - Cultural Heritage*);
- (vii) whether existing natural features such as streams, the coast and vegetation have been identified, and natural features are protected or enhanced, by methods such as precinct design criteria or covenants.

Infrastructure Provision

(he) Whether the availability and capacity of existing infrastructure including roading and in-ground services, and the proposed method(s) of servicing the development are satisfactory having regard to the type, intensity and scale of development proposed within the precinct.

Explanation and Reasons

In order to ensure that integrated developments are integrated and that the Zone objectives and polices can be achieved it is appropriate to assess a wide range of relevant matters when any application as a Restricted Discretionary Activity is received.

Rule 12.8.18.5.4
Other Restricted Discretionary Activities

Other Restricted Discretionary Activities

(a) Golf Residential, Marine Village Residential Policy Areas

Activity

Matters for Discretion/Assessment Criteria

See the relevant sub-clauses of Rule 12.8.18.5.4.1 and Rule 12.8.18.5.4.2 below

Accessory Buildings

(a) (b) (f) (g) (h) (i)

Homes for the Aged

(a) (f) (g) (h) (j) (k) (o) (p) (q)

Hostels and Private Hotels

(a) (f) (g) (h) (i) (j) (k) (o) (p) (q)

Visitor accommodation up to the size provided by Rules 12.8.18.3.3 and 12.8.18.3.4 in the locations shown in the Outline Plan

(a) (e) (f) (g) (h) (i) (j) (k) (o) (q)

Homestay accommodation for not more than 10 persons

(a) (f) (g) (h) (i) (k) (o) (q)

Childcare Facilities for not more than 10 children

(a) (f) (g) (h) (i) (j) (k) (o) (q)

Construction of waterways

(a) (b) (c) (d) (e)

Golf course

(a) (b) (d) (e)

Buildings for the golf club, driving range tees, golf school and maintenance equipment

(a) (f) (h) (i) (j)

Berthage for recreational boats

(a) (f) (k) (l) (m)

(b) Marine Village Town Centre Policy Areas

Activity	Matters for Discretion/ Assessment Criteria
	See the relevant sub-clauses of Rule 12.8.18.5.4.1 and Rule 12.8.18.5.4.2 below
Erection, addition, or external alteration of any building	(a) (c) (e) (f) <u>(g)</u> (h) (i) (j) <u>(k) (o) (p)(r) (s) (t) (v) (w)</u>
Berthage for recreational boats	(a) (c) (f) (k) (l) (m)
Childcare Facilities	(a) (c) (f) (g) (h) (i) (j) (n) (q)
Household Units and Visitor Accommodation above ground floor level	(a) (c) (f) (g) <u>(h) (i)-(j) (k) (n) (o) (p) (q) (r) (s) (t)</u>
Places of Assembly	(a) (c) (f) (g) (h) (i) (j) (n) (q) <u>(r)</u>
<u>Public toilets, changing rooms and shelters</u>	<u>(a) (c) (e) (f) (h)</u>

(c) Eastern Boat Harbour Policy Area

Activity	Matters for Discretion/Assessment Criteria
	See the relevant sub-clauses of Rule 12.8.18.5.4.1 and 12.8.18.5.4.2 below
Erection, addition, or external alteration of any building	(a) (c) (e) (f) <u>(g)(h)</u> (i) (j) (k) <u>(o) (p)(r)</u> (s) (t) (v) <u>(w)</u>
Berthage for recreational boats	(a) (c) (f) (k) (l) (m)
Childcare Facilities	(a) (c) (f) (g) (h) (i) (j) (n) (q) (r)
Construction of waterways	(a) (b) (c) (d) (e)
Dairies and takeaway food bars	(a) (c) (e) (f) (g) (h) (k) (n) (o) (p) (r) (t)
Entertainment Facilities	(a) (c) (e) (f) (g) (h) (i) (j) (k) (n) (o) (q) (r) (t)
Homes for the Aged	(a) (f) (g) (h) (j) (k) (o) (p) (q) (t)
Homestay accommodation for not more than 10 persons	(a) (f) (g) (h) (i) (k) (o) (q) (t)
Hostels and Private Hotels	(a) (f) (g) (h) (i) (j) (k) (o) (p) (q) (t)
Household Units not being an integrated development, on levels above ground floor level	(a)(c) (e) (f) (g) (j) (k) (n) (p) (q) (t)
Offices	(a) (c) (e) (f) (h) (i) (j) (k) (o) (p) (s) (t)
Places of Assembly	(a) (c) (f) (g) (h) (i) (j) (k) (n) (q) (r) (t)
Public toilets, shelters, changing rooms	(a) (c) (e) (f) (h)

