

Section 26 – Site Development Plans

26.1 Background

26.1.1 Overview

Site Development Plans are included in the Plan as legacy planning tools carried over from the previous District Plan. This ensures that special rules or particular environmental issues are addressed within a particular parcel or area of land. It is a planning tool for where the general zone rules are not appropriate for the development of the land or where particular environmental issues need to be addressed. The provisions may add specific limits on development, or may enable development beyond the zone rules.

Site development plans were included as 'structure plans' in the previous District Plan. The Council will not include additional site development plans in this Plan. This recognises the historical nature of these site development plans carried over from the previous District Plan.

26.1.2 Purpose of Site Development Plans

The site development plan shall either:

- a) Encourage environmental enhancement and gains by including:
 - i) Specific rules to achieve integrated development and environmental outcomes in sensitive coastal areas or outstanding natural features and landscapes; or
 - ii) Environmental gains greater than those provided through the Plan rules for the relevant zone; or
 - iii) The retention of amenity values with landscape or ecological features maintained and protected.

OR

- b) Provide for an activity that has positive effects for the community:
 - i) By providing for tourism and recreational activities to respond to changing demands; or
 - ii) By recognising sites of special significance to tangata whenua.

26.1.3 Rules for Site Development Plans

These rules apply to all site development plans in Section 26, unless specifically excluded or amended in an individual site development plan.

- a) The site development plans (including the 'purpose' and diagrams/plans) are part of a hierarchy of rules. There may be zone, district-wide or overlay rules that also apply to the activity and site. A site development plan takes precedence over zone, district-wide and overlay rules to the extent of any conflict, unless otherwise specified in the site development plan. See Section 1 Background and How to Use the Plan for more information on the Rule Hierarchy.
- b) A site development plan shall endure only for the life of this Plan, except if d) below applies.
- c) A site development plan that has been fully put into effect or is no longer required may be removed from the Plan through the process described in Schedule 1 of the RMA.
- d) A site development plan shall only remain in the Plan if required to avoid adverse effects on the environment and the local community that are not otherwise controlled in the Plan.
- e) The environmental and community benefits within a site development plan must be fully implemented before or at the same time as the subdivision of the site.
- f) For the purpose of assessing development contributions, "structure plans" as referred in Council's 'Development Contributions Policy' includes all site development plans.

Note:

1. *When applying for consent for an activity in accordance with the provisions of an existing Structure Plan/Site Development Plan any relevant transport assessment that has been prepared when developing the Structure/Site Development Plan will need to be up-dated to achieve full compliance with the requirements of Section 42 Rule 11, except where the relevant Structure Plan/Site Development Plan provisions state that Section 42 Rule 11 does not apply. If Vehicle Trip Generation has not been considered when drafting a Structure/Site Development Plan, consent to any activity applied for according to the provisions of a Structure/Site Development Plan will need to comply with Section 42 Rule 11.*

26.1.4 Site Development Plan Index

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Section 26.15	Ngaure and Mangiao Site Development Plan

Section 26.2 – 15 Wharekaho Road Site Development Plan

Planning Map	18C
Legal Description	Lot 2 DP 443461
Location	15 Wharekaho <u>Road</u> (State Highway 25), Whitianga
Area	46.75 hectares
Zone and Overlay	Rural Zone, Coastal <u>Environment</u>

26.2.1 User Information

All subdivision and development within the Site Development Plan area must be in accordance with the purpose, rules and diagrams of the Site Development Plan. The purpose of the Site Development Plan sets the policy framework for all subdivision and development within the Site Development Plan area and will be used when assessing all applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.2.2 Purpose

The purpose of the 15 Wharekaho Road Site Development Plan is to provide for the subdivision and development of Lot 2 DP 443461 to integrate infrastructure development with existing and proposed development and complement the coastal setting.

To achieve this purpose the 15 Wharekaho Road Site Development Plan provides a specific planning framework to achieve the following outcomes:

- a) Protection of the regenerating indigenous bush and wetland shown on Diagram A, through a Conservation Management Plan;
- b) A well designed and aesthetically pleasing, fully serviced, residential area accessed by a comprehensive local roading and walkway network in accordance with Diagram A;
- c) The road network and subdivision layout to follow the contours of the landscape;
- d) Restoration/enhancement of degraded wetlands on the site and incorporating them into stormwater engineering design;
- e) An improvement in the water quality of the Tohetea Stream;
- f) Maintenance and enhancement of the Tohetea Stream;
- g) A safe, efficient, single point of access to State Highway 25 in the location shown on Diagram A;
- h) The creation of pedestrian access ways for the public through the site and a pedestrian and cycleway bridge across the Tohetea Stream, as indicatively shown on Diagram A;
- i) Facilitating the future provision of infrastructure development to the Wharekaho Beach settlement;

- j) Control over the location, colour and reflectivity of dwellings and the location and design of buildings for infrastructure development on the site in accordance with Diagram A.

The expectation of the Council is that all these outcomes will be achieved through these measures including:

- k) Private ownership and maintenance of the regenerating indigenous bush and wetland;
- l) Availability and maintenance of public pedestrian access through the site;
- m) Private ownership and maintenance of the wetland as part of the stormwater management system;
- n) Land that is set aside for reserve, amenity, conservation or stormwater management in accordance with the Site Development Plan is seen as a mitigation measure for the subdivision and development and these areas will not be accepted for reserve contribution credits.

26.2.3 Rules

Rule 1: Dwelling; Accessory building

1. An activity listed in Rule 1 that is permitted, controlled or restricted discretionary activity in the Low Density Residential Zone, district-wide and overlay provisions retains its activity status provided it meets the specific standards in Section 57 Table 4.
2. An activity that does not retain its activity status under Rule 1.1 is a discretionary activity.

Rule 2: Subdivision

1. Subdivision that is a restricted discretionary activity in the district-wide and overlay provisions retains its activity status provided:
 - a) The layout of roads is consistent with Diagram A; and
 - b) The maximum number of residential allotments created is 111 allotments; and
 - c) The application includes the following information:
 - i) A subdivision plan showing the creation of all the allotments shown in Diagram A including roads, areas of open space, allotments for utilities and services as well as allotments for private dwellings, as a single integrated development; and
 - ii) Details of all physical works including earthworks, landscaping, planting, roading, access, services and wetland restoration necessary to give effect to the subdivision including a geotechnical assessment; and
 - iii) An application for land use consent where necessary; and
 - iv) Soil sampling of areas to be used for residential activities to determine the presence of contaminated soils; and
 - v) The location of building platforms for dwellings upon the individual allotments; and
 - vi) The location and design of any buildings for network utilities; and
 - vii) A Conservation Management Plan for the site including measures for weed control, pest control, restoration planting, riparian management and creation of ecological corridors and also the legal mechanisms to be used to protect bush areas identified for protection.
2. The Council restricts its discretion to all the matters in Table 1 below, in Section 41 Subdivision Table 6 and in Section 26.2.2 Purpose.
3. Subdivision that does not retain its activity status under Rule 2.1 is a non-complying activity.

Note

1. To assist with the preparation of a Conservation Management Plan required under Rule 2.1. c) vii) refer to the Wildlands Ecological Assessment 2008.

Table 1 – Restricted Discretionary Activity Matters

1. Water, wastewater, stormwater and electricity infrastructure and services

- a) Whether stormwater facilities achieve the discharge of 1% AEP stormwater to pre-development levels.
- b) Whether water, wastewater and stormwater services are provided to Council standards and provide adequate electricity to the site and potentially beyond the site.
- c) Whether all lots can be serviced by electricity and a telecommunications service (reticulated or provided remotely).
- d) The extent to which water and wastewater infrastructure development and easements are provided to the boundary of the site sufficient to meet the requirements of the Wharekaho Beach settlement.

2. Ecological rehabilitation, enhancement and protection

- a) The extent to which measures provided to ensure rehabilitation, weed control, pest control, mechanisms for legal protection by way of a covenant or equivalent, restoration planting, riparian management and the creation of ecological corridors meet the purpose of this site development plan.
- b) Whether indigenous planting and maintenance is provided on private allotments where these adjoin ecological features.
- c) The extent to which the segregation buffer is provided and covenanted.
- d) The extent to which the subdivision achieves the enhancement of the water quality of the Tohetea Stream.

3. Transport network: roads, cycle and pedestrian infrastructure

- a) The extent to which the design of the State Highway 25 intersection with the site access is safe and consistent with NZTA requirements.
- b) Whether pedestrian links between Centennial Drive, Harbour Lights Terrace paper road extension and State Highway 25, and a pedestrian and cycleway bridge across the Tohetea Stream are provided for.

4. Effects on landform and ecology

- a) The extent to which the development design integrates with the landform and ecological features.

5. Suitability of lots for residential purposes

- a) The extent to which individual lots for housing and the location of building platforms on the lots are suitable for residential purposes and avoid adverse effects on neighbours

Table 1 – Restricted Discretionary Activity Matters

6. Easements

- a) Whether easements, access including access to infrastructure development to be vested in Council and all incidental matters arising from the subdivision of land are provided prior to development.

7. Archaeological sites and cultural values

- a) Whether proposed actions address cultural concerns and archaeological remains.

8. Staging of development

- a) Whether all conservation and amenity areas are developed at Stage 1 of any staged subdivision

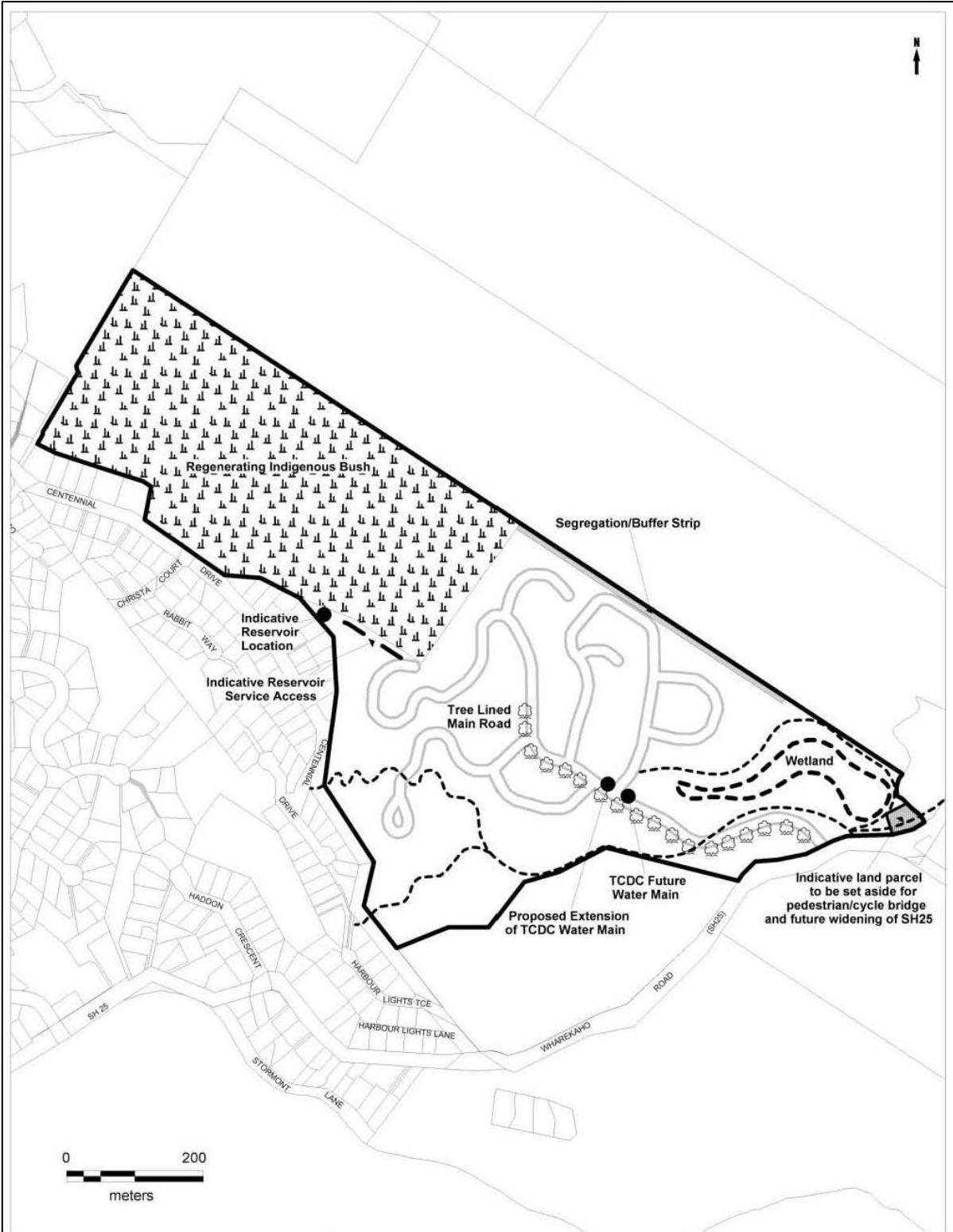


Diagram A

15 Wharekaho Road Site Development Plan

	Site Development Plan Boundary		Indicative Pedestrian & Cycle Pathway Linkages
	Cadastral Boundary		Vehicle Access
	Indigenous Vegetation		

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Section 26.3 – Sailors Grave Road – Pumpkin Hill Road Site Development Plan

Planning Map	24C
Legal Description	Lots 1 and 2 DP 458447; and Lot 1 DPS 17790
Location	112 Sailors Grave Road and 47 Pumpkin Hill Road, Tairua
Area	38.77 hectares
Zone and Overlay	Rural Zone, Coastal Living Zone, Coastal Environment, Outstanding Natural Features and Landscapes Overlay

26.3.1 User Information

All subdivision and development within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams. The purpose of the Site Development Plan sets the policy framework for all subdivision and development within the Site Development Plan area and will be used when assessing all applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.3.2 Purpose

The purpose of this site development plan is to provide for low density residential subdivision whilst ensuring that the coastal environment and its associated landscape, amenity and ecological values are protected and enhanced.

To achieve this purpose:

- a) Development intensity will be controlled by limiting the number of additional lots created and the number of dwelling sites permitted; and
- b) Existing indigenous coastal forest will be protected and enhanced; and
- c) The ecological and landscape values of the site will be protected and enhanced.

26.3.3 Rules for Lots 1 and 2 DP 458447

Rule 1: Dwelling

1. A dwelling:

- a) That is permitted in the underlying zone, district-wide and overlay rules is a controlled activity; or
- b) That is controlled or restricted discretionary in the underlying zone, district-wide and overlay rules retains its activity status.

Provided:

- c) There is only one dwelling (including any accessory buildings) per lot; and
 - d) Where a subdivision has not been completed, a Landscape Management Plan for the entire lot that includes the information set out in Rule 2.1 f) i) - xv) is included with the consent application.
2. The Council reserves its control and restricts its discretion over all the matters in Table 1.
3. A dwelling that is not a controlled or restricted discretionary activity under Rule 1.1 is a discretionary activity.

Rule 2: Subdivision

1. Subdivision is a controlled activity provided:

- a) It meets the standards in Section 41 Subdivision Table 4; and
- b) The site development plan area contains no more than five lots; and
- c) The subdivision lines are generally consistent with Diagram A; and
- d) Only one new access point from Sailor's Grave Road is created or a shared access through Lot 1 DPS 17790 is achieved; and
- e) A defined building area is identified on each additional lot to be used for one dwelling and all accessory buildings; and
- f) An Ecological Restoration and Landscape Management Plan is included in the subdivision application to give effect to the purpose of the Site Development Plan. The Ecological Restoration and Landscape Management Plan must:
 - i) Identify existing areas and types of indigenous vegetation within the site; and
 - ii) Specify the areas, numbers and plant species to be established within the site; and
 - iii) Specify how ecological corridors will be established throughout the site to ensure the ecological integrity and ongoing regeneration of the site; and
 - iv) State the means by which the on-going protection and maintenance of the new and established plantings will be ensured; and
 - v) Set out methods and timeframes for the removal of the pine trees and ongoing management; and
 - vi) Identify any 'view corridors' and specify lower growing species for these areas; and
 - vii) Set out methods for habitat enhancement for kiwi; and
 - viii) Ensure the protection of all remaining coastal climax trees including Pohutukawa, Karaka, Kowhai, Kohekohe, Nikau, Totara, and Puriri; and
 - ix) Require advice to be taken from a qualified arborist where any activity may threaten the species referred to in viii) above; and

- x) Assist the natural regeneration of all the primary species such as Kanuka, Manuka, Karamu, Karo, Mahoe, and Kawakawa; and
 - xi) Allow only such selective removal of primary species located within the newly created lots to accommodate one dwelling site, accessory buildings, vehicle access and manoeuvring areas, fire protection and limited domestic garden on each lot (all of which shall be located wholly within the 'defined building area' and their associated vehicle access); and
 - xii) Ban the grazing of stock on any lot; and
 - xiii) Ban the keeping of any cats or dogs on any lot unless in the case of dogs they have current proof of having successfully completed an annual kiwi aversion training programme; and
 - xiv) Include measures for the eradication and on-going control of weed and plant pest species; and
 - xv) Identify the location and size of the defined building area within each lot; and
 - xvi) Provide recommendations for building height, bulk, colours and materials; and
 - xvii) Include ongoing monitoring and management in the form of a covenant or other suitable legal mechanism that ensures the purpose of the Site Development Plan is upheld in perpetuity.
2. The Council restricts its control to all the matters in Table 1 below, Section 41 Subdivision Table 5 and Section 26.3.2 Purpose.
 3. Subdivision that is not a controlled activity under Rule 2.1 is a non-complying activity.

26.3.4 Rule for Lot 1 DPS 17790

Rule 3: Subdivision

1. Subdivision is a controlled activity provided no more than eight lots are created.
2. The Council restricts its control to the matters in the conditions in decisions on the following applications and resource consents:
 - SUB 2005/84;
 - SUB 2012/28;
3. Subdivision that is not a controlled activity under Rule 3.1 is a non-complying activity.

