

Chapter 17.18 — Clevedon Village

17.18.1 INTRODUCTION - Area Description

Clevedon is a rural village situated on the Wairoa River, within an easy drive to the coast to the east and the Auckland urban area to the west. Clevedon is a local service centre as well as a visitor centre – for those visiting Clevedon and its amenities, as well as those travelling through to coastal settlements such as Kawakawa Bay, Maraetai and beyond. Clevedon is a residential settlement, providing an attractive rural village atmosphere in a location that is not too far away from the services and employment opportunities available in the larger city.

Clevedon has a strong identity within the Auckland region. It lies at a key interface between town and country and, for many urban Aucklanders, provides an important connection to rural living and rural activities. Although within Auckland's commuter belt, Clevedon is a rural village with a strong sense of place.

The Clevedon Village Structure Plan area includes the village and its surrounding area and comprises 649.4 ha between Papakura-Clevedon Road, Wairoa River and Taitaia Stream.

17.18.2 RESOURCE MANAGEMENT ISSUES

The following issues are specific to the Clevedon Village Structure Plan.

Issue

17.18.2.1 The wider planning framework for Clevedon Village and its rural environs needs to have regard to the social, environmental, cultural and economic wellbeing of the Auckland Region. The spatial structure needs to provide for managed growth within the context of Clevedon Village.

The Auckland Regional Policy Statement (ARPS) recognises that rural towns and villages are an important focus for accommodating growth in rural parts of the region. The strategic policy framework of the ARPS provides for a "structure planned" approach to rural settlements. Clevedon falls outside Auckland's Metropolitan Urban Limits and as such is not identified as a place for any major growth. However, ad hoc development could dramatically alter the scale and sense of place of the village. In order to best plan for future development in Clevedon, a structure plan was prepared as the basis for this Chapter of the District Plan. The Clevedon Structure Plan sets out a strategy for growth to occur predominantly around the existing village centre in order to ensure that the majority of the village remains rural in character and use.

Issue

17.18.2.2 Clevedon has special qualities that make it unique, and an attractive place to live. Uncoordinated and more intensive development runs the risk of eroding the character and historic cultural heritage of the existing village and its environs. The opportunity exists to recognise, manage and enhance the character and historic heritage of the existing village and its rural environs.

Clevedon is a rural village set within a rural environment. It serves a wider rural population base than the village itself. It provides an attractive environment for people to live, generate a living and engage in recreation. It is characterised by its location set within a low-lying valley on the edge of the Wairoa River. Clevedon Village exhibits the character of a small New Zealand rural village. It contains a range of commercial activities and community facilities including churches that are consistent with a small rural village. The Village and its environs derives its rural character from its wooden buildings, mature vegetation, rural activities such as equestrian and other sports facilities and the views from the main street across the valley to higher ground characterised by pastoral farms. Clevedon is well provided with open

space including the substantial Clevedon Showgrounds and Clevedon Scenic Reserve (overlooking the valley).

The settlement contains some early European built heritage as well as many places of significance to Tangata Whenua. The village has a distinctive structure based on its 'Y' road pattern with a main street containing some of the services required by local people. The village centre is bisected by a wide main street with ample setbacks for street trees and footpaths. This street is predominantly lined with single and two storey weatherboard buildings with iron roofing. Beyond the main street, roads are typically rural roads with grass verges. Extensive ad hoc more intensive residential development will change the character of Clevedon from rural to more suburban in nature. Regulatory intervention can ensure that the rural character and cultural heritage of Clevedon is retained whilst enabling new building to occur. To this end a number of zones have been identified that build on the existing character of these locations in relation to the centre of the village.

Issue

17.18.2.3 Uncoordinated development can result in the inefficient use of land and the inefficient provision of infrastructure, particularly in relation to water supply, wastewater and transportation.

Careful planning is required for the Clevedon Village Structure Plan area to ensure that the finite land resource is efficiently utilised while retaining an appropriate rural village character. Particular attention needs to be given to the effect of the loss of rural land, increased use of motor vehicles to travel to and from the centre of the village and other local facilities, and potentially adverse effects on water quality, air quality and natural habitat.

A graduated zoning or spatial transect has been applied to the Structure Plan area to:

- Create a sustainable retail/commercial core within Clevedon;
- Support the local retail centre with a greater volume of people living within walking distance of that centre;
- Create a transition between the residential areas closer to the main street and the larger land holdings beyond the Clevedon Village;
- Retain rural land for food production;
- Enable a critical mass that would support infrastructure including upgraded movement networks, water supply, wastewater treatment and disposal; and
- Establish a clear and defensible urban boundary.