Storage and implement sheds	(a) (e) (f) (h)
Restaurants	(a) (c) (e) (f) (g) (h) (k) (n) (o) (p) (r) (t)
Shops	(a) (c) (e) (f) (g) (h) (k) (n) (o) (p) (r) (t)
Visitor accommodation	(a) (c) (e) (f) <u>(g)</u> (h) (i) (j) (k) (n) (o) (p) (q) (r) (s) (t)

(d) ~~Recreation~~ Special Purpose (College)- Policy Area

Activity	Matters for Discretion/Assessment Criteria
	See the relevant sub-clauses of Rule 12.8.18.5.4.1 and 12.8.18.5.4.2
Erection, addition, alteration of any building	(a) (e) (f) (h) (i) (j)
Childcare Facilities	(a) (f) (h) (i) (j)
Places of Assembly	(a) (f) (h) (i) (j)
Public toilets, changing rooms, storage and implement sheds	(a) (e) (f) (h)
Skateboard bowls and Outdoor Skating Rinks	(a) (e) (f) (h) (i) (j)
Use of a Site for up to 12 Days within any 12 month period for events as specified	(a) (e) (f) (h) (i) (j) (k) (l)(u)

Rule 12.8.18.5.4.1
Matters for Discretion

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) Consistency with the Objectives, Policies and Outline Plan, and where applicable, the Precinct Plan as shown at Appendix 5A to the Planning Maps.
- (b) Effects on water and soil values.
- (c) Effects on Coastal Marine Area.
- (d) Effects on ecosystems.
- (e) Effects on utility services.
- (f) Scale, design and appearance of structures and/or arrangement of spaces.
- (g) Visual and acoustic privacy.
- (h) Vehicular and pedestrian access.
- (i) Traffic.
- (j) Public transport.
- (k) Vehicle parking.



	<ul style="list-style-type: none"> (l) Navigation and safety. (m) Berthage and wharves. (n) Security. (o) Signs. (p) Storage space and garbage disposal. (q) Cumulative effects. (r) Hours of operation. (s) Public access to waterways and water edge, and provision for open space. (t) Integration of development, as for Controlled Activities in Rule 12.8.18.4.1.3 with reference to Assessment Criteria (a), (b), (c), (d), (e) and (g). (u) Effects of temporary activities. (v) Building height. <u>(w) Provision of infrastructure</u>
<p>Rule 12.8.18.5.4.2 Assessment Criteria <i>Objectives, policies and outline plan</i></p>	<p>Assessment Criteria for Other Restricted Discretionary Activities</p> <p>(a) Whether the effects of the activity, including the scale, design and appearance of any building, and the character and intensity of any building, are consistent with the Objectives and Policies for the Policy Area in which it is to be located, and with the Outline Plan at Appendix 5 and the Precinct Plan at Appendix 5A to the Planning Maps.</p> <p>In the Marine Village Town Centre Policy Area particular regard shall be had to achieving consistency with Objective 12.8.18.1.2.5(a) and (b) and Policies <u>12.8.18.1.3.3, 12.8.18.1.3.4, -12.8.18.1.3.5 and 12.8.18.1.3.6.</u></p> <p>In the Eastern Boat Harbour Policy Area particular regard shall be had to achieving consistency with Objectives 12.8.18.1.2.6 and 12.8.18.1.2.7, and Policies 12.8.18.1.3.7 and 12.8.18.1.3.8.</p>
<p><i>Land modification and vegetation protection</i></p>	<p>(b) Whether the proposal is consistent with <i>Chapter 18 - Urban Land Modification and Vegetation Protection.</i></p>
<p><i>Coastal Marine Area</i></p>	<p>(c) Whether adverse effects on resources in the Coastal Marine Area are avoided, remedied or mitigated.</p>
<p><i>Ecosystems</i></p>	<p>(d) Whether adverse effects on water quality, ecosystems and habitat values are avoided, remedied or mitigated.</p>
<p><i>Utility services</i></p>	<p>(e) Whether adverse effects on utilities are avoided, remedied or mitigated.</p>
<p><i>Character and amenity values</i></p>	<p>(f)(a) Whether the size, design and appearance of structures, and/or the provision to be made for the activity, in terms of scale, design and arrangement of buildings and outdoor spaces, are in harmony with the character and amenity values of the locality.</p>
<p><i>Relationship with the waterways</i></p>	<p>(f)(b) Whether, In the Marine Village Town Centre and Eastern Boat Harbour Policy Area, the</p>