Table 1 – Controlled and Restricted Discretionary Activity Matters for Lots 1 and 2 DP 458447

1. Landscape management and ecosystem enhancement and protection

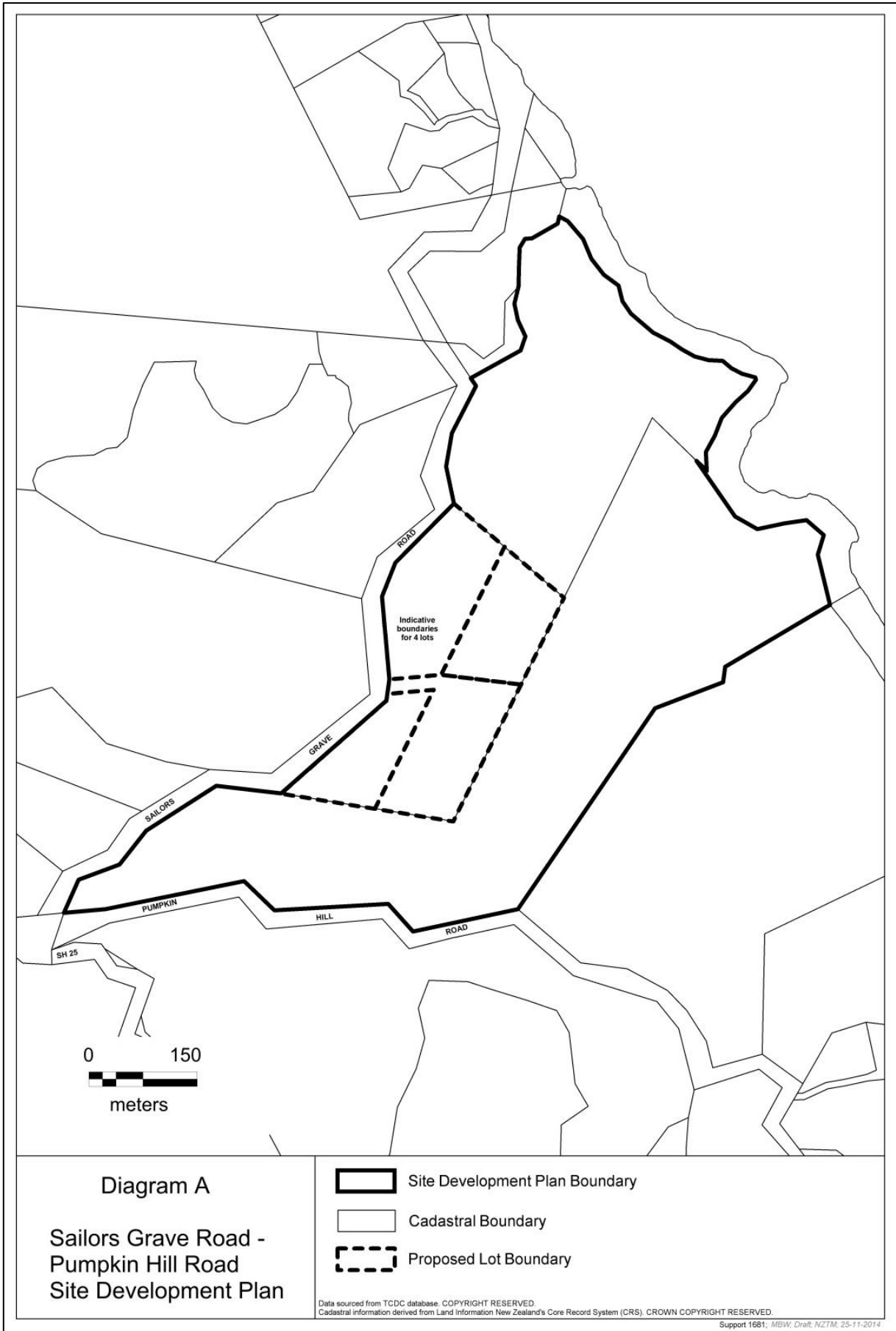
- a) The extent to which the proposed management plan will achieve the purpose of the Site Development Plan including ensuring that:
 - i) Development intensity is limited to four additional lots, each with a defined building site; and
 - ii) The landscape and ecological values of the land are protected and enhanced.

2. Subdivision layout, including building platforms, vehicle access and indigenous vegetation

- a) Whether the subdivision configuration is appropriate ensuring that:
 - i) Useable building platforms are defined and situated away from ridgelines and headlands; and
 - ii) Vehicle access to building platforms is in accordance with the site development diagram; and
 - iii) Indigenous vegetation removal for building platforms and vehicle access is minimal.

3. Legal mechanisms

- a) Whether the legal mechanism ensures that the purpose of the Site Development Plan is achieved in perpetuity and the Site Development Plan content will be effectively implemented.



Section 26.4 – 409 Opoutere Road Site Development Plan

Planning Map	34B
Legal Description	Section 15B3 Block VIII Tairua Survey District
Location	409 Opoutere Road, Opoutere
Area	2.28 ha
Zone and Overlay	Coastal Living Zone, Coastal Environment

26.4.1 User Information

Development within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagram. The purpose of the Site Development Plan sets the policy framework for within the Site Development Plan area and will be used when assessing all applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.4.2 Purpose

The purpose of the 409 Opoutere Road Site Development Plan is to recognise the relationship of Māori with their ancestral lands providing for low density residential development whilst ensuring that the existing character of the Coastal Environment and its amenity are maintained.

To achieve this purpose:

1. Development intensity is limited by providing for the establishment of six dwellings; and
2. Development controls are established to maintain the existing open space character of the site and its surroundings.

26.4.3 Rules

Rule 1: Dwelling

1. A dwelling:
 - a) That is permitted in the underlying zone, district-wide and overlay rules is a controlled activity; and
 - b) That is controlled or restricted discretionary in the underlying zone, district-wide and overlay rules retains its activity status.

Provided:

- c) No more than six dwellings and accessory buildings are within the Site Development Plan; and
 - d) Each dwelling meets the development standards in Table 1; and
 - e) There is no more than one vehicle crossing from Opoutere Road onto Section 15B3 Block VIII Tairua Survey District.
2. The Council reserves its control and restricts its discretion over all the matters in Table 2.
3. A dwelling that is not a controlled or restricted discretionary activity under Rule 1.1 is a non-complying activity.
4. Section 41 Subdivision Rule 5 cannot be used following the establishment of a dwelling under this rule.

Rule 2: Subdivision

1. Subdivision around one or more dwellings that have been granted land use consent under this Site Development Plan is a restricted discretionary activity provided:
 - a) Each lot has only one consented dwelling (and accessory buildings); and
 - b) The subdivision is consistent with the land use consent.
2. The Council restricts its discretion over matters 2-5 and 10 in Section 41 Subdivision Table 6.
3. An activity that is not a restricted discretionary activity under Rule 2.1 is a non-complying activity.

Table 1 - Standards

1. Front yard is 10 m
2. Side/Rear yard is 5 m
3. Maximum height is 8 m
4. Maximum height in relation to boundary of the lot is 2 m & 35
5. Maximum fence height is 2 m

Table 2 – Controlled and Restricted Discretionary Activity Matters

1. The layout of any vehicle crossing

a) Whether the vehicle crossing:

i) Provides shared access to all additional dwellings on the site; and

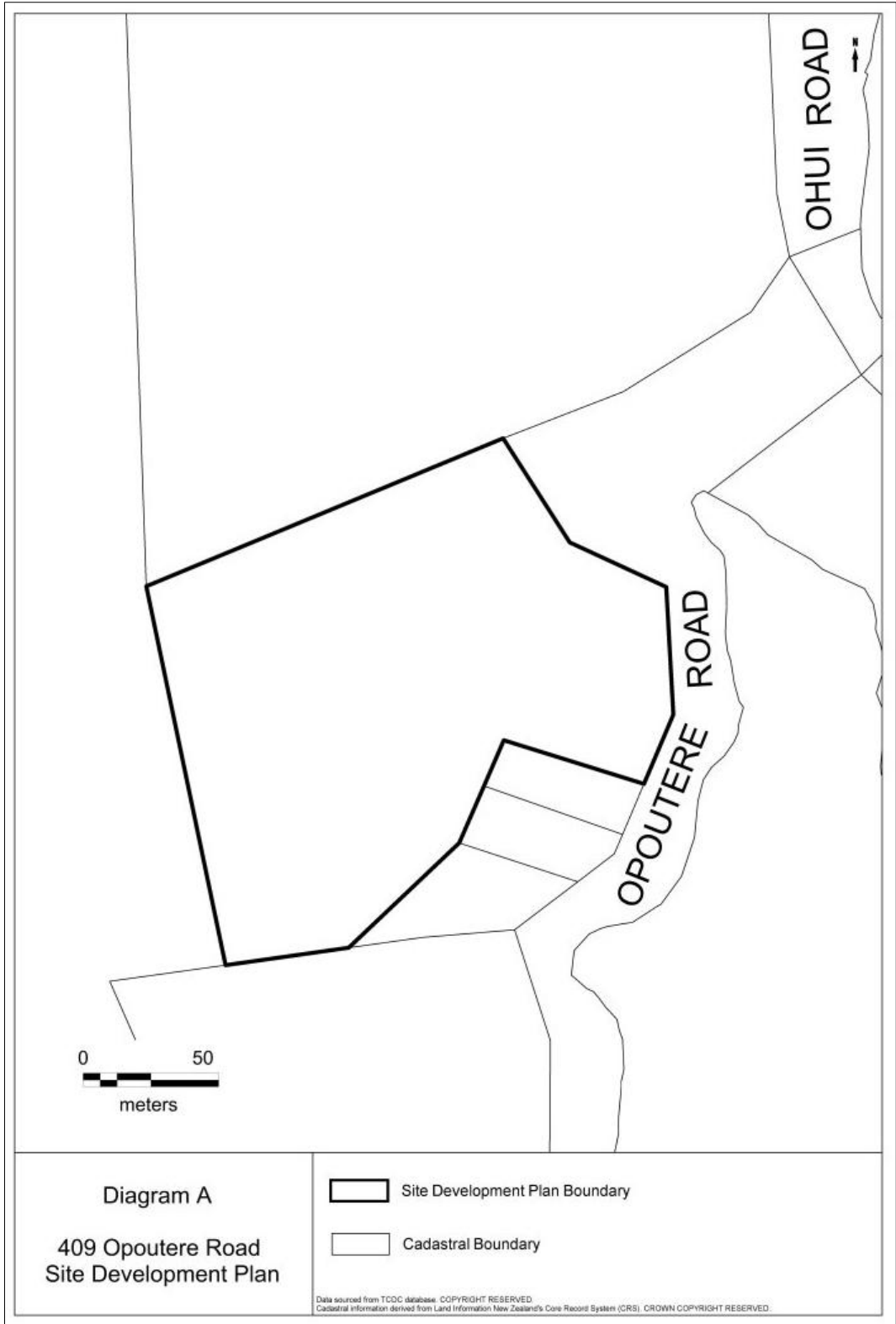
ii) Design and construction is consistent with the Council's Code of Practice for Subdivision and Development (October 2013).

2. Landscaping and planting

a) The extent to which landscaping and planting helps integrate buildings and structures into the surrounding landscape.

3. Water, stormwater and wastewater

a) The extent to which provision is made for the management of water, stormwater and wastewater.



Section 26.5 – Cooks Beach Expansion Site Development Plan

Planning Map	18I, 18J
Legal Description	Pt Dacre's Grant, Sec 1 SO 57094
Location	Purang Road, Cooks Beach
Area	21.78 ha
Zone and Overlay	Coastal Living Zone, Open Space Zone, Coastal Environment

26.5.1 User Information

All subdivision within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams. The purpose of the Site Development Plan sets the policy framework for all subdivision within the Site Development Plan area and will be used when assessing all applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.5.2 Purpose

The purpose of the Cooks Beach Expansion Site Development Plan is to provide for subdivision at Cooks Beach that will maintain and enhance the community atmosphere of the Cooks Beach settlement, integrate infrastructure with existing and proposed development and complement the coastal setting and natural values of the Purangi Estuary.

To achieve this purpose:

1. The coastal environment will be recognised and provided for by preserving unmodified margins of the Purangi Estuary, landscape planting, stormwater control, and management of public access to:
 - a) Create an estuary reserve around the end of Purangi Landing Road and along the margins of the Purangi Estuary; and
 - b) Preserve unmodified estuary margins, rehabilitate degraded margins, remove weed species and re-vegetate with coastal vegetation; and
 - c) Provide for more extensive yards immediately adjacent to the estuary reserve; and
 - d) Provide public access to and around the estuary in a natural setting, provide shade and views to the estuary, and
 - e) Restrict vehicle access onto the esplanade reserve.
2. A settlement extension will be established through location, scale, form and function that complements the existing Cooks Beach settlement.

3. A variety in residential allotments and development appropriate to the Coastal Living Zone will be established in the context of the existing Cooks Beach settlement.
4. A high quality of amenity for residents and visitors will be established through:
 - a) Creation of a network of areas free from buildings which may include the following:
 - i) Roads; and
 - ii) Pedestrian linkages; and
 - iii) Estuary reserves.
5. The infrastructure for subdivision will be integrated with existing and proposed development at Cooks Beach, including:
 - a) Provision of road links up to the boundaries of adjacent land; and
 - b) Provision of primary stormwater routes for the management of stormwater from the catchment draining to the subdivided area and of stormwater generated from the land being subdivided, subject to discharge consents being obtained.
6. Subdivision will be in accordance with the Site Development Plan.
7. Subdivision design and layout will:
 - a) Restrict the number of road intersections from the subdivision to Purangi Road by limiting intersections with Purangi Road to two, generally in accordance with Diagram A; and
 - b) Restrict direct vehicle access from the residential lots onto Purangi Road by confining vehicle access from the residential lots to an internal road system without direct access onto Purangi Road; and
 - c) Provide for a 10 m development setback from Purangi Road, to provide for a walkway, cycle track, visual and noise attenuation buffer and plantation strip. This will maintain visual character and amenity, and assist in ensuring pedestrian and cycle safety along Purangi Road, between Rees Avenue and Purangi Landing Road.

26.5.3 Rules

Rule 1: Subdivision

1. Subdivision that is a restricted discretionary activity in Section 41 Subdivision retains its activity status provided:
 - a) The internal roads connect with the adjacent roads outside the Site Development Plan area at the locations shown in Diagram A (the location of the three connections to Purangi Road are indicative only); and
 - b) A 20 m wide esplanade reserve along the Purangi Estuary is vested in the Council; and
 - c) A yard adjoining the Purangi Estuary esplanade reserve boundary is established that:
 - i) Varies between 13 m and 20 m, with an average width of 15 m; and
 - ii) Is secured by consent notice under Section 221 RMA registered against each affected residential lot; and
 - d) A Landscape Management Plan is included with the subdivision application which must specify the areas, numbers and plant species to be established within the Purangi Estuary esplanade reserve, and must include monitoring and management in the form of a covenant or other suitable legal mechanism to maintain the esplanade reserve landscaping in perpetuity; and

- e) The Purangi Estuary esplanade reserve is fully planted and landscaped by the developer in accordance with the Landscape Management Plan prior to approval under section 224 RMA; and
 - f) A comprehensive stormwater management plan is included with the subdivision application, which includes adequate land to enable stormwater to be managed on the land through an overflow area running through the land subject to the site development plan to the Purangi Estuary; and
 - g) The comprehensive stormwater management plan is fully implemented by the developer prior to approval under section 224 RMA; and
 - h) A road reserve at least 10 m wide fronting Purangi Road is vested in the Council that includes a walkway, a cycle track, and a visual and noise attenuation buffer and plantation strip to be fully established by the developer prior to approval under section 224 RMA; and
 - i) There is no direct vehicle access onto Purangi Road from any residential lot.
2. The Council restricts its discretion to the matters in Table 1 below, Table 6 in Section 41 Subdivision and Section 26.5.2 - Purpose.
 3. Subdivision that does not retain its activity status under Rule 1.1 is a non-complying activity.

Table 1 – Restricted Discretionary Activity Matters

1. Coastal Environment

- a) The extent to which estuary margins will be protected and enhanced.
- b) Whether public access to and around the estuary is provided for.

2. Open space

- a) Whether there is a variety and spread of open space areas that enhances the wider Cooks Beach settlement.

3. Transport network

- a) Whether linkages between open space areas adequately provide for mixed recreational use and pedestrian connectivity.
- b) Whether the development setback along Purangi Road is adequate to maintain visual character and amenity and address pedestrian and cycle safety.
- c) Whether road links are provided to adjoining land as shown in Diagram A.
- d) The extent to which the internal road network restricts vehicle crossings and intersections onto Purangi Road.

4. Stormwater infrastructure

- a) Whether the stormwater management solutions are adequate.

5. Yard adjoining the Purangi Estuary Esplanade

- a) The extent to which the yard promotes outlook and views for buildings within the subdivisions.
- b) Whether the yard is in accordance with the approved Landscape Management Plan for the esplanade reserve.
- c) Whether the yard takes into account the topography of the finished land surface.