Local transportation includes not only motor vehicle transport but also other modes including walking, cycling, and horse riding. Motor vehicle traffic generated by inappropriate and uncoordinated development can act as a barrier to safe pedestrian and cycle movement between places, particularly in a rural environment where footpaths paths are infrequent. There are already some very attractive pedestrian paths in parts of Clevedon, and the Structure Plan identifies opportunities to further develop these. Similarly, routes through and around Clevedon are popular for cyclists. Better connections for pedestrians, equestrian and cyclists will improve the quality of the environment. Regulatory intervention can provide for new connections in advance of and at the time of development occurring.

Issue

17.18.2.4 Future development in Clevedon is dependent on a wastewater reticulation system being in place before development can occur.

The Clevedon Village Structure Plan has been driven by the environmental concerns caused by inadequate and failing individual on-site wastewater treatment and land disposal systems. Individual septic tank wastewater disposal systems have been shown to be generally inappropriate in rural village

situations. Package plants are also a less satisfactory alternative to full public systems. A report issued in 2008 indicated that reticulation would be required to avoid public health risk. Further residential growth in Clevedon can only proceed once a wastewater reticulation system is in place. It is technically feasible to provide wastewater reticulation within Clevedon. The Council supports a full public system but to be viable it is necessary for any new development to connect to such a system. Accordingly, development should only be made possible subject to connections to a public wastewater system being available.

Issue

- 17.18.2.5 Use and development in areas not serviced by a public reticulated water supply network must rely on alternative sources of water supply. This may compromise the health and safety of those using the alternative supply, both in the quantity and quality of the supply, particularly for use in emergency fire fighting.**

Clevedon households have in the past been reliant on individual on-site rainwater tanks. Analysis conducted for the Council has shown that rainwater supply is generally viable as the primary means of water supply for households presently within Clevedon and to accommodate anticipated future growth. In a dry summer, typical 3 bedroom households (up to 5 occupants) may be required to purchase tank refills from external sources up to 3 times annually. In addition to rainwater, with a reticulated water system adequate access to a ground water supply could be made available from local bores to meet the full demand of the proposed development area. The water quality in this area is generally suitable for a potable water supply except that it may have elevated iron and perhaps manganese concentrations. Treatment processes are available to effectively treat these contaminants. A combined scheme could be developed whereby all houses had roof water tanks which were topped up from a reticulated ground water system.

Issue

- 17.18.2.6 Development of land can reduce the land area available for stormwater soakage, can accelerate the rate of run-off, and can generally reduce the quality of stormwater. This can cause or accentuate flooding problems and damage the environmental qualities of waterways.**

Unplanned development could have a significant effect on catchment hydrology. Unmitigated this could lead to increased frequency and magnitude of flooding, stream bank erosion, reduced low flows, damage to freshwater aquatic habitat, accumulation of contaminants in the estuarine receiving waters and a general degradation of the environment. It is therefore necessary to ensure the integration of appropriate regulatory control in conjunction with low impact urban design for stormwater treatment to manage the adverse effects of future development.

Issue

- 17.18.2.7 Use and development in areas prone to flooding can expose people and physical resources to unacceptable risk and damage.**

Clevedon is located in a broad, low-lying valley bounded by the Wairoa River and Taitaia Stream. As such, flooding of agricultural land is a regular issue. Although the land presently floods, residential development within the plan area is currently sporadic and predominantly located on the higher ground. Areas prone to flood could be exacerbated by development of land identified as being of risk as well as future changes in climate which could result in increased rain and/or spring tidal surges of the Wairoa River and its tributaries. The district plan takes a conservative approach to defining future areas for growth by adopting the 100 year (1% Annual Exceedance Probability ('AEP') Flood Plain) flood risk level and regulating development within this area (refer Figure 17.18.1).

Issue

- 17.18.2.8 The Wairoa River is a major natural and cultural asset within Clevedon Village and is a natural linkage between Clevedon and the Coast.**

Clevedon is located in a broad, low-lying valley bounded by the Wairoa River and Taitaia Stream. The Wairoa River, in particular is a significant natural and cultural resource, and is also a recreational and boating resource. Adequate management of the river is required to protect its natural and cultural

qualities, and to investigate its opportunities for recreation and boating activities. For instance, inadequate and inappropriate provision of public open space can result in a lack of or restricted access to, key areas that would have public recreation value to the wider community.

17.18.3 OBJECTIVES

The Clevedon Village Objectives shall apply to all zones within the area of the Clevedon Village Structure Plan.

In relation to the subdivision and development of land, the Objectives referred to in Chapter 6 Heritage, Chapter 8 Transportation and Chapter 9 - Land Modification, Development and Subdivision shall also apply.

In relation to the subdivision and development of land in the Clevedon Rural zone, the Objectives referred to in Chapter 12 – Rural shall also apply.