	<p>arrangement of buildings and spaces achieves:</p> <ul style="list-style-type: none"> (i) separation of vehicular and pedestrian circulation patterns; (ii) orientation of buildings and activities toward the waterway so far as practicable; and (iii) results in convenient and attractive outdoor spaces which provide access to and around the shoreline of the waterway.
<i>Visual and acoustic privacy</i>	(g) Whether buildings are designed, spaces arranged, and visual and acoustic screening provided relative to indoor and outdoor spaces, with regard to the activities for which the spaces are to be used, so that the visual amenities of nearby properties will be maintained and excess noise effects avoided or mitigated.
<i>Vehicular and pedestrian access</i>	(h) Whether entry and exit points to the site are to be positioned and designed so as to be safe and convenient for pedestrians and vehicles entering or leaving the site, and for pedestrians and vehicles using the street.
<i>Traffic</i>	(i) Whether traffic volumes and frequency/incidence generated by the activity will adversely effect the safe and efficient operation of the road network.
<i>Public transport</i>	(j) Whether activities and provision for access to the road network are located so that use of public transport is encouraged.
<i>Vehicle parking</i>	(k) Whether, having regard to the Rules of <i>Chapter 21 - Transportation and Access</i> and to any particular circumstances relating to the activity (such as hours of operation giving rise to parking demand which is complementary to that of nearby activities), sufficient provision is made on site for vehicle parking for persons working or living at and visiting the site.
<i>Navigational safety and convenience</i>	(l) Whether adverse effects on navigational safety are avoided or mitigated, and whether the ease and convenience of berthing vessels to enable access to shore facilities serving the public is to be facilitated, and whether sewage pump-out facilities are provided.
<i>Harmony of berthage or wharves with other activities</i>	(m) Whether the structures are designed and located so that, having regard to the size of vessels likely to be berthed and the numbers of persons likely to be disembarking or boarding, they fit in harmoniously with the pattern of activities existing in or planned for the locality.
<i>Security</i>	(n) Whether approaches to the front doors of household units are able to be viewed from within the units, so that the security of occupants of the unit is promoted.
<i>Signs</i>	(o) Whether signage for the facility is in keeping with the character of the locality, in harmony with the streetscape, and does not adversely affect amenity values.
<i>Storage space and garbage disposal</i>	(p) Whether adequate provision is to be made in relation to each household unit for secure storage space for outdoor related equipment, and for storage and disposal of garbage.
<i>Cumulative effects</i>	(q) Whether there are adverse cumulative effects of any proposal.
	<p>In considering any actual or potential cumulative effects arising from an activity, the Council will have regard to the following:</p> <ul style="list-style-type: none"> (i) the effects of the proposed activity adding to or acting together with the effects of existing activities located in the area; (ii) the effects of new activities that may establish in the future which will add to or act together with the proposed activity. <p>In considering the likelihood that activities resulting in cumulative effects may establish in the future, the Council will consider (but will not be limited to) the following:</p>