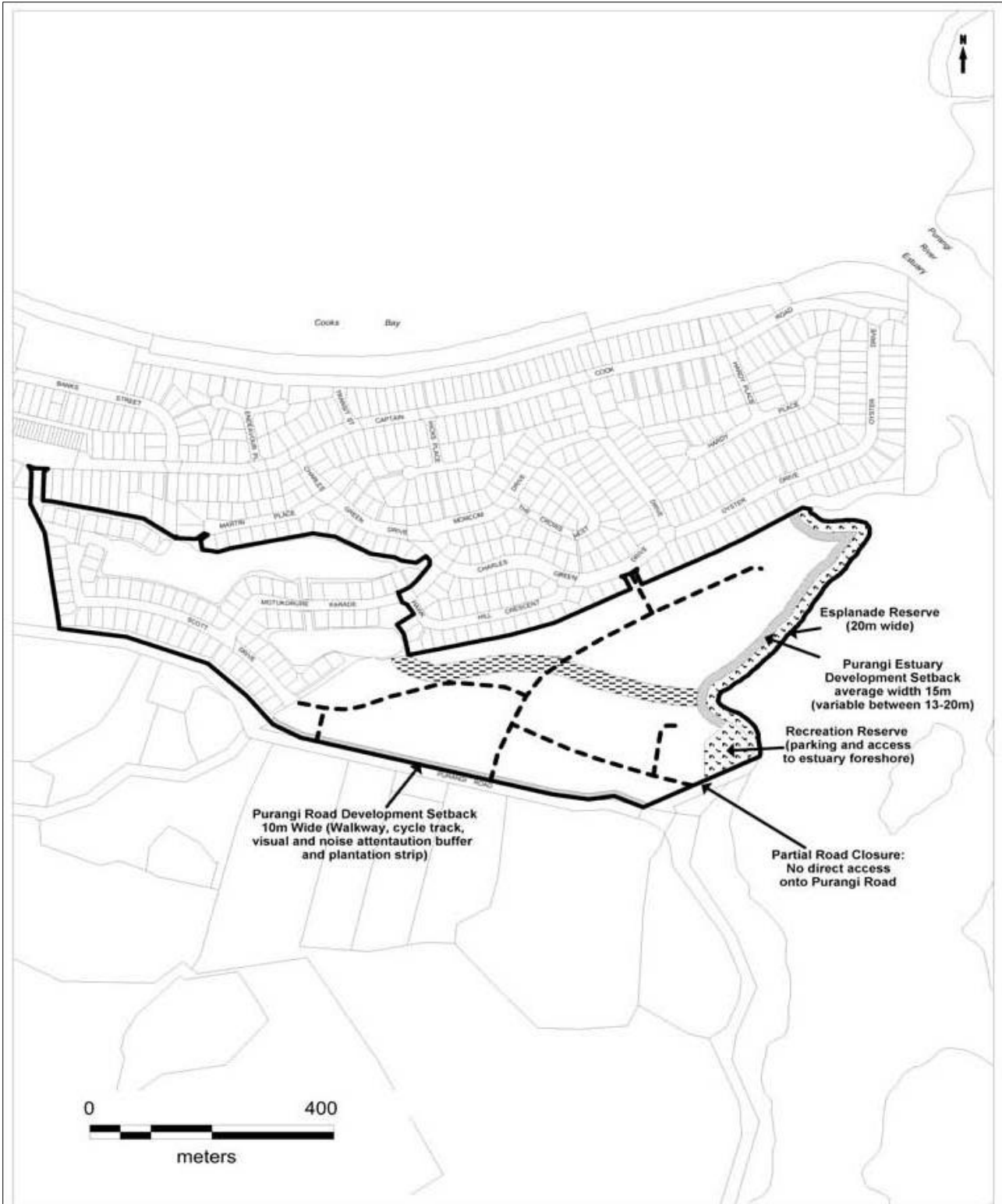




Diagram A

Cooks Beach Expansion Site Development Plan

	Site Development Plan Boundary		Lakes and Stormwater Reserve and Overflow Areas
	Cadastral Boundary		Development Setback
	Vehicle Access		Reserve

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Section 26.6 – Coromandel Business Park Site Development Plan

Planning Map	11G
Legal Description	Part Ngahuihui Block, Lot 1 DPS 6462, Lot 1 DPS 21283, Lot 2 DPS 21283, Lot 1 DPS 10629, Te Ngorongoro 2277 Block, Part Te Keno Block
Location	1000, 1040, 1070, 1170, 1190, 1246 Tiki Road (State Highway 25) and 300 Huaroa Street, Coromandel Town
Area	12.3 hectares
Zone and Overlay	Light Industrial Zone, Coastal Environment

26.6.1 User Information

All subdivision and development within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams. The purpose of the Site Development Plan sets the policy framework for all subdivision and development within the Site Development Plan area and will be used when assessing all applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.6.2 Purpose

The purpose of the Coromandel Business Park Site Development Plan is to provide for industrial activities within Coromandel Town whilst protecting and enhancing the visual, landscape and water quality values of the Coromandel Harbour and environment.

To achieve this purpose:

- a) A Landscape Management Plan is required to mitigate any potentially adverse visual effects created by industrial activities and buildings; and
- b) So that the Business Park development does not adversely affect the water quality in Coromandel Harbour, a stormwater management plan is implemented that includes:
 - i) The development of low impact engineering methods, such as wetlands, grass swales and rain gardens, to create a holistic stormwater management system that receives and treats all stormwater from within the site; and
 - ii) The provision of individual stormwater management measures within each new lot and for each new activity within the site; and
- c) A safe and efficient point of access is provided for industrial activities onto Tiki Road (State Highway 25); and

- d) New buildings are to be designed with recessive colours and non-reflective materials to protect the visual and landscape values associated with Coromandel Harbour; and
- e) Implementation and construction of the stormwater management system, landscape management plan, vehicle access road and intersection onto Tiki Road (State Highway 25) is done prior to any industrial activities and/or subdivision being carried out on the site.

26.6.3 Rules

Rule 1: Subdivision

1. Subdivision that is a restricted discretionary activity in Section 41 Subdivision retains its activity status provided:
 - a) Each new lot created is provided with vehicle access to the Site Development Plan access road; and
 - b) No industrial activities are provided with vehicle access directly onto Tiki Road (State Highway 25) or Huaroa Street, excluding the existing activity on Lot 2 DPS 21283; and
 - c) Each new lot created that includes part of the landscape management plan within its boundaries, enters into an appropriate covenant with the Council that requires subsequent landowners to continue to maintain the landscape planting to give effect to the purpose of the Site Development Plan; and
 - d) It meets the standards in Table 1.
2. The Council restricts its discretion to all the matters in Table 2 below and Section 41 Subdivision Table 6.
3. Subdivision that does not retain its activity status under Rule 1.1 is a non-complying activity.

Rule 2: Activities

1. An activity retains its activity status in the Light Industrial Zone, district-wide and overlay rules provided:
 - a) All buildings have a maximum height of 8 metres above ground level; and
 - b) All roofs and exterior walls shall comply with the colours contained within British Standard (BS5252) in Appendix 5. Exterior walls may also be a natural timber material; and
 - c) The exterior building materials for all buildings do not exceed a reflectivity rating of 35% for walls and 25% for roofs; and
 - d) All new buildings and outdoor storage of products and material associated with industrial activities are located no closer than 15 metres from the Tiki Road (State Highway 25) and Huaroa Street road boundary, inclusive of a 10 metre wide vegetated buffer strip formed as part of the Landscape Management Plan; and
 - e) All buildings are located no closer than 25 metres from the coastal edge boundary inclusive of the 20 metre wide riparian buffer formed as part of the Landscape Management Plan; and
 - f) At the time of building consent or resource consent application for each new building, the applicant demonstrates to the Council in writing that the development is able to be connected to the Site Development Plan's stormwater management system and any future public wastewater network (if the activity generates wastewater); and

- g) Vehicle and pedestrian access to all industrial activities (except the existing activity on 1170 Tiki Road) is via the Site Development Plan access road only; and
 - h) No new industrial activities have vehicle access directly onto Tiki Road (State Highway 25) or Huaroa Street; and
 - i) All new buildings used for industrial activities have rainwater storage tanks for water supply and to also act as mitigation for stormwater flows; and
 - j) All advertising signage adjacent to Tiki Road (State Highway 25), except existing signage at 1170 Tiki Road, is located at the entrance to the Site Development Plan access road. No advertising signage is located adjacent to Huaroa Street; and
 - k) A 5 metre yard separates industrial development on all new lots created, from residential dwellings within the Site Development Plan; and
 - l) It meets the standards in Table 1.
2. An activity that does not comply with Rule 2.1 is a non-complying activity.

Table 1 - Standards

1. Stormwater Management

- a) A stormwater management plan (SMP) is designed for the entire site. The SMP is the primary document for stormwater disposal within the Site Development Plan area and is held on Council property files for the affected properties. The SMP includes the following measures:
 - i) The SMP is designed by a suitably qualified Chartered Professional Engineer and shall be provided to Council for approval prior to implementation.
 - ii) The SMP includes the development of a holistic stormwater management system, which can be developed in stages, using low impact engineering methods for the entire Site Development Plan area. The low impact engineering methods could include grass swales, re-contouring for natural stormwater flow, treatment wetlands, settlement ponds and other appropriate techniques. An indicative location for a treatment wetland(s), that is capable of accepting and treating all potential stormwater generated from the site, is shown on the Site Development Plan diagram.
 - iii) The SMP includes stormwater management measures that will be implemented as part of new activities and buildings within the Site Development Plan area such as detention and holding tanks for new buildings, rain gardens, grass swales, optimising road layout and the use of porous paving systems on lightly trafficked and car parking areas.
 - iv) The SMP includes consideration of the existing State Highway 25 stormwater drainage system and appropriate provisions made, where necessary, to ensure that any future development within the area does not adversely affect the existing operation of this stormwater drainage system.
- b) The approved holistic stormwater management system is constructed and certified by a suitably qualified Chartered Professional Engineer.

2. Roading and vehicle access

- a) The Site Development Plan access road is designed and constructed in accordance with the Council's Code of Practice for Subdivision and Development (October 2013) generally in the location shown on the Site Development Plan diagram.

Table 1 - Standards

- b) The Site Development Plan access road is incorporated into the holistic stormwater management system.
- c) The Site Development Plan access road design is approved by the Council prior to construction.
- d) The existing access from 1170 Tiki Road is maintained.
- e) The access road intersection with State Highway 25 is designed and constructed to the satisfaction of the New Zealand Transport Agency as the road controlling authority for the state highway network and is generally in the location shown on the Site Development Plan diagram.
- f) All areas used for parking, manoeuvring and outdoor storage areas are finished in a dust-free surface.

3. Landscape Management Plan

- a) A Landscape Management Plan (LMP) is submitted to the Council for approval in general accordance with the Indicative Landscape Plan shown in this site development plan. The purpose of the LMP is to provide landscape and amenity planting within the Site Development Plan area to mitigate any potentially adverse visual effects created by industrial activities and buildings.

The LMP details:

- i) The planting plan;
 - ii) The preparation, implementation, staging, management and ongoing maintenance programmes;
 - iii) The types, sizes (heights and PB) and numbers of proposed plants at the time of planting. In particular this includes:
 - Details of species within the south western part of the site that will not attain a height of more than 2 metres (in order to maintain views over this area from Huaroa Street); and
 - Details of site boundary planting that will avoid shadowing effects for residential properties to the south and that maintain visual permeability across the site from the south and east.
 - iv) The estimated cost of maintaining the landscaping for a five year period.
- b) The approved LMP is carried out under the guidance of a landscape specialist to ensure that all appropriate measures are undertaken to ensure successful establishment of the planting.
 - c) If stock are grazed adjacent to the landscape planting, appropriate stock proof fencing is constructed around the planting areas.
 - d) All landowners within the Site Development Plan area shall continue to maintain the landscape planting to give effect to the purpose of the Site Development Plan.
 - e) A 2 metre wide strip, clear of significant landscape planting (e.g. climax or specimen trees), is provided for within the 20 metre wide coastal edge buffer planting area and shown on LMP. This strip is for the possible future development of a coastal edge walkway (see note 6). The formed walkway is not part of this Site Development Plan.

Note

1. Existing residential activities may maintain existing vehicle access onto Tiki Road (State Highway 25) and Huaroa Street.
2. Existing residential activities may continue to be used for residential activities without the requirement for resource consent.
3. Wastewater treatment may be provided by on-site wastewater disposal systems in accordance with Waikato Regional Council standards and the requirements of the [Building Act 2004](#).
4. Rainwater detention and storage tanks may be incorporated into fire fighting systems as required under the [Building Act 2004](#).
5. The Site Development Plan access road may either be vested in Council or held in private ownership.
6. The 2 metre wide strip, clear of significant landscape planting on the coastal edge of the site is a concept that provides for the possible future development of the 'coastal walkway loop' from Coromandel Town centre, along the coastal edge, through the Coromandel Business Park Site Development Plan site, to Huaroa Street, down Huaroa Street and returning via the pedestrian footpath on Tiki Road. There is no requirement to develop the footpath as part of the Site Development Plan but the space should be provided without significant planting e.g. climax trees, to accommodate the potential for a walkway in the future.
7. Particular care is required with respect to any earthworks or excavations in proximity (within 10 metres) of the archaeological sites identified on the Site Development Plan. For any works greater than 0.5 metres depth in proximity to T11/590 and 1.5 metres depth in proximity to T11/891, an archaeological assessment will be required to be submitted with any resource consent or building consent application.
8. For stormwater, also consider [Auckland Regional Council Technical Publication 10 Design Guideline Manual for Stormwater Treatment Devices](#), July 2010.

Table 2 – Restricted Discretionary Activity Matters

1. Landscape management

- a) Whether the proposed landscape management plan will mitigate potential adverse visual effects created by industrial activities and buildings.
- b) Whether the landscape management plan is implemented prior to industrial activities and subdivision occurring on the site.

2. Stormwater management

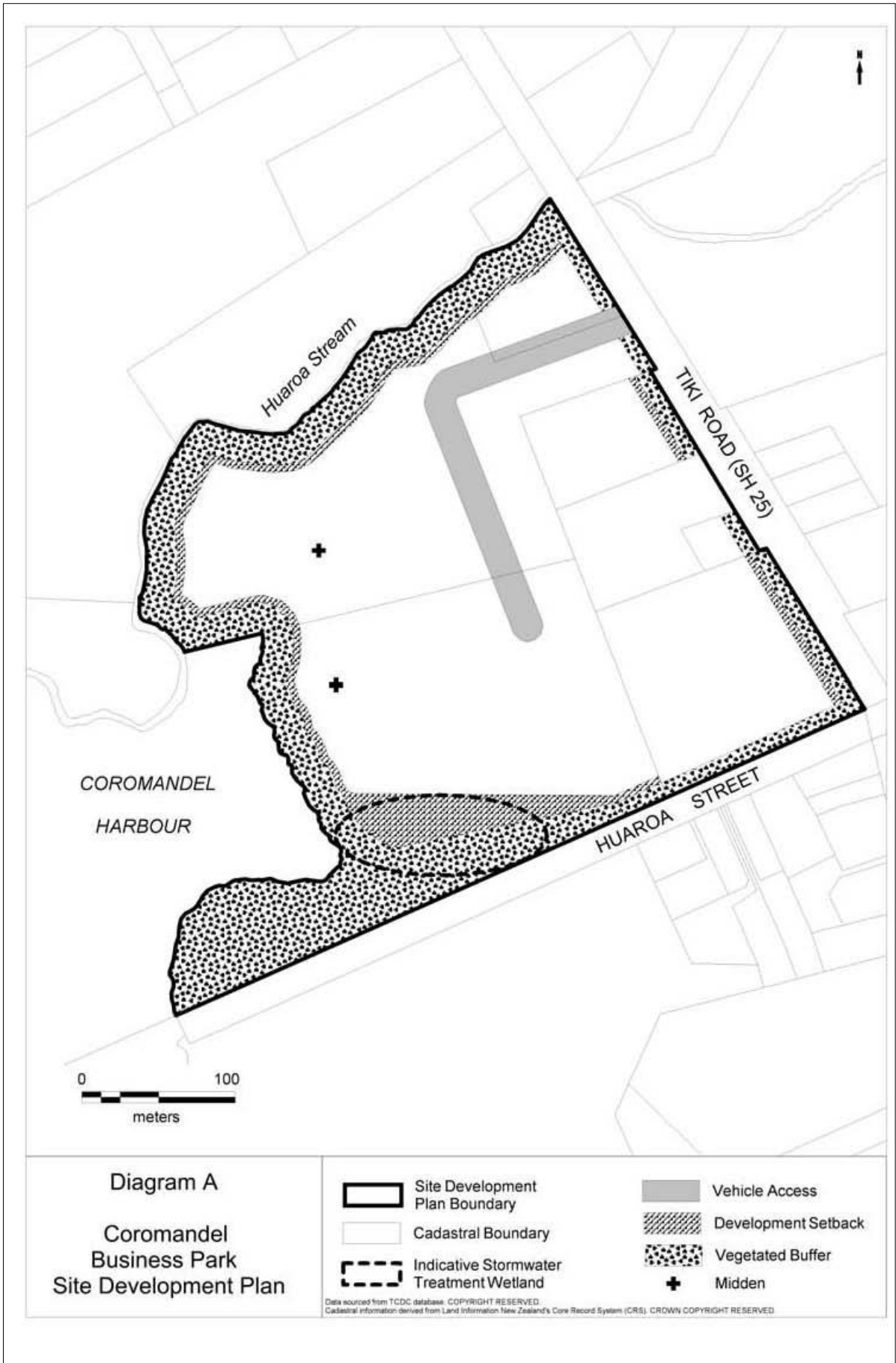
- a) The extent to which the proposed stormwater management plan will maintain and enhance water quality in the Coromandel harbour including the use of:
 - i) Low impact engineering methods to receive and treat all stormwater from within the site; and
 - ii) Site specific measures.
- b) Whether the stormwater management plan is constructed prior to industrial activities and subdivision occurring on the site.

3. Roothing

- a) The extent to which the access point onto Tiki Road (State Highway 25) is safe and maintains the functionality of the road.

4. Buildings

- a) Whether the colours and materials of new buildings assist the building to integrate within the Coromandel Harbour setting.



Section 26.7 – Hahei Holiday Resort Site Development Plan

Planning Map	19A
Legal Description	Part Lot 1 DP 6878 and Lot 2 DP 64657
Location	41 Harsant Avenue, Hahei
Area	6.79 hectares
Zone and Overlay	Coastal Living Zone, Future Coastal Protection Line

26.7.1 User Information

This site development plan covers all the activities expected on the site. Any activity that does not have a specific rule in this site development plan is a non-complying activity.

All subdivision and development within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams. The purpose of the Site Development Plan sets the policy framework for all subdivision and development within the Site Development Plan area and will be used when assessing all applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.7.2 Purpose

The purpose of the Hahei Holiday Resort Site Development Plan is to provide flexibility in the use and development of the Hahei Holiday Resort as follows.

1. Allow for a transition over time from traditional tenting and caravanning to an increased proportion of fixed roof accommodation;
2. Provide for a wider and more flexible range of tourism and travellers' accommodation facilities;
3. Encourage an increase in annual visitor numbers to the Resort, while not exceeding the present daily maximum of 1,275 persons;
4. Enable the Resort to develop in a manner which is responsive to changing tourism and tourist patterns and demands;
5. Except for a maximum height of 10 metres over part of the land, development will be generally consistent with standards in the Coastal Living Zone;
6. Protect the pōhutukawa trees adjacent to the Wigmore Stream.

26.7.3 Activity Table

The Activity Table is for reference only and does not constitute a rule in this [site development plan](#). The table provides a starting point for determining the rules applicable to an activity in each area defined on Diagram A. In the table R = rule and is followed by the rule number.