	<ul style="list-style-type: none"> (iii) the nature of land in the vicinity of the subject site; (iv) the attractiveness of the land in the vicinity of the site for being used for similar, complementary, or competitive purposes; (v) the historic pattern of the establishment of activities in the area; (vi) the provision of infrastructure in the area, including roading and in-ground services.
<p><i>Hours of operation (Eastern Boat Harbour and Marine Village Town Centre Policy Areas)</i></p> <p><i>Public access to waterways and water edge (Eastern Boat Harbour), and provision for Public Open Space</i></p>	<ul style="list-style-type: none"> (r) Whether there are likely to be effects of noise or disturbance to residential occupants of adjacent household units that should be avoided or mitigated by limiting the activity's hours of operation. (s) Whether waterways are freely accessible to the public by boat (including ferries) in a manner that facilitates the connectivity of Gulf Harbour to the region by sea transport; whether water edges (including promenades and beach area) are available for the use and enjoyment of the public, and maintained and protected by covenants or other legal mechanisms acceptable to the Council; whether provision is made for other public open space that maintains and enhances the amenities of the precinct; the quality of public open space to be provided.
<p><i>Integration of development</i></p>	<ul style="list-style-type: none"> (t) Whether development is integrated in a manner that is in accordance with the assessment criteria set out for Controlled Activities in Rule 12.8.18.4.1.3, to the extent that these are relevant in the circumstances.
<p><i>Temporary activities</i></p>	<ul style="list-style-type: none"> (u) Whether the adverse effects on adjacent or nearby properties, arising from any temporary activity (such as noise, traffic movements, unsightliness, or the like) are avoided or mitigated.
<p><i>Building height</i></p> <p><u><i>Provision for infrastructure</i></u></p>	<ul style="list-style-type: none"> (v) In the Eastern Boat Harbour Policy Area buildings should not exceed five storeys. (w) <u>Whether the availability and capacity of existing infrastructure including roading and in-ground services, and the proposed method(s) of servicing the development are satisfactory having regard to the type, intensity and scale of development proposed.</u>
<p>12.8.18.6</p> <p>12.8.18.6.1</p> <p>General Assessment Criteria: All Discretionary Activities</p>	<p>Discretionary Activities: Assessment Criteria</p> <p>General Assessment Criteria: All Discretionary Activities</p> <p>Without limiting the exercise of its discretion, for all Discretionary Activity resource consent applications in the Residential Zones, Recreation <u>Special Purpose (College)</u> Policy Area, and the Eastern Boat Harbour Policy Area <u>and the Marine Village Town Centre Policy Area</u> (other than those applications requiring solely a subdivision consent - see Rule 12.8.18.7.4) the Council will have regard to the following assessment criteria, other relevant provisions of the Plan, and the relevant matters set out in section 104 of the Act:</p>
<p><i>Consistency with objectives, policies and outline plan</i></p>	<ul style="list-style-type: none"> (a) Whether the effects of the activity, including the scale, design and appearance of any building, and the character and intensity of any activity, structure or building, will be consistent with the Objectives and Policies for the Policy Area in which it is to be located, and with the Outline Plan at Appendix 5 and Precinct Plan at Appendix 5A to the Planning Maps.
<p><i>Effects on significant wildlife habitats</i></p>	<ul style="list-style-type: none"> (b) Whether any adverse effects on significant wildlife habitats which may result from the proposed activities or subdivision, are avoided, remedied or mitigated.
<p><i>Vegetation clearance and urban land modification</i></p>	<ul style="list-style-type: none"> (c) Whether any vegetation removal or earthworks are of no greater extent and magnitude than is necessary in order to provide for the activities or subdivision (ie. to create building platforms, or to form site access, roads, etc.) and render the land suitable for its intended use, and that appropriate measures will taken to ensure that adverse effects of siltation on the quality of natural water bodies and that adverse effects on streamways (eg. siltation or