Activity Table										
Activity	Area as defined on Diagram A									
	A	B	C	D	E1	E2	E3	F	G	H
Amenity building	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 8
Dwelling	R 7	R 7	R 7	R 7	R 7	R 7	R 7	R 5	R 5	R 8
Emergency works	R 2	R 2	R 2	R 2	R 2	R 2	R 2	R 2	R 2	R 2
Hospitality activities	R 6	R 6	R 7	R 7	R 4	R 4	R 4	R 6	R 4	R 8
Manager and staff accommodation	R 1	R 1	R 7	R 1	R 1	R 1	R 1	R 1	R 1	R 8
Subdivision	R 7	R 7	R 7	R 7	R 8	R 8	R 8	R 5	R 5	R 8
Temporary living place	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1
Travellers' accommodation	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 1	R 8
Trimming and <u>maintenance</u> of a tree	R 3	R 3	R 3	R 3	R 3	R 3	R 3	R 3	R 3	R 3

26.7.4 Rules

Rule 1: Amenity buildings in Areas A, B, C, D, E1, E2, E3, F and G on Diagram A; Manager and staff accommodation in Areas A, B, D, E1, E2, E3, F and G on Diagram A; Temporary living place in all Areas on Diagram A; Travellers' accommodation in Areas A, B, C, D, E1, E2, E3, F and G on Diagram A

1. An activity listed in Rule 1 is a permitted activity provided it meets the standards in Table 1.
2. An activity that fails to meet one of the standards in Table 1 is a restricted discretionary activity.
3. The Council restricts its discretion to matter 4 in Table 3.
4. An activity that fails to meet two or more of the standards in Table 1 is a discretionary activity.

Rule 2: Emergency works

1. Emergency works involving the removal, felling or damaging of a tree identified on Diagram A, including a pōhutukawa alongside the Wigmore Stream, is a permitted activity provided:
 - a) The tree is dead, dying, or carries an incurable disease contagious to other trees; or
 - b) The work is necessary to safeguard life or property from imminent danger; and
 - c) Where the work results in the destruction or removal of a protected pōhutukawa tree within the setback identified on Diagram C, it shall be replaced within 1 month with the same species at least 2 m in height within the site in the closest position of the original tree;

- d) Where the work results in the destruction of a tree identified on Diagram A; it is replaced within 1 month with a tree/s of at least 2 m in height appropriate to the coastal climate which is likely to attain a height of at least 10 m; and
 - e) The Council is notified within 24 hours following any emergency works being undertaken to a tree identified on Diagram A.
2. Emergency works involving the removal of any tree not specified in Rule 2.1 is a permitted activity.
 3. Emergency works that is not permitted under Rule 2.1 are a restricted discretionary activity.
 4. The Council restricts its discretion to matters 3 a) and b) in Table 3.
 5. A resource consent application under Rule 2.3 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA.

Rule 3: Trimming and maintenance of a tree

1. Trimming and maintenance of any tree not identified on Diagram A is a permitted activity.
2. Trimming and maintenance of a tree identified on Diagram A, including a pōhutukawa alongside the Wigmore Stream is a permitted activity provided:
 - a) The work is carried out with manually operated short handled secateurs;
 - b) Lateral branches (less than 100 mm in diameter) are not removed higher than 2 m above ground level;
 - c) The removal of dead, dying or diseased wood (less than 100 mm in diameter) does not inflict damage to the tree;
 - d) Thinning does not remove more than 10% of the total canopy (wounds to measure less than 100 mm in diameter).
3. Trimming and maintenance of trees that is not a permitted activity under Rule 3.2 is a restricted discretionary activity.
4. The Council restricts its discretion to the matters 3 a) - c) in Table 3.
5. A resource consent application under Rule 3.3 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA.

Rule 4: Hospitality activities in Areas E1, E2, E3, and G on Diagram A

1. Hospitality activities are a controlled activity provided they meet the standards in Table 1.
2. The Council reserves control over all matters in Table 2.
3. A hospitality activity that fails to meet one of the standards in Table 1 is a restricted discretionary activity.
4. The Council restricts its discretion to matter 2 in Table 3.
5. A hospitality activity that fails to meet two or more of the standards in Table 1 is a discretionary activity.

Rule 5: Dwellings in Areas F and G on Diagram A; Subdivision in Areas F and G on Diagram A

1. An activity listed in Rule 5 is a restricted discretionary activity provided it meets the standards in Section 44 Coastal Living Zone Table 5
2. The Council restricts its discretion to matter 1 in Table 3.
3. An activity that is not a restricted discretionary activity under Rule 5.1 is a discretionary activity.

Rule 6: Hospitality activities in Areas A, B and F on Diagram A

1. Hospitality activities are a restricted discretionary activity provided they meet all the standards in Table 1.
2. The Council restricts its discretion to matter 2 in Table 3.
3. Hospitality activities that are not a restricted discretionary activity under Rule 6.1 are a discretionary activity.

Rule 7: Dwellings in Areas A, B, C, D, E1, E2 and E3 on Diagram A; Hospitality activities in Areas C and D on Diagram A; Manager and staff accommodation in Area C on Diagram A; Subdivision in Areas A, B, C and D on Diagram A

1. An activity listed in Rule 7 is a discretionary activity.

Rule 8: Amenity buildings in Area H on Diagram A; Dwellings in Area H on Diagram A; Hospitality activities in Area H on Diagram A; Manager and staff accommodation in Area H on Diagram A; Subdivision in Areas E1, E2, E3 and H on Diagram A; Travellers' accommodation in Area H on Diagram A

1. An activity listed in Rule 7 is a non-complying activity.

Table 1 - Standards

1. Buildings within 'Area C' on Diagram A

- a) As indicated on Diagram B, there is no more than five single storey accommodation buildings (cottages) to be used as Temporary Living Places and/or Travellers' Accommodation each up to 110 m² gross floor area inclusive of any garage/carport, and one non-accommodation Amenity Building having a footprint of up to 160 m² inclusive of any garage/carport
- b) The actual physical built location of the cottages and the Amenity Building is within the footprints as indicated on Diagram B.
- c) External decks generally located as shown on Diagram B may be constructed at ground floor level in addition to the gross floor areas for the cottages and the footprint for the Amenity Building provided that the areas of the decks do not exceed the following:
 - i) Cottages
 - Front decks 15 m² each
 - Back decks 6.5 m²each
 - ii) Amenity buildings
 - Front deck 45 m²
- d) Any deck associated with a cottage is not covered or enclosed by any structure or fixture protruding beyond the building or eaves height of the building.
- e) Any deck associated with the amenity building is not covered or enclosed by any structure or fixture other than a shade cloth.

2. Minimum habitable floor level

- a) The minimum habitable floor level of any new buildings is RL 6 Moturiki Datum (based on assumed datum by Harrison Grierson Consultants Ltd ± 0.155m).

Table 1 - Standards

3. Building footprint

- a) No individual building has a building footprint in excess of 500 m².

4. Building coverage

- a) Building coverage (excluding decks provided for in Area C) over the entire Site Development Plan area (6.7904 ha including on Diagram A) does not exceed the following:
- i) Building coverage in the Area C on Diagram A does not exceed 15% of Area C (0.5545 ha); Building coverage within Area A (0.8099 ha), Area B (0.4971 ha), Area D (0.7942 ha), Area E1 (0.5783 ha), Area E2 (1.007 ha), Area E3 (0.6569 ha), Area F (0.5964 ha), and Area G (1.1242 ha) on Diagram A does not exceed 35% of the area of any individual area; and
 - ii) No building is constructed within Area H on Diagram A.
 - iii) No building is constructed within the area (0.0874 ha) identified as overspill parking indicated within Area F on Diagram A.

5. Height

- a) Building height in the Area E1 and Area E3 on Diagram A does not exceed 10 m provided that:
- i) No part of any building in excess of 8 m high is situated closer than 11 m to the centreline of the road defining the boundary of Area E1 on the Site Development Plan; and
 - ii) No more than 20 buildings exceeds 8 m height within the combined area of Area E1 and E3; and
 - iii) No building in excess of 8 m height has a footprint in excess of 250 m².
- b) Building height in Area C on Diagram A shall not exceed 4.5 m for the cottages and 7 m for the Amenity Building.
- c) Building height in Area D on Diagram A does not exceed 8 m provided that no part of a building penetrates a horizontal plane based on RL 17.86 Moturiki Datum (based on assumed datum by Harrison Grierson Consultants Ltd. + 0.155 m).
- d) Building height in all other areas does not exceed 8 m.
- e) No building has a finished habitable floor level or balcony more than 6.2 m above ground level.

6. Setbacks

- a) Building set back from the boundaries of Area C and Area D shown on Diagram A that abut the Department of Conservation foreshore reserve has a minimum setback of 7.5 m (excluding decks less than 1.5 m in height).
- b) The cottages within Area C shown on Diagram A located closest to Harsant Avenue have a minimum setback of 2 m from the southern boundary and 6 m from the western boundary.
- c) The Amenity Building within Area C shown on Diagram A has a minimum setback of 7.5 m (excluding decks) from the northern boundary and 17.5 m from the southern boundary.
- d) No building (excluding bridges) is located within the 8 m building setback adjacent to the Wigmore Stream as defined by the building setback line identified on Diagram A.
- e) No building is located within 3 m of any other external boundary of the resort not mentioned in standard 6 a)-d) above.

Table 1 - Standards

- f) No upper floor balcony or clear glazed door or window is located within 5 m of any legal boundary of a site containing a residential dwelling.

7. Height in relation to boundary

- a) All buildings meet the 3 m and 45 degree height in relation to boundary standard.

8. Glare, lighting and colour

- a) No activity results in greater than a 10 lux spill (as measured horizontally and vertically) of light on to any adjoining residential property, measured 1.5 m inside the boundary of the neighbouring property provided that this rule does not apply to headlights of moving vehicles or vehicles which are stationary for less than 5 minutes.
- b) No building or fence is constructed and/or left unfinished and/or clad in any protective material or cover (including roof) with a reflective value greater than 20% within Area C or 60% elsewhere.
- c) The colour of any wall, roof or boundary fencing is within the ranges of Groups A, B and C of Resene British Standard 5252 colour chart (see Appendix 5).

Note:

Standard 8 a) is to ensure that no operation or activity 's direct or indirect illumination creates an adverse effect on occupants of adjoining or nearby sites

9. Parking and traffic

- a) Parking shall be provided on site to meet the parking demand from any activity or combination of activities being undertaken on the site as follows:
- i) A minimum of 2 parking spaces is provided per self-contained unit (villas and cottages) and 1 space per room or camp site for all other types of accommodation provided that the layout of spaces intended to serve backpacker accommodation shall, at all times, enable the parking and manoeuvring of one coach.
- ii) No building is used for Temporary Living Places or Travellers Accommodation within Area F and Area G unless the Dawn Avenue entrance to the site is formed in accordance with Section 3.4.7 of the Council's Code of Practice for Subdivision and Development (October 2013) and made available for use by the public accessing the site. The Harsant Avenue entrance remains available for use by the public accessing the site.
- iii) An internal road network is maintained to ensure vehicular connectivity between all Areas indicated on Diagram A.
- iv) The area (0.0874 ha) identified as overspill parking indicated within Area F on Diagram A is kept available at all times for parking purposes.

Table 1 - Standards

10. Archaeological protocols

- a) In the event of a suspected archaeological discovery (remains, artefacts, taonga or kōiwi) the works in the affected area ceases immediately. Heritage New Zealand, the Council, relevant iwi or hapu and in the case of human remains, the Police, are informed of the discovery as soon as possible. Work does not recommence in the affected area until any necessary statutory authorisations or consents have been obtained and written confirmation of this is provided to the Council.

Note:

1. Disturbance of any archaeological site is not permitted under Section 42 of the [Heritage New Zealand Pouhere Taonga Act 2014](#). Consent of Heritage New Zealand is required to modify or disturb an archaeological site under Section 48 of the [Heritage New Zealand Pouhere Taonga Act 2014](#). An authority is required for such activity regardless of whether the activity is permitted by the District Plan.
2. There is potential for archaeological remains to exist within Areas C, D and H.

11. Occupancy

- a) At no time the number of visitors or occupants of the Hahei Holiday Resort exceeds 1,275 persons per day.

For the purposes of this standard a camp/caravan site is deemed to have an occupancy rate of 3.5 persons and for all fixed roof accommodation the occupancy rate is measured using bed size (i.e. single bed = 1 person, all other bed sizes = 2 persons).

12. Firefighting

- a) Any building to be used for temporary accommodation shall comply with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice.

13. Sewage

- a) Wastewater discharge from the Site Development Plan area to the Hahei public wastewater system at no time exceeds 191.25 m³ /day averaged over a three day period.

Table 2 – Controlled Activity Matters

1. Design of the building with regard to roofline, windows and doors, cladding, colour and attenuation of noise.
2. External illumination.
3. Use of associated external space.
4. Mitigation and management of noise.
5. Hours of use.
6. Associated car parking provision.

Table 3 – Restricted Discretionary Activity Matters

1. Subdivision and dwellings

- a) Whether actions, if any, taken to avoid, remedy or mitigate the effects of not meeting the standard(s) are effective.
- b) The extent to which occupancy of the entirety of the Site Development Plan area will be limited to a maximum of 1,275 persons per day.
- c) The extent to which the development provides a logical extension of existing residential development on Dawn Avenue.
- d) The means by which any activities that are identified as permitted or controlled in the Activity Table will be managed within areas proposed for residential development.
- e) Whether there are any adverse effects of lot size and shape on the character of the area or amenity of the locality.

2. Hospitality activities

- a) Whether actions, if any, taken to avoid, remedy or mitigate the effects of not meeting the standard(s) are effective.
- b) Whether the location, scale, intensity and hours of use of the activity, including the use of external space associated with the activity, could have an adverse effect on the amenity of residential occupiers in the locality.
- c) Where a proposal fails to comply with standards 9 or 11 of Table 1, whether traffic safety and efficiency of the road network will be compromised.
- d) Whether the scale and design of a building would adversely affect the character and visual amenity values of the locality.

3. Emergency works; trimming and maintenance of a tree

- a) Whether the work is necessary to enable reasonable use and enjoyment of the site and the tree.
- b) The extent to which the work will affect the longevity, health, vigour and stability of the tree.
- c) Whether the work is likely to damage the tree or endanger its health.

4. Effects of not meeting the standard

- a) The extent to which actions are taken to avoid, remedy or mitigate the effects of not meeting the standard.

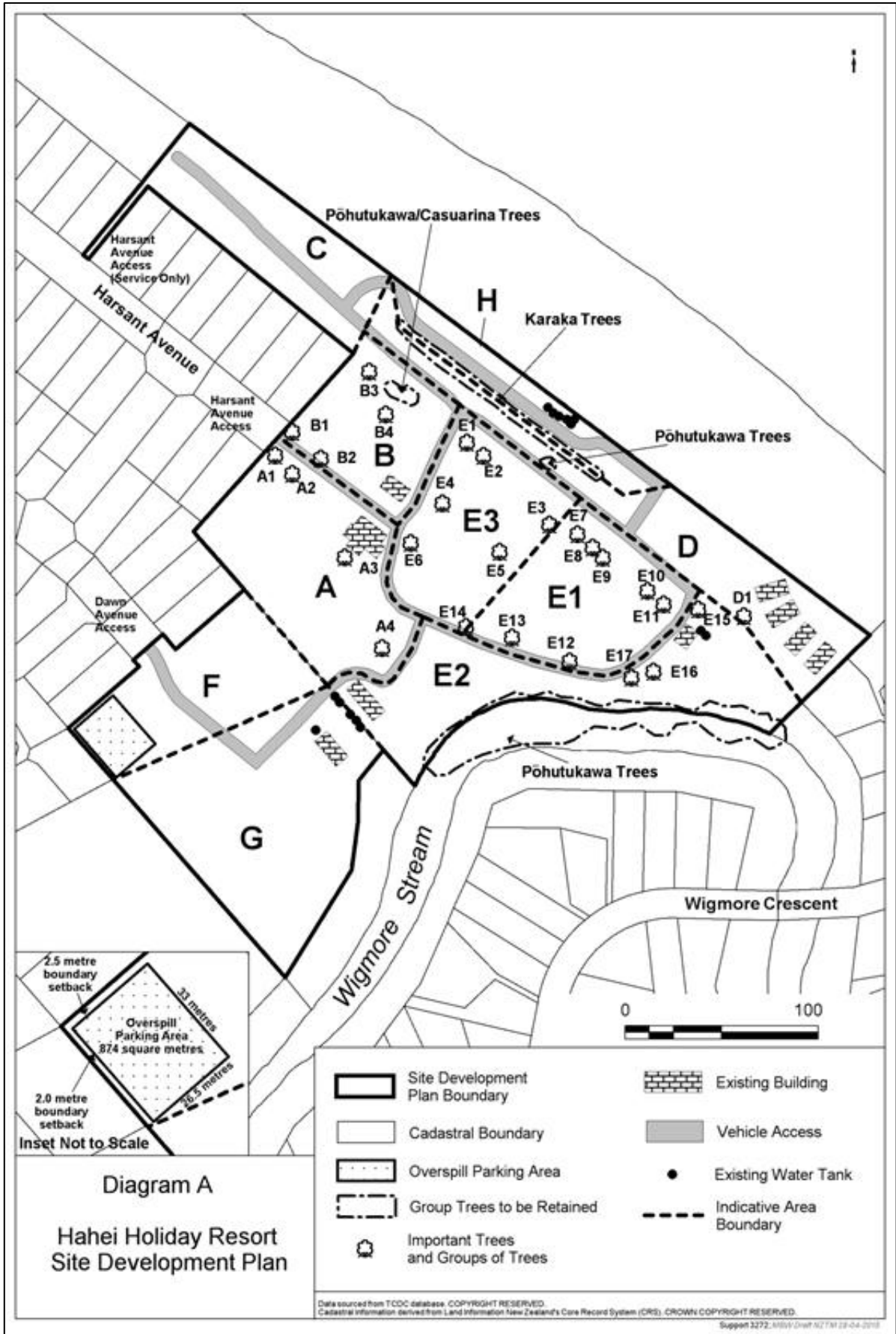
26.7.5 Definitions for the Hahei Holiday Resort Site Development Plan

For the purpose of the standards, terms and conditions used in this site development plan, the following definitions shall apply:

Amenity Building	within Area C means a <u>building</u> providing amenities ancillary and/or accessory to activities on the land the subject of this <u>Site Development Plan</u> , including some or all of the following: kitchens, laundry, ablution/toilets, showers, dining area (excluding a <u>restaurant</u>), computer, TV, and recreational facilities.
Amenity Building	elsewhere within the resort means a <u>building</u> providing amenities ancillary and/or accessory to activities on the land the subject of this <u>Site Development Plan</u> , including some or all of the following; administration offices, reception facilities, storage, kitchens, laundry, ablution/toilets, showers, hospitality, dining, computer, TV and recreational facilities.
Hospitality Activities	means social functions, meetings, conferences, <u>restaurant</u> , catering and tourism activities undertaken in either permanent or temporary structures.
Meetings and Conferences	means any gathering where guests, members or delegates discuss or learn about a subject, issue or matter.
<u>Restaurant</u>	means an establishment serving food and refreshments and catering to employees of the Resort, persons resident at the Resort, guests or delegates attending conferences at the Resort, or guests attending social functions at the Resort.
Social Functions	means any gathering to carry out, celebrate, observe or mark an event or occasion.
Temporary Living Places	are excluded from the definition of a <u>building</u> and mean any <u>structure</u> that is not permanently fixed to the ground including tents, marquees, caravans, motorvans, campervans or the like which are used for living accommodation for periods not exceeding 50 days in any continuous term of occupancy.
Travellers' Accommodation	means places where transient <u>residential</u> accommodation is provided and includes:
Tourism Activities	means services that assist tourists in their sightseeing, accommodation and travel arrangements.

Schedule of Important Trees and Groups of Trees

Area Tree	Common Name	Area Tree	Common Name
A1	Pōhutukawa	E4	Pōhutukawa
A2	Pōhutukawa	E5	Pōhutukawa
A3	Pōhutukawa	E6	Pōhutukawa
A4	Pōhutukawa	E7	Pōhutukawa
B1	Pōhutukawa	E8	Pōhutukawa
B2	Pōhutukawa	E9	Casuarina
B3	Pōhutukawa	E10	Banksia
B4	Pōhutukawa	E11	Pōhutukawa
Group 1	Pōhutukawa / Casuarina	E12	Pōhutukawa
D1	Pōhutukawa	E13	Banksia
Group 2	Karaka	E14	Pōhutukawa
Group 3	Pōhutukawa	E15	Pōhutukawa
E1	Norfolk Pine	E16	Pōhutukawa
E2	Pōhutukawa	E17	Pōhutukawa
E3	Norfolk Pine		



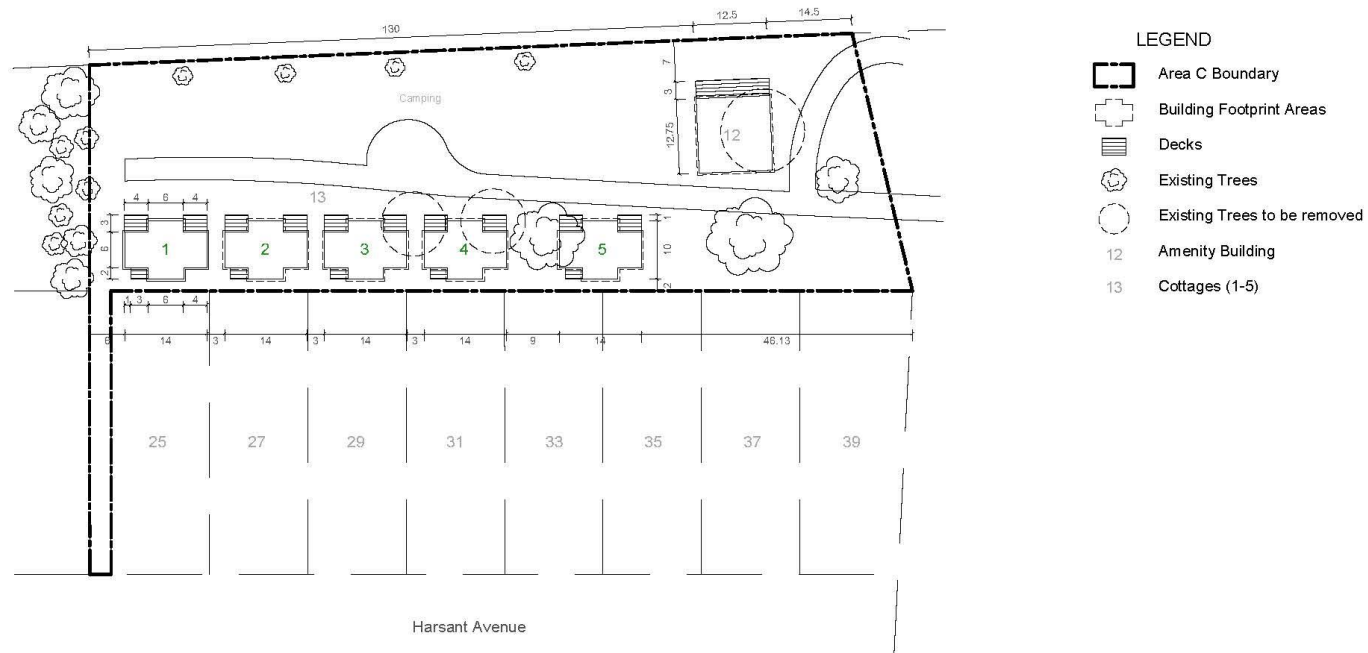


Diagram B
 Layout Plan For Area C

Schedule of coordinates in terms of Geodetic Datum 2000 Mt Eden Circuit origin DHJ9: 15 IVC DPS 15008

	N	E
A	803 658.31	493 154.46
B	803 672.48	493 165.59
C	803 682.55	493 181.70
D	803 697.19	493 212.62
E	803 695.93	493 313.88
F	803 691.71	493 342.13
OIT VII	803 688.03	493 352.68

LEGEND
 Setback Line and Survey Points 

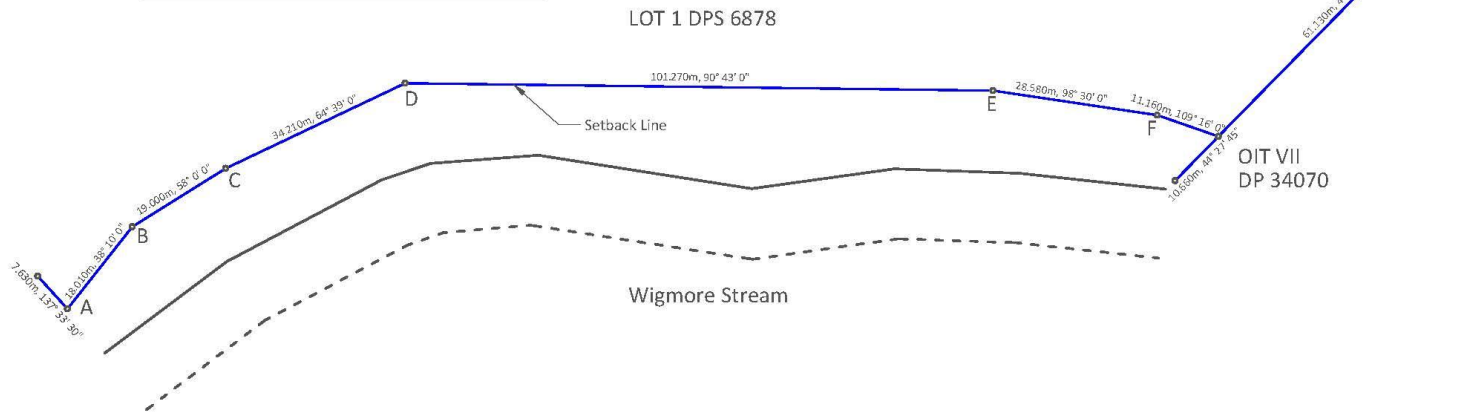


Diagram C
 Setback within Area E2

Section 26.8 – Otama Campground Site Development Plan

Planning Map	13, 13D, 13E
Legal Description	Lots 2 and 4 DP 391915, Lot 2 DP 437510, Lots 1 and 2 DP 448520, Lots 1, 2 and 3 DP 462034
Location	372, 372A, 400, 400B, 400C, 400D Black Jack <u>Road</u> , Otama
Area	205.36 hectares
Zone and Overlay	Rural Zone, Coastal <u>Environment</u> , Outstanding Natural Features and Landscapes Overlay

26.8.1 User Information

All development of the campground and camping activities only within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams.

The purpose of the Site Development Plan sets the policy framework for development of the campground and camping activities only within the Site Development Plan area and will be used when assessing all applications for resource consent for camping activities.

26.8.2 Purpose

The purpose of the Otama Campground Site Development Plan is to reflect the existing campground activities and provide flexibility for its use and on-going development.

To achieve this purpose:

- a) The existing campground activities are recognised and provided for; and
- b) Allowance is made for further development of the existing Farm Park Campground; and
- c) Provision is made for development of conventional campground activities; and
- d) Provision is made for recreation activities associated with the campground; and
- e) The development of cabins is provided for within identified areas of the campground; and
- f) Provision is made for temporary living places within the campground.

26.8.3 Rules

Rule 1: Campground; Temporary living place

1. An activity listed in Rule 1 is a permitted activity in areas A, B, C, D1, D2 and D3 shown on Diagram A, excluding Lot 2 DP 391915 provided there are no permanent structures such as cabins, communal kitchens, utility blocks, toilets and showers established under this Rule.
2. An activity that is not permitted under Rule 1.1 is a discretionary activity.

Rule 2: Informal recreation

1. Informal recreation is a permitted activity.

Rule 3: Visitor accommodation cabins

1. Visitor accommodation cabins are a controlled activity in areas A, B, C, D1, D2 and D3 shown on Diagram A, excluding Lot 2 DP 391915 provided:
 - a) There is a maximum of 4 cabins in Area A (generally consistent with those locations for Cabins A1-A4 approved under consent RMA2010/21); and
 - b) There is a maximum of 6 cabins in Area B (generally consistent with those locations for Cabins B1-B6 approved under consent RMA2010/21); and
 - c) There is a maximum of 15 cabins in Area C; and
 - d) They meet the standards in Table 1.
2. The Council reserves its control overall all matters in Table 2.
3. Unless special circumstances exist a resource consent application under Rule 3.1 shall be assessed without public or limited notification under sections 95, 95A and 95B of the RMA.
4. Visitor accommodation cabins that are not a controlled activity under Rule 3.1 are a discretionary activity.

Rule 4: Permanent structures for communal purposes

1. Permanent structures for communal purposes are a controlled activity in Areas C, D1, D2 and D3, excluding Lot 2 DP 391915 provided they meet the standards in Table 1.
2. The Council reserves its control overall all matters in Table 2.
3. Unless special circumstances exist a resource consent application under Rule 4.1 shall be assessed without public or limited notification under sections 95, 95A and 95B of the RMA.
4. Permanent structures for communal purposes that are not a controlled activity under Rule 4.1 are a discretionary activity.

Note

1. *Proposals for activities within the 'Otama Campground Site Development Plan' that are in general accordance with the provisions of the Site Development Plan shall be treated as permitted activities for the purpose of Rule 11 in Section 42 Transport.*

Table 1 - Standards

1. Front yard is 15 m
2. Side/rear yard is 1 m
3. Conservation Zone yard is 25 m
4. Maximum height is 8 m
5. Maximum site coverage is 10 %
6. Maximum height in relation to boundary of the lot is 2 m & 45 °

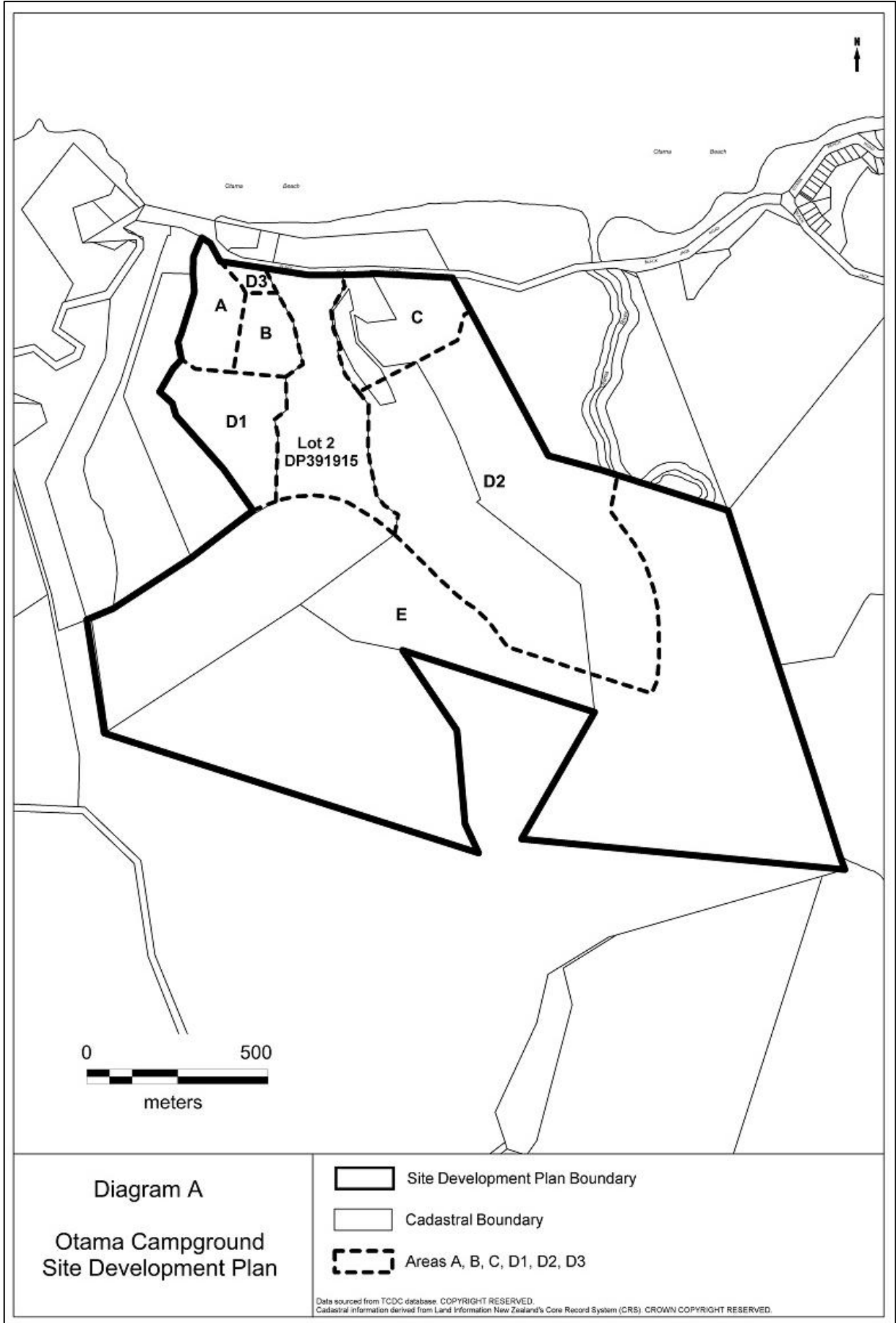
Table 2 – Controlled Activity Matters

1. Building design including colour, cladding, windows and doors.
2. Whether the proposed cabin/s are complementary in design and materials to the existing cabins.
3. Whether the location of cabins in Area C:
 - i) Retain the open character of the area;
 - ii) Do not visually dominate ridgelines and/or slope faces; and
 - iii) Provide for the establishment of significant areas of landscaping around and between the cabins.

26.8.4 Definitions for the Otama Campground Site Development Plan

For the purpose of the standards, terms and conditions used in this site development plan, the following definitions shall apply:

<u>Campground</u>	means any area of land used, or designed or intended to be used, for rent, hire, donation, or otherwise for reward, for the purposes of placing or erecting on the land temporary living places for occupation, by 2 or more families or parties (whether consisting of 1 or more persons) living independently of each other, whether or not such families or parties enjoy the use in common of entrances, water supplies, cookhouses, sanitary fixtures, or other premises and equipment.
<u>Informal Recreation</u>	means outdoor sport, play and leisure activities and includes cross country orienteering, horse trekking, mountain biking and bush walks along defined tracks.
<u>Temporary Living Place</u>	mean any <u>structure</u> that is not permanently fixed to the ground and includes tents, marquees, caravans, motorvans, campervans or the like which are used for living accommodation for periods not exceeding 50 days in any continuous term of occupancy.
<u>Permanent Structures</u>	mean buildings related to <u>campground</u> activities and include communal kitchens, utility blocks, toilets and showers.



Section 26.9 – Part Manaia Block Site Development Plan

Planning Map	15C
Legal Description	Part Manaia 6 Block
Location	28 <u>Marae Road</u> , Manaia
Area	Approximately 13 hectares
Zone and Overlay	Rural Zone, Coastal <u>Environment</u>

26.9.1 User Information

All subdivision within the Site Development Plan area must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagrams. The purpose of the Site Development Plan sets the policy framework for all subdivision within the Site Development Plan area and will be used when assessing applications for resource consent.

In this site development plan the Rule Hierarchy set out in Section 1 Background and How to Use the Plan does not apply. The site development plan rules supersede zone rules to the extent of any conflict, but the district-wide and overlay rules supersede the site development plan rules to the extent of the conflict.

26.9.2 Purpose

The purpose of the Part Manaia 6 Block Site Development Plan is to provide for the relationship of Māori shareholders and their culture and traditions with their ancestral lands by enabling the establishment of shareholder housing.

To achieve this purpose:

- a) Development will not undermine the existing coastal values of Manaia; and
- b) The number of dwelling sites will be limited; and
- c) Development will be consolidated within the Site Development Plan area.

26.9.3 Rules

Rule 1: Dwelling

1. A dwelling is a permitted activity provided:
 - a) The dwelling meets the standards in Section 59 Rural Zone Tables 5 and 6; and
 - b) The dwelling has a minimum exclusive area of 2,500 m²; and
 - c) The dwelling is set back a minimum of 60 m from river margins; and
 - d) No more than 15 dwellings (including any accessory buildings) are constructed within the Site Development Plan area.
2. A dwelling that is not permitted under Rule 1.1 is a restricted discretionary activity.
3. The Council restricts its discretion to matters in Table 1.