	erosion of banks) are avoided or mitigated.
<i>Water quality</i>	(d) See also the Discretionary Activity Assessment Criteria in <i>Chapter 18 - Urban Land Modification and Vegetation Protection</i> .
<i>Ecosystems</i>	(e) Whether any adverse effects on the quality of natural water bodies or wetlands arising from the proposed subdivision and/or activities will be avoided, remedied or mitigated.
<i>Discharge of pollutants</i>	(f) Whether any adverse effects on ecosystems arising from the proposed subdivision and/or activities will be avoided, remedied or mitigated.
<i>Cultural heritage</i>	(g) Whether any adverse effects on the environment or amenity values resulting from any discharge of pollutants to air, ground or water, will be minor, or will be the subject of a resource consent granted by the Auckland Regional Council.
	(h) Whether any adverse effects on cultural heritage resources on or near the site will be avoided or mitigated.
	(i) Whether any adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, will be avoided or mitigated.
<i>Effects on landscape values</i>	(j) Whether any adverse effects of a proposed subdivision, activities or structures/buildings on the landscape values are be avoided, or if adverse effects cannot be avoided, whether they are remedied or mitigated so far as practicable.
<i>Other adverse effects on amenity values or the environment</i>	(k) Whether activities which are likely to give rise to adverse effects on amenity values or the environment, by way of noise, light overspill, glare, unsightliness, smell, smoke, or other pollutive discharge, are able to be established in the Special 18 Zone, without generating those adverse effects.
<i>Scale, design and effects on character</i>	(l) Whether buildings and structures are designed and located so that their scale, layout, external appearance (including the materials and colours used) will be in harmony with the character of the locality and amenity values will be maintained or enhanced.
<i>Privacy</i>	(m) Whether the arrangement of activities, including the design and location of buildings, and the arrangement and use of indoor and outdoor spaces, is such that adverse effects on indoor and outdoor privacy on adjacent and nearby sites are avoided, remedied or mitigated.
<i>Site access and circulation</i>	(n) Whether entry and exit points to the site and circulation are positioned and designed so as to be safe and convenient for pedestrians and vehicles entering, leaving or circulating on the site, and for pedestrians and vehicles using the street.
<i>Efficiency of infrastructure</i>	(o) Whether the proposed activities or subdivision have regard to the availability and capacity of utility services, or provide for any necessary extension or upgrading of services in an efficient and effective manner.
<i>Alignment of roads, and layout and design of subdivision</i>	(p) Whether the layout and design of the subdivision, including the size of lots and the width and alignment of streets and the provision for access for all lots with regard to their intended use, are in accordance with the Objectives and Policies of the Zone, the Outline Plan which is at Appendix 5 and Precinct Plan at Appendix 5A to the Planning Maps, and will not give rise to adverse effects on amenity values or the environment.
<i>Effects on road network</i>	(q) Whether the proposed activities or the proposed subdivision will not adversely affect the safety or efficiency of the road network, or that such adverse effects can be avoided, remedied or mitigated.

<p><i>Effects on provision of public transport</i></p>	<p>(r) Whether activities which will be significant community focal points are located relative to the transport network so that the use of public transport will be encouraged.</p>
<p><i>Vehicle parking</i></p>	<p>(s) Whether provision for parking of vehicles in relation to any activity is in accordance with the requirements specified by <i>Chapter 21 – Transportation and Access</i>, or that there are special factors (such as hours of operation, or the manner in which any activity or service is operated) which justify a lesser provision being made for parking for that particular activity.</p>
<p><i>Intensity of development</i></p>	<p>(t) Whether the intensity of the activity(ies), in terms of the size (floor area, height, and site coverage) of any building, and the numbers of people living, working, or assembling on the site, will be in keeping with the established and planned character of the locality.</p>
<p><i>Cumulative effects</i></p>	<p>(u) Whether there will be adverse cumulative effects of any proposal in considering any actual or potential cumulative effects arising from an activity, the Council will have regard to the following:</p> <ul style="list-style-type: none"> (i) the effects of the proposed activity adding to or acting together with the effects of existing activities located in the area. (ii) the effects of new activities that may establish in the future which will add to or act together with the proposed activity. <p>In considering the likelihood that activities resulting in cumulative effects may establish in the future, the Council will consider (but will not be limited to) the following:</p> <ul style="list-style-type: none"> (iii) the nature of land in the vicinity of the subject site. (iv) the attractiveness of the land in the vicinity of the site for being used for similar, complimentary, or competitive purposes. (v) the historic pattern of the establishment of activities in the area. (vi) the provision of infrastructure in the area, including roading and in-ground services.
<p>Rule 12.8.18.7 Subdivision</p>	<p>Subdivision</p>
<p>Rule 12.8.18.7.1 All Subdivisions in the Special 18 Zone</p>	<p>All Subdivisions in the Special 18 (Gulf Harbour) Zone</p>
<p>Rule 12.8.18.7.1.1</p>	<p>The status of subdivision shall be as set out in Rule 12.8.18.7.4.</p>
<p>Rule 12.8.18.7.1.2</p>	<p>All subdivisions listed as Restricted Discretionary and Discretionary Activities in Rule 12.8.18.7.4 shall comply with the following:</p> <ul style="list-style-type: none"> (a) The rules in <i>Chapter 23 - Subdivision and Servicing</i> shall apply to all subdivisions of land in the zone. (b) Rule 12.8.18.3.5 Standard for Golf Course: Retention of Open Space shall be complied with. (c) Written approvals from persons who may be adversely affected need not be obtained nor shall a Restricted Discretionary application for subdivision consent be notified, where the application is for consent to a "greenfields" subdivision. (d) Where any land adjoining any reserve shown on the Outline Plan at Appendix 5 or Precinct Plan at Appendix 5A to the Planning Maps is proposed to be subdivided in a subdivision application and that reserve has not already vested (or procedures to vest the reserve have not commenced) then that reserve area shall be subdivided as part of the application and vested in the Council at no cost to the Council. (e) Where an existing building included in an application for subdivision consent has

obtained a resource consent or is a Permitted Activity, any proposed covenant, unit or accessory unit boundary shall be consistent with all relevant development controls of the zone or the conditions of any resource consent which has been granted.

- (f) Where any building included in the application for subdivision consent has not been constructed at the time of granting consent, the Council will not approve the survey plan under section 223 of the Act, until the building is completely framed up to and including the roof level, and the Council is satisfied that it has been built in accordance with the Plan or any resource consent granted. The Council may require the height of the building and its position in relation to boundaries of the site to be confirmed by a certificate from a registered surveyor.
- (g) A staged unit title or cross-lease subdivision shall be required to demonstrate that there is sufficient area for further complying development, and that the development can be adequately serviced.
- (h) A contribution of land of 30m² for each additional Residential Site created except within the Marine Village Residential, Eastern Boat Harbour and Marine Village Town Centre Policy Areas shall be provided. Each reserve shall meet the following standards:
 - (i) no reserve shall be less than 2,000m² in size (excluding accessways).
 - (ii) neighbourhood reserves shall be located so as to ensure that all sites in the subdivision are within 500 metres walk of an existing or proposed reserve.
 - (iii) neighbourhood reserves shall be suitable for structured and unstructured play and shall have a land slope of no more than 7 degrees.
 - (iv) the shape factor of the neighbourhood reserve shall be such that it is able to contain a 40m diameter circle.
 - (v) neighbourhood reserves shall relate to the street and site layout in a manner that promotes personal safety, surveillance and convenience for users of the reserve.
 - (vi) neighbourhood reserves shall have a continuous street frontage of at least 20 metres and be configured so that passive surveillance can be undertaken by adjoining development.
 - (vii) the land shall be vested in the Council at no charge and shall be in a completed and grassed state.
 - (viii) standards (i) to (vii) may be satisfied through the alternative means of payment of a financial contribution for neighbourhood reserves in accordance with Rule 22.12 (excluding Rule 22.12.7) in *Chapter 22 – Financial Contributions and Works*.
 - (ix) when assessing requirements for neighbourhood reserves regard shall be had to areas of land committed to permanent use for recreational or open space purposes (including, for example, the area for courts and greens on the north side of Gulf Harbour Drive) but not vested as reserve.
- (i) All subdivisions listed as Restricted Discretionary and Discretionary Activities in Rule 12.8.18.7.4 shall comply with Rules 12.8.18.7.5 to 12.8.18.7.6 as appropriate.

Explanation and Reasons

All applications for subdivision consent are required to comply with the general Rule which applies to subdivision and engineering standards.

Applications for subdivision consent are commonly an early step in the process of converting land, such as that at Gulf Harbour, from "greenfields" to urban or recreational use. It is essential that such applications initiate a course toward development which will result in outcomes that are consistent with those sought by the Outline Plan. Because such applications are usually made before a resident community is established that may be affected, and also because it is common knowledge that the remaining land at Gulf Harbour is to be further developed, little purpose will be served by notification of applications which are consistent with the Outline Plan and the

standards set out in this chapter. The requirement for Neighbourhood Reserves and other identified reserve areas is necessary to ensure adequate open space is provided for residents.

Rule 12.8.18.7.2
Medium Intensity Residential Policy Area

Medium Intensity Residential Policy Area

Minimum site area/shape see Rule 8.15.2.4 in *Chapter 8 - Residential*.
 Frontage see Rule 8.15.3.2 in *Chapter 8 - Residential*.

Rule 12.8.18.7.3
Low Intensity Residential Policy Area

Low Intensity Residential Policy Area

Minimum site area/shape see Rule 8.15.2.1 in *Chapter 8 - Residential*.
 Frontage see Rule 8.15.3.1 in *Chapter 8 - Residential*.