Table 1 – Restricted Discretionary Activity Matters

- 1. Effects of the standard(s) that are not met.**
 - a) Whether actions, if any, taken to avoid, remedy, or mitigate the effects of not meeting the standard(s) are effective.
- 2. The suitability of the site for the scale of the proposed activity.**
 - a) Whether the site can accommodate all aspects of the activity while maintaining amenity values.
- 3. Provision of a management plan.**
 - a) Whether a management plan is included with the resource consent application to show how the purpose of the Site Development Plan is achieved.
- 4. Consistency with any development staging that is Council approved.**
 - a) The extent to which the activity is consistent with this development staging.
 - b) Whether the development staging can mitigate an existing lack of infrastructure provision or capacity.
- 5. Utility infrastructure provision and location for water, wastewater, solid waste, stormwater, electricity, telecommunications.**
 - a) Whether the provision and location of infrastructure on-site is appropriate.

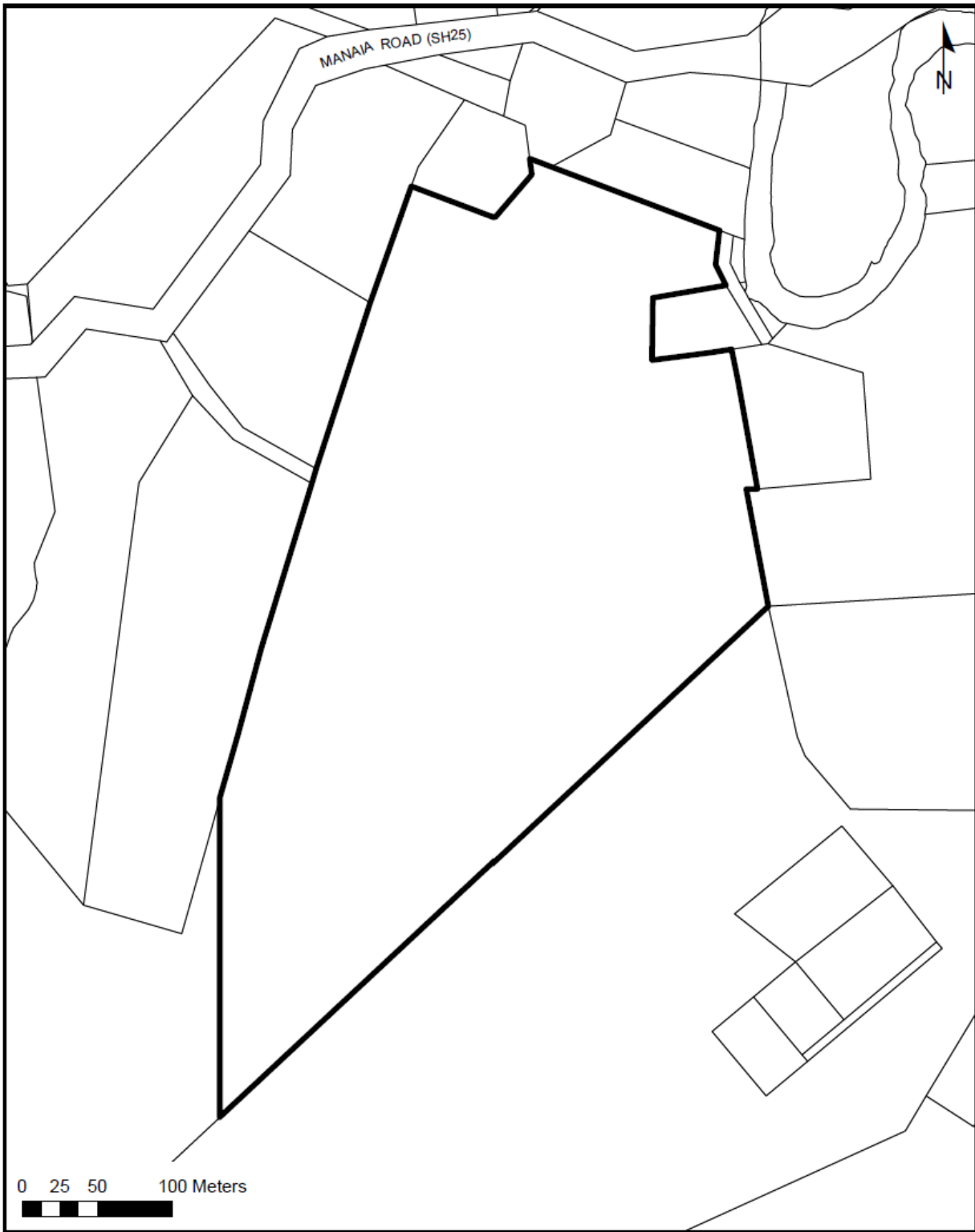




Diagram A

Part Manaia 6 Block
Site Development Plan

-  Site Development Plan Boundary
-  Cadastral Boundary

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Section 26.10 – Harataunga 2B2 Site Development Plan

Planning Map	11A
Legal Description	Harataunga 2B2
Location	1292 Kennedy Bay Road, Kennedy Bay
Area	12.33 hectares
Zone and Overlay	Rural Zone; Coastal Environment

26.10.1 User Information

All subdivision within the Site Development Plan must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagram. The purpose of the Site Development Plan sets the policy framework for subdivision and development within the Site Development Plan area and will be used when assessing applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.10.2 Purpose

The purpose of the Harataunga 2B2 Site Development Plan is to ensure that future development of the land occurs in a way that minimises adverse effects on the coastal environment.

To achieve this purpose:

- a) Subdivision will not detract from or undermine the existing coastal values of Kennedy Bay; and
- b) The number of dwelling sites will be limited; and
- c) Subdivision will consolidate development within that part of the coastal environment that is already significantly modified.

26.10.3 Rules

Rule 1: Dwelling; Accessory building

1. An activity listed in Rule 1 that is a permitted or restricted discretionary activity in the underlying zone, district-wide and overlay provisions retains its activity status provided it meets the standards in Section 59 Rural Zone Tables 5 and 6. A dwelling that is not permitted under Rule 1.1 is a restricted discretionary activity.
2. An activity that does not retain its activity status under Rule 1.1 is a discretionary activity.

Rule 2: Subdivision creating one or more additional lots

1. Subdivision is a restricted discretionary activity provided:
 - a) No more than fourteen lots are created; and
 - b) Each lot has a minimum net lot area of 5,000 m²; and
 - c) Building platforms are setback a minimum of 60 m from the seaward toe of dune vegetation and river margins; and
 - d) Beach access from the Site Development Plan area is limited to one communal accessway to the beach; and
 - e) A hazard assessment is undertaken to determine the 1% AEP coastal and terrestrial flood levels, and minimum floor levels for habitable buildings;
 - f) Applications to create sites adjoining either the MHWS or an esplanade reserve are accompanied by a management plan covering the following matters:
 - i) Landscaping of the site/s to minimise the visual effects of buildings as viewed from the beach or the coastal marine area. Such landscaping is to predominantly include indigenous coastal species;
 - ii) Control of access to the beach by providing only one communal accessway to the beach.
2. The Council restricts its discretion to 26.10.2 above, the matters in Table 1 below and Section 41 Subdivision Table 6.
3. Where an esplanade reserve is to be set aside, the width of the esplanade reserve may be increased to ensure that any coastal erosion does not negate the purposes of the esplanade reserve.
4. Subdivision that is not a restricted discretionary activity under Rule 2.1 is a non-complying activity.

Table 1 – Restricted Discretionary Activity Matters

1. Coastal erosion

- a) Whether the width of any esplanade reserve is sufficient to:
 - i) Mitigate coastal erosion; and
 - ii) Enable public access along the sea
- b) Whether the communal accessway is designed and laid to ensure that:
 - i) The risk of coastal erosion is not increased; and
 - ii) The removal of coastal vegetation is kept to a minimum; and
 - iii) Private accesses to the beach are discouraged.

2. Landscaping

- a) Whether the proposed landscaping associated with sites adjoining the esplanade reserve or the MHWS will adequately mitigate visual effects of development when these sites are viewed from the coastal and coastal marine area.
- b) Where sites are created adjoining either MHWS or an esplanade reserve, adequate landscaping is provided (if necessary after taking into account existing planting in the area between MHWS and potential sites) to mitigate the visual effects of potential buildings on that site, as viewed from the coast or the coastal marine area.

Table 1 – Restricted Discretionary Activity Matters

3. Management Plan

- a) Whether the management plan ensures that the purpose of the Site Development Plan is achieved.

4. Beach access

- a) The extent to which beach access is restricted to one public accessway.
- b) Whether the location of the accessway is consistent with the goals of minimising paths through coastal vegetation and minimising the potential for coastal erosion.

5. Esplanade reserve width

- a) The extent to which the esplanade reserve width ensures that coastal erosion does not significantly diminish the purpose of the esplanade reserve.

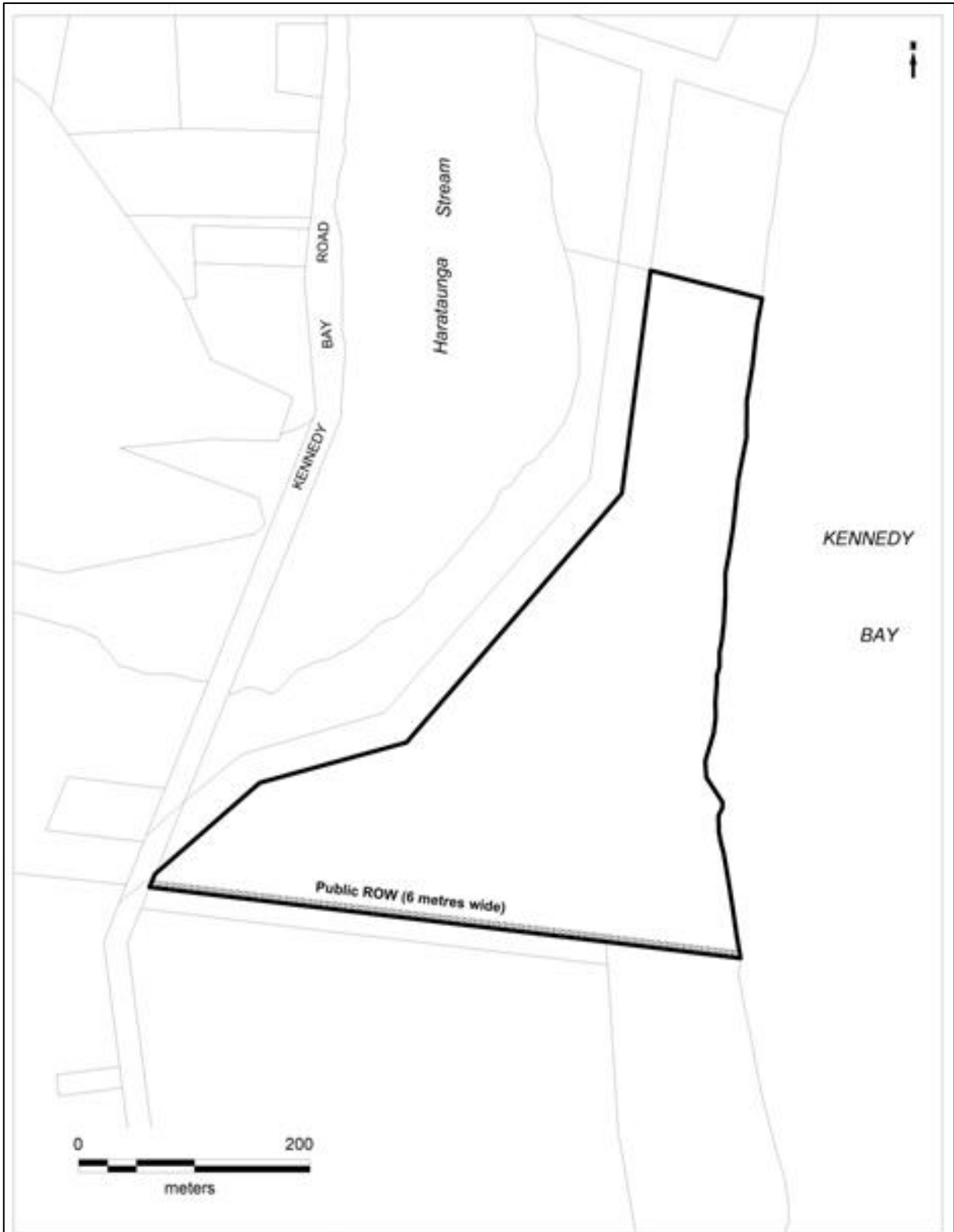


Diagram A
Harataunga 2B2
Site Development Plan

-  Site Development Plan Boundary
-  Cadastral Boundary

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Section 26.11 – Harataunga 2C2B2C Site Development Plan

Planning Map	11A
Legal Description	Harataunga 2C2B2C
Location	1286 Kennedy Bay Road, Kennedy Bay
Area	14.50 hectares
Zone and Overlay	Rural Zone; Coastal Environment

26.11.1 User Information

All subdivision and development within the Site Development Plan must be in accordance with the purpose and rules of the Site Development Plan and be in accordance with all resource consents granted. The purpose of the Site Development Plan sets the policy framework for all subdivision within the Site Development Plan area and will be used when assessing applications for resource consent.

The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.11.2 Purpose

The purpose of the Harataunga 2C2B2C Site Development Plan is to provide for subdivision for low density residential purposes into 17 lots and an additional lot adjacent to the marae for public purposes whilst ensuring that the coastal environment and its associated landscape, amenity and ecological values are maintained.

To achieve this purpose:

- a) Development density will be controlled by the subdivision layout and limiting the number of dwelling sites;
- b) Development density will be reduced on the southern part of the site that is closest to the Harataunga Marae;
- c) One lot adjoining the Harataunga Marae will be provided for marae activities, including off road parking;
- d) Future subdivision of the 17 residential lots will be restricted;
- e) Subdivision will not occur on land projected to be at risk of flooding or coastal inundation in 100 years' time.

26.11.3 Rules

Rule 1: Dwelling; Accessory building

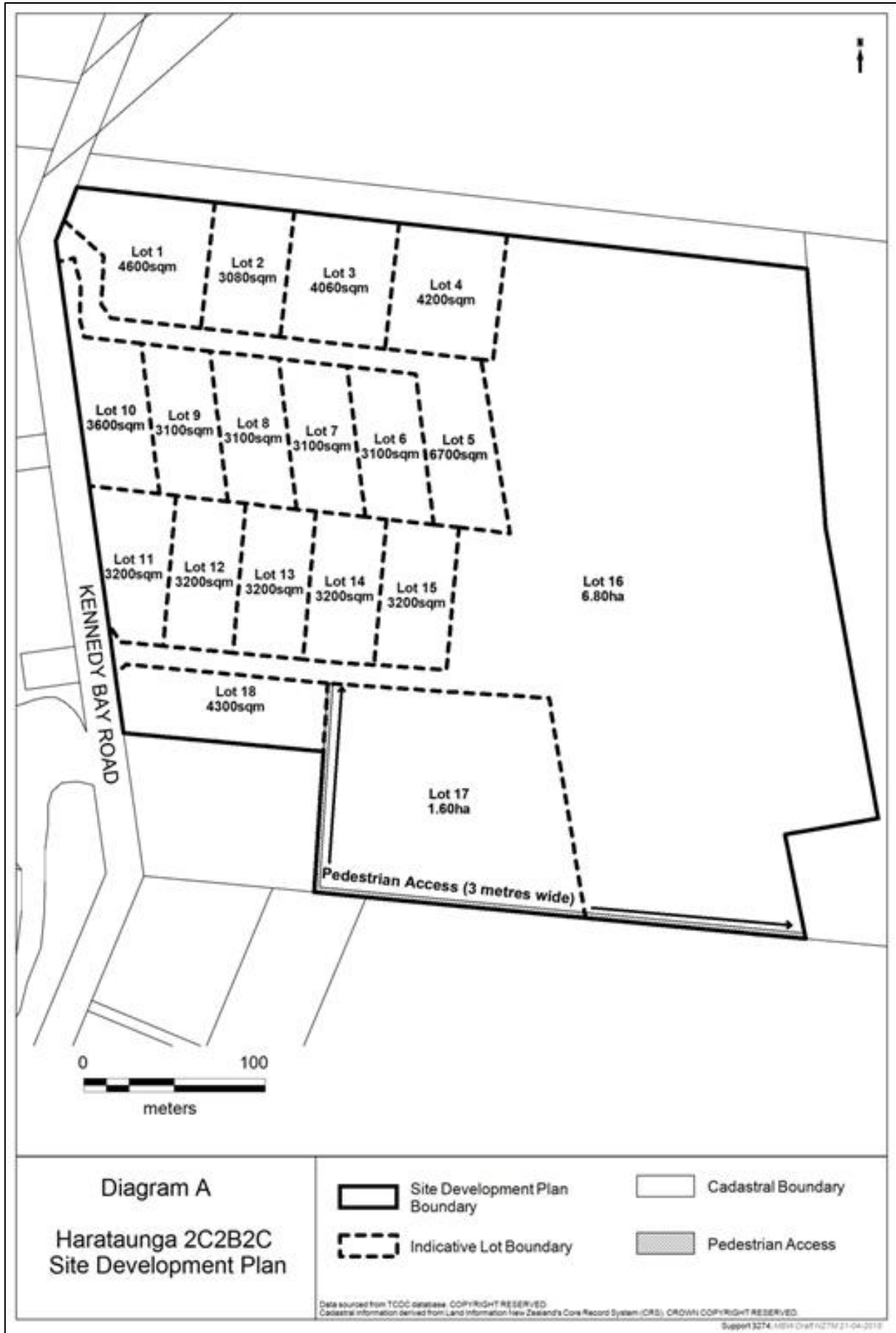
1. An activity listed in Rule 1 is a permitted provided it meets the standards in Section 59 Rural Zone Tables 5 and 6.
2. An activity that is not permitted under Rule 1.1 is a restricted discretionary activity.
3. Council restricts its discretion to matters 1, 4 and 6 in Section 59 Rural Zone Table 8.
4. An activity (excluding Two or more dwellings per lot, and Subdivision), which is not listed in Rule 1 is a discretionary activity.