Rule 12.8.18.7.4
Subdivision Status

In the following table:

- RD = Restricted Discretionary Activity
- D = Discretionary Activity
- NA = Not Applicable
- NC = Non-complying Activity

NOTE: Words in capitals are defined in *Chapter 3 - Definitions*

SUBDIVISION	POLICY AREAS		
	Golf Residential	Marine Village Residential	Marine Village Town Centre
Subdivision to create "Development Sites" in the Golf Residential and Marine Village Residential Policy Areas, complying with the minimum area standards set out in Rule 12.8.18.3.2.1 (b) provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	RD	RD	NA
Subdivision to create lots for development for Single Household Units in the Golf Residential and Marine Village Residential Policy Areas, complying with the site area standards set out in Rule 12.8.18.3.2.1(a) provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	D	D	NA

Subdivision of Multiple Household Units and/or Single Household Units, in the context of an “Integrated” development as provided for by Rule 12.8.18.5.2 in the Golf Residential or the Marine Village Residential Policy Areas provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	RD	RD	NA
Any subdivision within the Marine Village Town Centre Policy Area	NA	NA	RD

SUBDIVISION	POLICY AREAS		
	Golf Residential	Marine Village Residential	Marine Village Town Centre
Any other subdivision	NC	NC	NC
SUBDIVISION	POLICY AREA		
	Eastern Boat Harbour Policy Area		
Subdivision to create “Development Sites” in the Eastern Boat Harbour Policy Area, complying with the minimum area standards set out in Rule 12.8.18.3.2.1 (b), provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	RD		
Subdivision to create lots for development for Single Household Units complying with the site area standards set out in Rule 12.8.18.3.2.2.1(a), provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	D		
Subdivision of Multiple Household Units and/or Single Household Units, in the context of an “Integrated” development as provided for by Rule 12.8.18.5.2, provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	RD		

SUBDIVISION	POLICY AREA		
	Eastern Boat Harbour Policy Area		
Any other subdivision within the Eastern Boat Harbour, provided that no subdivision shall be permitted within identified precincts shown at Appendix 5A to the Planning Maps, prior to consent being granted to a COMPREHENSIVE DEVELOPMENT PLAN pursuant to Rule 12.8.18.5.3.1	RD		
Any other subdivision	NC		

Rule 12.8.18.7.5
Subdivision Standards

Rule 12.8.18.7.5.1
Subdivision of “Development Sites”

Circumstances

Rule 12.8.18.7.6
Integrated Development in Marine Village Residential, Eastern Boat Harbour or Golf Residential Policy Areas

Rule 12.8.18.7.6.1
Matters for Discretion

12.8.18.7.6.2
Assessment Criteria

Subdivision Standards

Subdivision of “Development Sites” in the Golf Residential, Marine Village Residential, or Eastern Boat Harbour Policy Areas

In the **Golf Residential Policy Area** - sites shall have an area of not less than 2,200m².

In the **Marine Village Residential and Eastern Boat Harbour Policy Areas** - sites shall have an area of not less than 1,200m².

Subdivision to Provide Tenure for Multiple Household Units and/or Single Household Units, Comprising an “Integrated” Development in the Marine Village Residential, Eastern Boat Harbour, or Golf Residential Policy Areas

Matters for Discretion

The Council will restrict its control to the following matters:

- (a) Consistency with the Objectives, Policies and Outline Plan and Comprehensive Development Plan approved by Council for the relevant precinct shown on Appendix 5A to the Planning Maps.
- (b) Site layout, size and orientation.

Assessment Criteria

When assessing an application the Council will have regard to the following criteria:

- (a) That the proposed subdivision, and the activities for which it will provide, are consistent with the Objectives and Policies for the Policy Area in which it is to be located, with the Outline Plan at Appendix 5 and with a Comprehensive Development Plan approved by Council for the relevant precinct shown on Appendix 5A to the Planning Maps.



- (b) The layout, size and orientation of sites shall have appropriate regard to:
 - (i) the context of the neighbourhood within the Outline Plan for the Gulf Harbour Zone and shall reinforce the planned character of the Policy Area in which the development is situated with specific reference to the Comprehensive Development Plan approved by Council for the relevant precinct shown on Appendix 5A to the Planning Maps;
 - (ii) site topography, existing vegetation, orientation and micro-climates, features of conservation or heritage interest, and efficient access to utility services.

Explanation and Reasons

The specification of minimum site size, frontage and shape factor, for single unit dwellings, offers an alternative to development for more intensive forms of multi unit housing. If this option is chosen however, it will result in less efficient utilisation of the land resource than will multi unit development.