Rule 2: Subdivision

1. Subdivision is a controlled activity provided it is consistent with Diagram A.
2. The Council exercises control over Section 26.11.2 above and the conditions included in the following resource consent decisions, taking into account Diagram A: SUB 2004/8; SUB 2008/103; RMA 2010/9; SUB 2013/24.
3. Subdivision that is not a controlled activity under Rule 2.1 is a non-complying activity.

Rule 3: Two or more dwellings per lot

1. Two or more dwellings per lot is a non-complying activity.



Section 26.12 – Kikowhakarere Bay Site Development Plan

Planning Map	10A
Legal Description (North Area)	Lots 1 and 2 DP 337065, Lot 1 DP 307437
Area	3.2 hectares
Legal Description (South Area)	Pt Lot 12 DPS 48838
Area	4.32 hectares
Location	Colville Road, Kikowhakarere Bay
Zone and Overlay	Coastal Living Zone, Coastal Environment

26.12.1 User Information

All subdivision within the Site Development Plan must be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagram. The purpose of the Site Development Plan sets the policy framework for all subdivision within the Site Development Plan area and will be used when assessing applications for resource consent. The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.12.2 Purpose

The purpose of the Kikowhakarere Bay Site Development Plan is to provide for the development of the land for rural-residential purposes whilst ensuring that the coastal environment and its associated landscape, amenity and ecological values are protected and enhanced.

To achieve this purpose:

- a) Development intensity will be controlled by limiting the number of dwelling sites permitted; and
- b) Development form and layout will be defined by identifying the location of dwelling sites and general alignment of vehicle access; and
- c) Rehabilitation, protection of existing indigenous vegetation and the establishment of additional enrichment plantings will be required and protected.

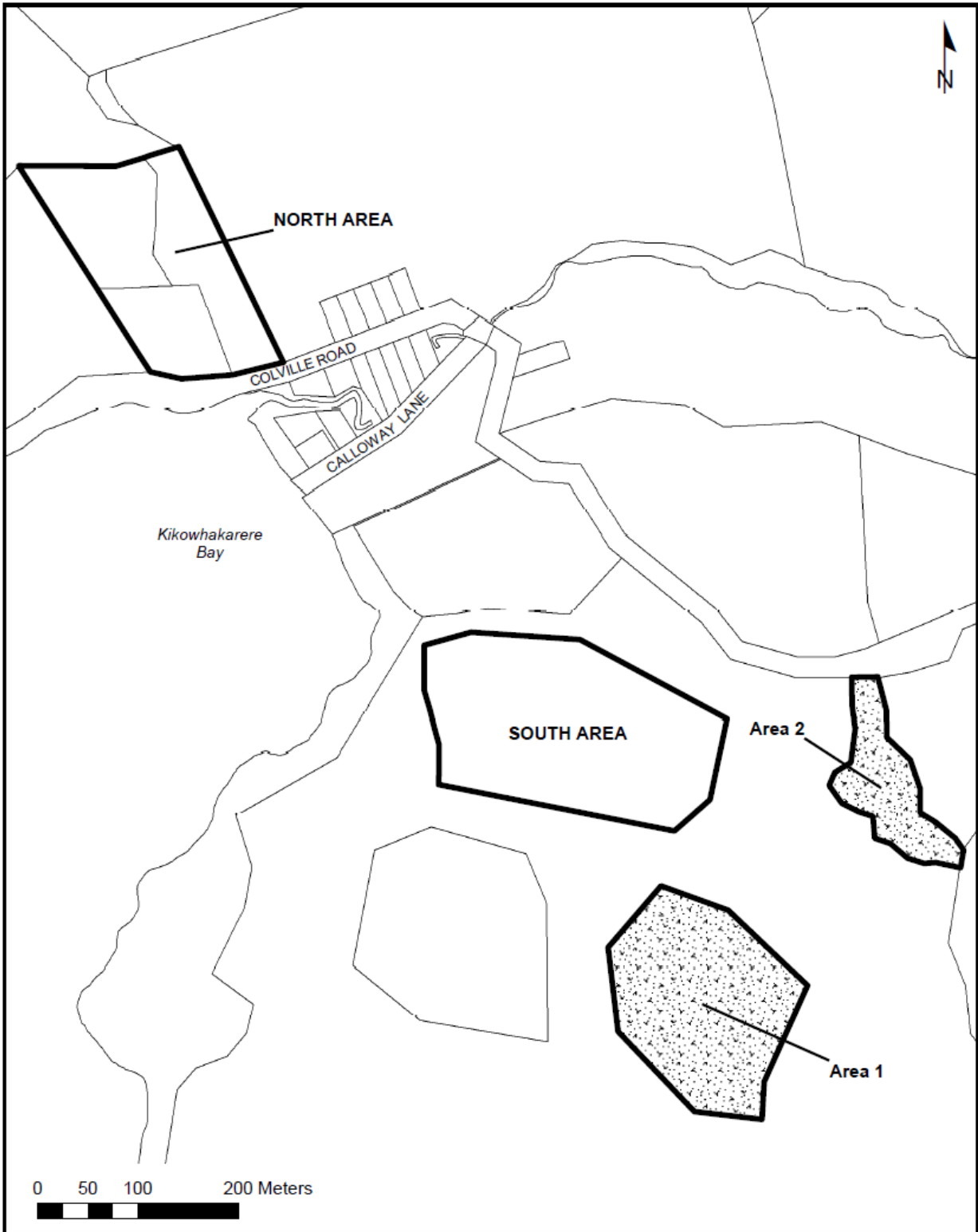
26.12.3 Rules




Rule 1: Subdivision in the 'North Area' in Diagram A

1. A subdivision activity listed in Rule 1 is a restricted discretionary activity provided:
 - a) It meets the standards in Section 41 Subdivision, Tables 3 and 4; and
 - b) A maximum of 3 lots are created; and
 - c) A landscape management plan for the North Area is submitted to the Council for approval along with the subdivision application that includes provisions which:
 - i) Assist the natural regeneration of all the existing areas of indigenous vegetation; and
 - ii) Prohibit the grazing of stock within the site development plan area, but allow the keeping of domestic animals provided that the indigenous vegetation is not affected; and
 - iii) Prohibit the establishment of exotic plantation forestry; and
 - iv) Ensure its long-term implementation.
2. The Council restricts its discretion to the matters in Section 41 Subdivision Table 6, and the extent to which the landscape management plan will achieve the purpose of the Site Development Plan.
3. Subdivision that is not a restricted discretionary activity under Rule 1.1 is a non-complying activity.

Rule 2: Subdivision in the 'South Area' in Diagram A

1. A subdivision activity listed in Rule 2 is a restricted discretionary activity provided:
 - a) A maximum of 5 lots are created; and
 - b) Each lot shows one defined building area on the subdivision survey plan, subject to a consent notice registered on the title of each lot; and
 - c) A landscape management plan for the South Area, including Areas 1 and 2 is submitted to the Council for approval along with the subdivision application that includes provisions which:
 - i) Identify, protect and enhance the areas of regenerating indigenous vegetation and wetland areas, including fencing of areas; and
 - ii) Identify the areas where additional planting of indigenous vegetation will occur including the number and species of additional plants and the means by which their on-going protection and maintenance will be ensured; and
 - iii) Provide for one dwelling only (including any accessory buildings) on each defined building area; and
 - iv) Ensure its long-term implementation.
2. The Council restricts its discretion to 26.12.2 above, Section 41 Subdivision Table 6, and the extent to which the landscape management plan will achieve the purpose of the Site Development Plan.
3. Subdivision that is not a restricted discretionary activity under Rule 2.1 is a non-complying activity.



<p>Diagram A</p> <p>Kikowhakarere Bay Site Development Plan</p>	<ul style="list-style-type: none">  Site Development Plan Boundary  Cadastral Boundary  Ecological Enhancement Area <p><small>Data sourced from TCDC database. COPYRIGHT RESERVED. Cadastral information derived from Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED.</small></p>
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Section 26.13 – Opito Bay (Skippers Road) Site Development Plan

Planning Map	14A
Legal Description	Lot 1 DP 438023
Location	68 Skippers Road, Opito Bay
Area	10.456 hectares
Zone and Overlay	Coastal Living Zone, Recreation Passive Zone

26.13.1 User Information

All subdivision and development within the Site Development Plan must be in accordance with the purpose and rules of the Site Development Plan and be in accordance with the resource consent decision (RMA/2006/439) as amended by the Environment Court. The purpose of the Site Development Plan sets the policy framework for all subdivision and development within the Site Development Plan area and will be used when assessing applications for resource consent.

26.13.2 Purpose

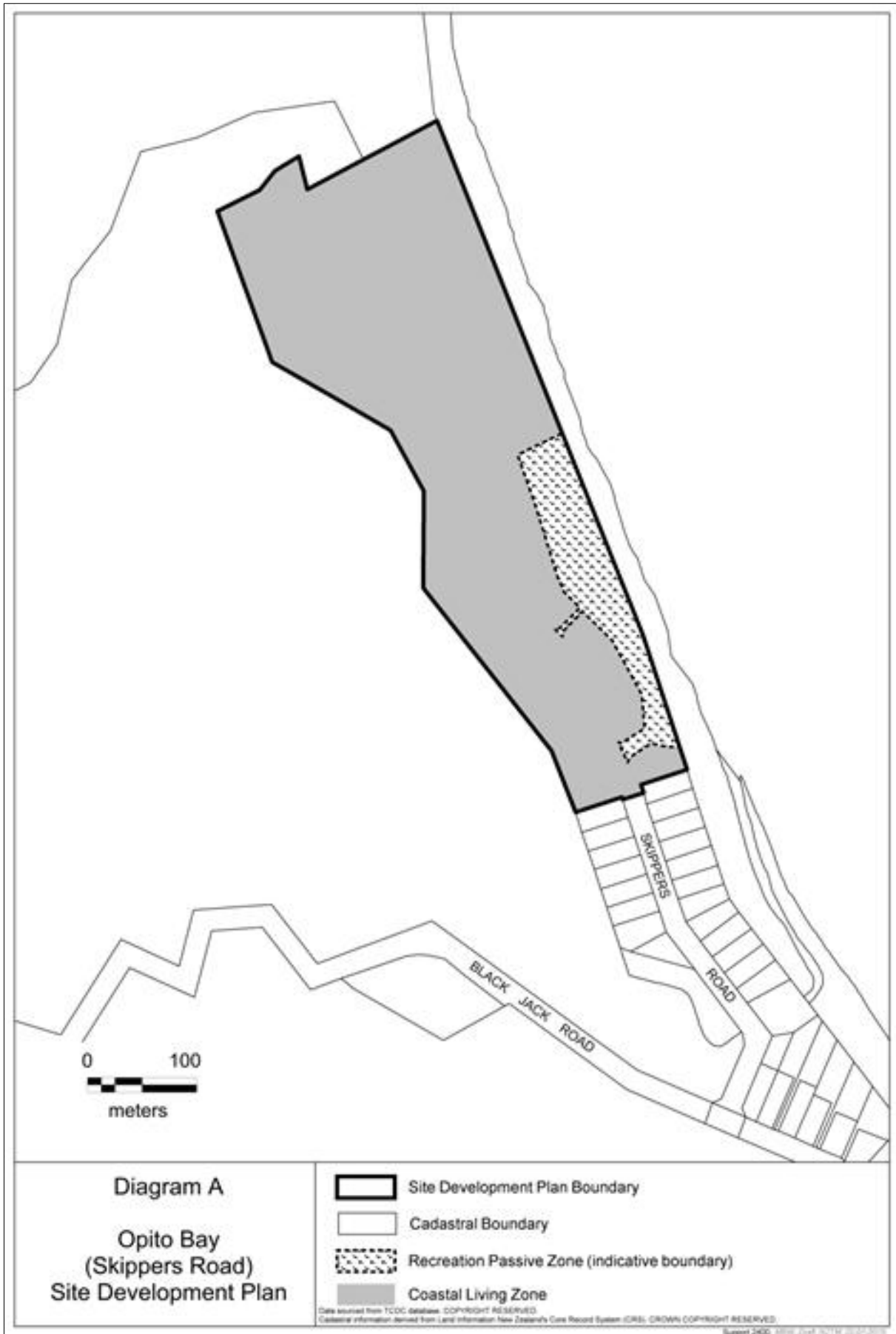
The purpose of the Opito Bay (Skippers Road) Site Development Plan is to provide for the subdivision and development of the land for residential purposes.

To achieve this purpose, subdivision of the land shall be consistent with the resource consent decision (RMA 2006/439) as amended by the Environment Court decision [2010] NZEnvC 253.

26.13.3 Rules

Rule 1: Subdivision creating one or more additional lots

1. Subdivision creating one or more additional lots is a controlled activity provided the subdivision is consistent with resource consent decision (RMA 2006/439) as amended by the Environment Court decision [2010] NZEnvC 253.
2. The Council exercises its control over 25.13.2 above, and the schedule of conditions in Annexure A of the Environment Court order dated 21 September 2010 (being the subject of decision [2010] NZEnvC 253, dated 2 July 2010).
3. Subdivision creating one or more additional lots that is not a controlled activity under Rule 1.1 is a non-complying activity.



Section 26.14 – Waihirere Drive Site Development Plan

Planning Map	7B
Legal Description	<u>Site Development Plan</u> (Northern Area): Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 DP 372725; Lots 1 and 3 DP 383824; Lot 6 DP 494124. <u>Site Development Plan</u> (Southern Area): Lot 1, 2 and 3 DP 494124
Location	Waihirere Drive, Tuatēawa
Area	32.149 hectares
Zone and Overlay	Coastal Living Zone, Outstanding Natural Features and Landscapes, Coastal Environment.

26.14.1 User Information

All subdivision and development within the Site Development Plan must be in accordance with the purpose and rules of the Site Development Plan and be in accordance with all resource consents granted. The purpose of the Site Development Plan sets the policy framework for all subdivision and development within the Site Development Plan area and will be used when assessing applications for resource consent.

The Rule Hierarchy set out in Section 1 Background and How to Use the Plan applies to this site development plan.

26.14.2 Purpose

The purpose of the Waihirere Drive Site Development Plan is to provide for the development and use of the land for low density residential purposes whilst ensuring that the landscape, amenity and ecological values are protected and enhanced.

To achieve this purpose:

- a) Development intensity will be controlled (by limiting the number of lots and dwelling sites); and
- b) Development form and layout will be defined (by identifying the locations of Specified Building Areas, Defined Building Areas, Approved Building Sites and Proposed Building Sites and general alignment of vehicle access); and
- c) Rehabilitation, protection of existing indigenous vegetation and the establishment of additional enrichment plantings will be required (these will also be subject to protection); and
- d) The implementation of on-going plant and animal pest control programmes will be required; and
- e) Ensuring no further subdivision occurs on specified lots.

26.14.3 Rules

Rule 1: Subdivision

1. Subdivision is a controlled activity provided:
 - a) Subdivision is consistent with resource consent decision (SUB 2005/26), the variation granted consent (SUB 2006/89) and the boundary adjustment granted consent (RMA 2007/15) involving eleven (11) Defined Building Areas; and
 - b) Subdivision is consistent with resource consent decision (SUB 2007/153), and the variation granted consent (SUB 2009/50) involving thirteen (13) Approved Building Sites; and
 - c) An additional three (3) residential lots in the Site Development Plan (Northern Area), each containing a Specified Building Area, may be created through subdivision of Lots 4 and 6 DP 372725 and Lot 3 DP 383824; and
 - d) An additional eight (8) residential lots in the Site Development Plan (Southern Area), each containing one Proposed Building Site, may be created through subdivision of proposed lots 4, 5, 6, 8, 10 and 12 shown on the subdivision approved in 1 b) above. Proposed Lots 4, 8, 10 and 12 may each be subdivided to create one additional lot, and proposed Lots 5, and 6 may each be subdivided to create two additional lots.
 - e) In the Site Development Plan (Southern Area), each additional lot has a Proposed Building Site identified on Diagram A. Each Proposed Building Site shall have a Defined Building Area identified on the survey plan of subdivision and shall be subject to a consent notice registered on the title of the residential lot to which it relates restricting building to the Defined Building Area.
 - f) In the Site Development Plan (Northern Area), each additional lot has a Specified Building Area shown on Diagram A, which shall be identified on the survey plan of subdivision and shall be subject to a consent notice registered on the title of the residential lot to which it relates, restricting one dwelling and accessory buildings to that Specified Building Area.
 - g) An encumbrance shall be registered against the titles for the following sites, specifying that there will be no further subdivision:
 - i) Site Development Plan (Northern Area) - Lots 2, 5, 6 and 10 DP 372725; Lots 1 and 3 DP 383824; and the three new lots to be created through subdivision of Lot 3 DP 383824 and Lots 4 and 6 DP 372725; and
 - ii) Site Development Plan (Southern Area) - Lots 1 to 13, and also the eight new lots created through the proposed subdivision of Lots 4, 5, 6, 8, 10 and 12 shown on the subdivision approved in 1 b) above.
2. The Council exercises its control over:
 - a) 26.14.2 above; and
 - b) Conditions in the decisions granted on the following resource consents:
 - SUB 2005/S6;
 - SUB 2006/89;
 - RMA 2007/15;
 - SUB 2007/153;
 - SUB 2009/50; and
 - c) Matters 1, 2, 6, 7 and 8 in Section 41 Table 5, noting that in terms of Matter 1, the reference to “building platform” is amended for the purposes of this Site Development Plan to Specified

Building Areas, Defined Building Areas, Approved Building Sites and Proposed Building Sites as referenced in 26.14.2 above; and

d) The matters in Table 1 below.

3. Subdivision that is not a controlled activity under Rule 1.1 is a non-complying activity.

Rule 2: Accessory buildings; Earthworks; One dwelling per lot

1. An activity listed in Rule 2 that is a permitted activity in the Coastal Living Zone retains its activity status provided any building on additional lots within the Site Development Plan (Northern Area) is located within a Specified Building Area or within a Defined Building Area identified on the consent notice registered on the title of the residential lot to which it relates.
2. An activity that does not retain its activity status under Rule 2.1 shall be a restricted discretionary activity provided any building on lots within the Site Development Plan (Northern Area) that also lies within the ONFL overlay, is located within a Specified Building Area or a Defined Building Area identified on Diagram A.
3. In regard to one dwelling per lot, the Council restricts its discretion to matters 1, 4 and 6 in Table 5 at the end of Section 44.
4. In regard to earthworks, the Council restricts its discretion to matters 1 and 8 in Table 5 at the end of Section 44.
5. An activity that does not retain its activity status under Rule 2.2 is a non-complying activity.

26.14.4 Controlled Activity Matters

Table 1 – Controlled Activity Matters

1. Landscape management and ecosystem enhancement and protection

- a) The extent to which the proposed subdivision will achieve the purpose of the Site Development Plan including ensuring that:
 - i) Development intensity is limited to three additional lots in the Northern Area, each with a Specified Building Area, and eight additional lots in the Southern Area, each with a Defined Building Area; and
 - ii) The landscape and ecological values of the land are protected and enhanced.

2. Subdivision layout, including building platforms, vehicle access and indigenous vegetation

- a) The extent to which the subdivision configuration ensures that;
 - i) Building platforms are situated away from ridgelines and headlands in accordance with the Specified Building Areas, and in general accordance with the Approved Building Sites and Proposed Building Sites (referenced in 26.14.2 as applicable) in Diagram A; and
 - ii) For the avoidance of doubt:
 - a. Any changes to approved building platforms under Rule 1 1a) shall be in general accordance with the Defined Building Areas in Diagram A;
 - b. Any changes to approved building platforms under Rule 1b) shall be in general accordance with the Approved Building Sites in Diagram A;

Table 1 – Controlled Activity Matters

- c. Any additional building platforms under Rule 1 1c) shall be located within the Specified Building Areas in Diagram A;
- d. Any additional building platforms under Rule 1 1d) shall be in general accordance with the Proposed Building Sites in Diagram A; and
- iii) Vehicle access to Specified Building Areas, Defined Building Areas, Approved Building Sites, and Proposed Building Sites (referenced in 26.14.2 as applicable) is in accordance with Diagram A; and

3. Legal mechanisms

- a) Whether an appropriate legal mechanism will be effectively implemented to ensure that there will be no further subdivision on lots in the Site Development Plan as specified in Rule 1 1g).

Notes

1. *The recommendations in the following reports are relevant to satisfying the criterion in a) ii) of Matter 1 of this table:*
 - (i) *The landscape report prepared by Kerstie van Zandvoort dated April 2017; and*
 - (ii) *The ecological reports prepared by Kessels ecology dated 19 April 2017 and Kessels & Associates Ltd dated 30 March 2012.*
2. *In relation to Rule 26.14.3.1 g) only, the reference to a "legal mechanism" in Matter 3 a) is to the encumbrance described in that rule.*

26.14.5 Definitions for the Waihirere Drive Site Development Plan

For the purpose of the standards, terms and conditions used in this site development plan, the following definitions shall apply;

Defined <u>building</u> area	means a nominated area for the purpose of locating <u>building</u> platforms for a <u>dwelling</u> and any accessory buildings. A Defined <u>Building</u> Area shall be shown on a survey plan and consent notice.
Specified <u>building</u> area	means the area within which <u>building</u> platforms for a <u>dwelling</u> any accessory buildings shall be located. A Specified <u>Building</u> Area shall be shown on a survey plan and consent notice.



Diagram A

Waihirere Drive Site Development Plan

Site Development Plan Boundary	Defined Building Area
Cadastral Boundary	Specified Building Area
Vehicle Access	Approved Building Site
Indicative Vehicle Access	Proposed Building Site
Northern Area	Southern Area

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Section 26.15 – Ngaure and Mangiao Site Development Plan

26.15.1 User Information

All subdivision and development in the Ngaure and Mangiao Site Development Plan (the Site Development Plan) shall be in accordance with the purpose and rules of the Site Development Plan and be in general accordance with the Site Development Plan diagram. The purpose of the Site Development Plan contains the policy framework for subdivision and development within the Site Development Plan area. The Site Development Plan will be used when assessing a resource consent application under the rules of the Site Development Plan. The land within the Site Development Plan is Māori Freehold Land.

26.15.2 Purpose

The purpose of the Ngaure and Mangiao Site Development Plan is to establish a framework for subdivision and low density residential development to provide for the ongoing Māori relationship with ancestral land. The Site Development Plan seeks to ensure that the landscape values are protected, the natural character of the coastal environment is preserved and amenity and ecological values at the eastern end of Little Bay are protected.

To achieve this purpose:

- a) Development will be controlled by limiting
 - i) The area for development; and
 - ii) The number of additional lots.
- b) Development form and layout will be defined by identifying:
 - i) The area of land that may be developed under the Site Development Plan;
 - ii) Requiring development setbacks to enhance and manage conservation values; and
 - iii) Requiring development to recognise and mitigate risk from natural hazards.
- c) Areas of indigenous vegetation outside Defined Building Areas and vehicle access will be protected subject to the Natural Character and Outstanding Natural Features and Landscapes overlays; and
- d) Use and development is enabled in a manner that provides for the relationship of Māori and their culture and traditions.

26.15.2 Rules

Rule 1: One dwelling per Māori block or lot in Area A; One dwelling per lot in Area B; Accessory buildings in Areas A or B

1. An activity in Rule 1 is a permitted activity provided:
 - a) It meets the standards in Table 4 of Section 44; and
 - b) It meets the standards in Table 6 of Section 59; and
 - c) No buildings or structures shall be located in the Development Setback shown on Diagram A; and
 - d) There is one dwelling and accessory building(s) per Māori block in Area A (i.e. a maximum of six dwellings); or
 - e) There is one dwelling and accessory building(s) per lot in Area B.
2. An activity in Rule 1 is a restricted discretionary activity if:
 - a) It is not a permitted activity under Rule 1.1 a), b) or c); and
 - b) It meets the maximum number of dwellings permitted in Rule 1.1 d) or e); and
 - c) It is not within the Outstanding Natural Character overlay.
3. The Council restricts its discretion to matters 1-4 in Table 3 below for an activity in Rule 1.2.
4. An activity in Rule 1 is a restricted discretionary activity if:
 - a) It is within the Outstanding Natural Character overlay; and
 - b) It meets the maximum number of dwellings permitted in Rule 1.1 d) or e).
5. The Council restricts its discretion to matters 5-9 in Table 3 below for an activity in Rule 1.4.
6. An activity in Rule 1.2 or 1.4 that is not a restricted discretionary activity is a non-complying activity.

Rule 2: One dwelling per Māori block or lot in Area C; Accessory buildings in Area C

1. An activity in Rule 2 is a permitted activity provided:
 - a) It meets the standards in Table 4 of Section 44; and
 - b) It meets the standards in Table 6 of Section 59; and
 - c) No buildings or structures shall be located in the Development Setback shown on Diagram A; and
 - d) It is not within the Outstanding Natural Features and Landscapes overlay or the Natural Character overlay.
2. An activity in Rule 2 is a restricted discretionary activity if:
 - a) It meets the standards in Table 6 of Section 59; and
 - b) It meets the standards in Table 1 below.
3. The Council restricts its discretion to matters 5-9 in Table 3 below.
4. An activity in Rule 2 within the Outstanding Natural Features and Landscapes overlay or the Natural Character overlay that is not a restricted discretionary activity is a non-complying activity.

Rule 3: Subdivision creating one or more additional lots

1. Subdivision in Area A is a controlled activity provided:
 - a) It meets the standards in Table 4 in Section 41; and
 - b) No more than six lots are created; and
 - c) The lot boundaries are the same as or similar to the boundaries of Blocks 2-7 on the partition survey ML 2544; and
 - d) The construction standards for vehicle access comply with the rules in Section 42, except more than four lots or four dwellings may be served by one private way.
2. Subdivision in Area C is a controlled activity provided:
 - a) No more than 2 lots are created; and
 - b) The lot boundaries are the same as or similar to the boundaries of Blocks 11 and 12 on ML 493992; and
 - c) The minimum lot area is 7000m²; and
 - d) Buildings are within the Defined Buildings Areas on Diagram A; and
 - e) The construction standards for vehicle access comply with the rules in Section 42, except more than four lots or dwellings may be served by one private way.
3. The Council reserves its control over matters in Table 3 below and Table 5 in Section 41 for subdivision under Rule 3.1 and 3.2.
4. Subdivision that is not a controlled activity is a non-complying activity.

Rule 4: Boundary adjustment

1. A boundary adjustment is a controlled activity provided:
 - a) The lot boundary to be adjusted does not result in the existing lots changing by more than 10%; and
 - b) The boundary adjustment does not cause or increase non-compliance with resource consent conditions; and
 - c) The adjustment involves a common boundary between two or more contiguous lots.
2. The Council reserves its control over matters 1-4, 6 and 7 in Table 4 at the end of Section 41.
3. A boundary adjustment that is not a controlled activity under Rule 4.1 is a discretionary activity.

Rule 5: Any other activity within the Site Development Plan

1. Any other activity within the Site Development Plan that is a permitted or restricted discretionary or discretionary activity in Section 35 Māori Land, Part VIII District-wide rules or Section 59 Rural Zone retains its activity status provided that:
 - a) A permitted or restricted discretionary activity meets:
 - i) The standards in Table 4 of Section 44; and
 - ii) The standards in Table 6 of Section 59.
 - b) In the event of a conflict between the district-wide rules or zone rules and the Ngaure and Mangiao Site Development Plan, the rules of the Ngaure and Mangiao Site Development Plan shall prevail; and
 - c) The activity shall be subject to the provisions in the following overlays (if the activity is within that overlay):
 - i) Outstanding Natural Features and Landscapes;

- ii) Natural Character of the Coastal Environment;
 - iii) Māori Land
2. Any other activity in Ngaure and Mangiao Site Development Plan that does not retain its activity status under Rule 5.1 is a non-complying activity.

Note

1. Rules controlling vehicle parking, access and manoeuvring are in Section 42 Transport.

Table 1 – Area C Restricted Discretionary Activity Standards

1. Dwelling and accessory building(s) within Ngaure and Mangiao 11 and 12 Blocks on ML 493992 shall be within a Defined Building Area shown on Diagram A.
2. Maximum height of a dwelling or accessory building is 6 m
3. Maximum building footprint of dwelling is 300 m²
4. Maximum length of a single facade where building footprint of dwelling exceeds 200m²

Table 2 – Controlled Activity Matters

1. Landscape and Natural Character

- a) Consistency with the purpose of the Ngaure and Mangiao Site Development Plan.
- b) Subdivision which identifies:
 - i) A 'Defined Building Area' on each lot; and
 - ii) Vehicle access to a 'Defined Building Area' on each lot following the natural contour of the land.
- c) Vegetation removal for a 'Defined Building Area' on each lot and for vehicle access is kept to a minimum.
- d) Legal mechanism to protect indigenous vegetation within the Site Development Plan outside of any 'Defined Building Area'.

2. Hazard management

- a) Building setback suitable to protect buildings from flooding, inundation and erosion.

3. Design and layout

- a) Consistency of lot boundaries, setbacks and access alignments with Blocks and access shown on Māori partition plans ML 2544 or ML 493992.
- b) The necessity or requirement for network utility connections and for any easements
- c) In the Outstanding Natural Features and Landscapes overlay and Natural Character overlay in Area C, buildings are confined to a 'Defined Building Area'.
- d) The necessity for a consent notice to address hazards, indigenous vegetation protection, on-site services, or the floor height of habitable buildings.
- e) Sequencing of works required to achieve a staged implementation of subdivision.
- f) Development setback in accordance with Diagram A.

Note:

Access may be formed over part of Ngaure and Mangiao 10 Block outside of the Site Development Plan.

Table 3 – Restricted Discretionary Activity Matters

1. Effects of not meeting the standard(s)

- a) Whether actions (if any) taken to avoid, remedy, or mitigate the adverse effects of not meeting the standard(s) are appropriate and effective.

2. The suitability of the site for the scale of the proposed activity

- a) Whether the site can accommodate the activity without compromising amenity values in the coastal environment.
- b) Whether the site is an appropriate location for the activity and whether alternative locations have been considered.

3. Utility infrastructure provision and location (including easements) for water, wastewater, solid waste, stormwater, electricity, telecommunications

- a) Whether the provision of utility infrastructure on-site is adequate and appropriately located.
- b) The extent to which additional infrastructure has adverse visual effects on the existing character of the area.
- c) Whether easements are necessary.
- d) Whether there is technical and practical potential for co-location of utility infrastructure.
- e) Whether appropriate provision is made for the management of water, stormwater and wastewater.
- f) Whether above-ground utility infrastructure is appropriate.

4. Flood hazard risk

- a) Whether a flood hazard assessment determines that the level of risk to dwellings is acceptable or tolerable.
- b) The extent to which a flood hazard assessment addresses potential effects of future climate change over the next 100 years.

5. Location and extent of earthworks

- a) The extent to which the earthworks will retain the values and characteristics of the Natural Character overlay.
- b) Whether the effects of the earthworks on the values and characteristics of the Natural Character overlay will be temporary or permanent.
- c) The extent to which earthworks are minimised and whether it is practicable to remedy or mitigate the adverse effects.
- d) The extent to which the earthworks are sympathetic to the natural landform, follow natural contours and mitigate unavoidable adverse effects by revegetation.

6. Location, design and visibility of buildings/structures

- a) The extent to which the building is designed and located to be visually unobtrusive from public viewpoints.
- b) Whether the building is designed and sited so that:
 - (i) the values and characteristics of the Natural Character overlay are preserved; and

Table 3 – Restricted Discretionary Activity Matters

- (ii) any adverse effects within the Outstanding Natural Features and Landscapes overlay are avoided, remedied or mitigated
- c) The extent to which the colours, materials and design of the building blend in with the surrounding landform and vegetation and reduce reflectivity.
- d) Whether the buildings, structures and site are designed to minimise light spill at night.
- e) Whether additional measures can be taken to reduce reflectivity from the building.
- f) The extent to which the landscaping and revegetation provides mitigation including:
 - (i) the suitability of selected species; and
 - (ii) timing and sequencing of the proposed landscaping.

7. Alternative locations of buildings/structures

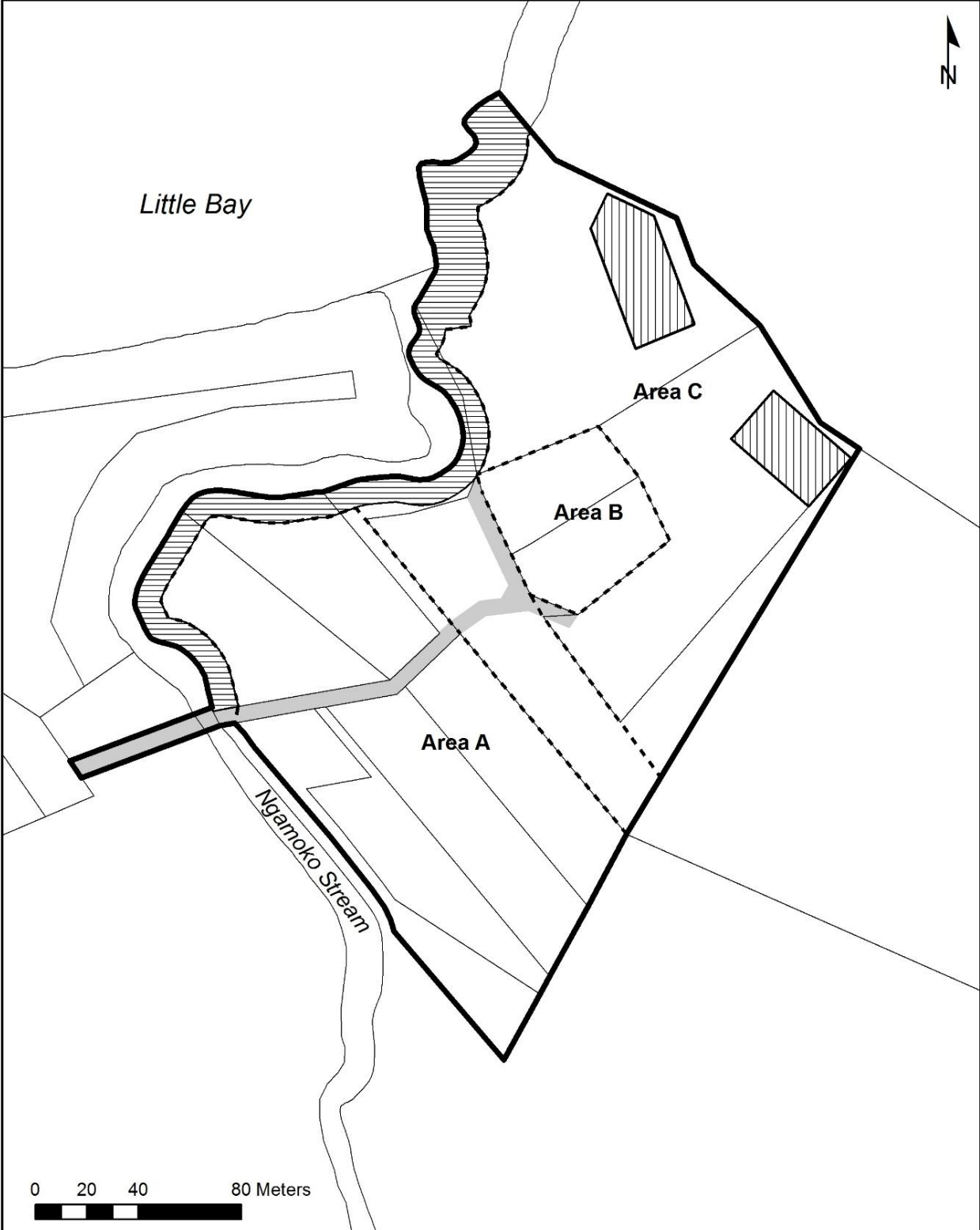
- a) Where the activity needs to be within the Outstanding Natural Features and Landscapes overlay or Natural Character overlay.
- b) Whether locating the activity within the Outstanding Natural Features and Landscapes overlay or Natural Character overlay is required to enable reasonable residential use of the lot.

8. Vegetation planting for mitigation purposes

- a) Whether any restoration, enhancement or rehabilitation planting would mitigate earthworks required for the activity.

9. Cumulative effects

- a) Whether the effects of the activity degrade:
 - (i) the natural character values and characteristics; and
 - (ii) the values and characteristics of the outstanding landscape.



<p>Diagram A</p> <p>Ngaure and Mangiao Site Development Plan</p>	Site Development Plan Boundary	Area Boundary
	Cadastral Boundary	Vehicle Access
	Defined Building Area	
	Development Setback (10 and 20m)	

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