Sites being created for subsequent development for multi unit residential must be large enough to provide flexibility of design, so that amenity values are maintained or enhanced, and are therefore required to meet the standard (as regards area) for "Integrated" developments in the relevant Policy Area. Where this standard is met, multi unit development may proceed by way of an application for a Restricted Discretionary Activity, and where that standard is not met any proposal for multi unit development will be a Discretionary Activity.

Rule 12.8.18.7.7
Subdivision of Sites in the Marine Village Town Centre Policy Area

Sites in the Marine Village Town Centre Policy Area

Rule 12.8.18.7.7.1
Standards

There are no prescribed standards for subdivisions as Restricted Discretionary Activities in this Policy Area.

Rule 12.8.18.7.7.2
Circumstances

Any subdivision in the Marine Village Town Centre Policy Area.

Rule 12.8.18.7.7.3
Matters for Discretion

Matters for Discretion

(a) See Rule 12.8.18.5.3.2.

~~(b)~~ (b) —The need for the activities to have separate tenure.

~~(c)~~ Extent of compliance with approved Comprehensive Development Plan

Rule 12.8.18.7.7.4
Assessment Criteria

Assessment Criteria

(a) See Assessment Criteria in 12.8.18.5.3.3.

(b) That the subdivision is necessary for the establishment or operation of an existing activity or an activity for which consent has been granted pursuant to Rule 12.8.18.5.3.

Necessity for subdivision

Compliance with Comprehensive Development Plan

Rule 12.8.18.7.8
Subdivision of Sites Not Being Development Sites or Integrated Developments in the Eastern Boat Harbour Policy Area

Rule 12.8.18.7.8.1
Standards

Rule 12.8.18.7.8.2 **Circumstances**

Rule 12.8.18.7.8.3
Matters for Discretion

Rule 12.8.18.7.8.4
Assessment Criteria

Necessity of subdivision

Compliance with Comprehensive Development Plan

Rule 12.8.18.7.9
All Other Restricted Discretionary Activity Subdivisions

Rule 12.8.18.7.9.1
Matters for Discretion

12.8.18.7.9.2
Assessment Criteria

(c) The extent to which the subdivision is in accordance with, and gives effect to, integrated and comprehensive development pursuant to a Comprehensive Development Plan approved by Council for the relevant precinct as shown on Appendix 5A to the Planning Maps.

Sites in the Eastern Boat Harbour Policy Area

There are no prescribed standards for subdivisions as Restricted Discretionary Activities in this Policy Area.

Any subdivision in the Eastern Boat Harbour Policy Area.

Matters for Discretion

- (a) See Rule 12.8.18.5.4.1.
- (b) The need for the activities to have separate tenure.
- (c) Extent of compliance with approved Comprehensive Development Plan.

Assessment Criteria

- (a) See Assessment Criteria in 12.8.18.5.4.2.
- (b) That the subdivision is necessary for the establishment or operation of an existing activity or an activity for which consent has been granted pursuant to Rule 12.8.18.5.3.
- (c) The extent to which the subdivision is in accordance with, and gives effect to, integrated and comprehensive development pursuant to a Comprehensive Development Plan approved by Council for the relevant precinct as shown on Appendix 5A to the Planning Maps.

All Other Restricted Discretionary Activity Subdivisions

Matters for Discretion

The Council will restrict its discretion to the following matters:

- (a) See Rule 12.8.18.5.3.2.

Assessment Criteria

When assessing an application the Council will have regard to the following criteria:

- (a) See Assessment Criteria in 12.8.18.5.3.3.



Rule 12.8.18.7.10
Subdivision: Discretionary
Activities

Rule 12.8.18.7.10.1
Assessment Criteria - All
Discretionary Activities

Explanation and Reasons

These assessment criteria will assist in ensuring that subdivided sites are suitable for activities expected, that they are adequately serviced, and that the natural environment is appropriately protected in the subdivision process.

Subdivision: Discretionary Activities

Assessment Criteria - All Applications for Subdivision Consents which are Discretionary Activities

When assessing an application the Council will have regard to the following criteria:

- (a) See Assessment Criteria 12.8.18.6.1.

Explanation and Reasons

The assessment criteria will ensure that subdivided sites are suitable for activities expected, that they are adequately serviced, and that adverse effects on amenity values and the environment are avoided, remedied or mitigated.