In relation to the Clevedon Residential 1 and Clevedon Residential 2 zone, the Objectives referred to in Chapter 13 – Residential shall also apply.

In relation to the Clevedon Business zone and Clevedon Community zone, the Objectives referred to in Chapter 14 – Business shall also apply.

In relation to the Open Space zones, the Objectives referred to in Chapter 15 – Public Open space shall also apply.

Clevedon Village Structure Plan

Objective

17.18.3.1 To ensure managed growth within Clevedon Village contributes to the social, environmental, cultural and economic wellbeing of the Auckland Region.

(This objective relates to Issue 17.18.2.1)

Objective

17.18.3.2 To establish a new boundary for an expanded Clevedon Village that provides a clear differentiation between urban and rural areas.

(This objective relates to Issue 17.18.2.2 and 17.18.2.3)

Objective

17.18.3.3 To achieve a well connected, sustainable, safe, attractive, healthy and pleasant environment for living, working and travelling with an emphasis on the importance of the public realm, including parks, civic areas, roads and the natural environment. This will be achieved in part by the re-vegetation of riparian margins and parts of stormwater management areas within the Environmental Enhancement Overlay area and the creation of a Village Gateway Corridor.

(This objective relates to Issues 17.18.2.2 and 17.18.2.3)

Objective

17.18.3.4 To maintain or enhance the character of Clevedon Village and its rural environs.

(This objective relates to Issue 17.18.2.2)

Objective

- 17.18.3.5** To establish, maintain and enhance amenity values in a manner that demonstrates best urban design practice, with a built form that complements, enhances and integrates with the character and scale of Clevedon Village.

(This objective relates to Issue 17.18.2.2)

Objective

- 17.18.3.6** To provide for a diversity of living, working and recreational opportunities.

(This objective relates to Issues 17.18.2.2 and 17.18.2.3)

Objective

- 17.18.3.7** To provide an appropriate range of development opportunities that enhances the character and amenity within Clevedon Village and its rural environs, particularly providing for areas of planting and re-vegetation as part of the development process within the Environmental Enhancement Overlay area. This includes creating a Village Gateway Corridor along the western entry to the village where a planted 'no build' area is identified with a setback that is not less than 40 metres from the edge of the Papakura Clevedon Road road reserve.

(This objective relates to Issues 17.18.2.2 and 17.18.2.3)

Objective

- 17.18.3.8** To achieve a safe, efficient, well connected transport system within and beyond Clevedon Village that provides a choice of travel modes, including pedestrian, cycling, equestrian, and motor vehicles.

(This objective relates to Issue 17.18.2.3)

Objective

- 17.18.3.9** To manage the collection, treatment and disposal of wastewater in a way that avoids, remedies or mitigates any adverse effects on the water quality of the receiving environments of the Wairoa river catchment.

(This objective relates to Issue 17.18.2.4)

Objective

- 17.18.3.10** To ensure use and development is adequately serviced with a reliable supply of water of an appropriate quality and quantity for both domestic use and fire fighting purposes.

(This objective relates to Issue 17.18.2.5)

Objective

- 17.18.3.11** To manage the collection, treatment and disposal of stormwater in a way that that avoids, remedies or mitigates any adverse effects on the water quality of the receiving environments of the Wairoa river catchment.

(This objective relates to Issue 17.18.2.6)

Objective

- 17.18.3.12** To minimise the adverse effects to property and the environment from flooding caused by watercourses, stormwater overflow, and inundation by future climatic effects.

(This objective relates to Issues 17.18.2.6 and 17.18.2.7)

Objective

17.18.3.13 To recognise the natural and cultural importance of the Wairoa River and the opportunities the River may provide for access to recreational and boating activities.

(This objective relates to Issue 17.18.2.8)

Objective

17.18.3.14 To ensure Clevedon's historic heritage is protected from inappropriate subdivision, use and development.

(This objective relates to Issue 17.18.2.2)

17.18.4 POLICIES AND METHODS

The Clevedon Village Policies shall apply to all zones within the Clevedon Village Structure Plan area.

In relation to the subdivision and development of land, the Policies referred to in Chapter 6 Heritage, Chapter 8 Transportation and Chapter 9 - Land Modification, Development and Subdivision shall also apply.

In relation to the subdivision and development of land in the Clevedon Rural zone, the Policies referred to in Chapter 12 – Rural shall also apply.

In relation to the Clevedon Residential 1 and Clevedon Residential 2 zone, the Policies referred to in Chapter 13 – Residential shall also apply.

In relation to the Clevedon Business zone and Clevedon Community zone, the Policies referred to in Chapter 14 – Business shall also apply.

In relation to the Open Space zones, the Policies referred to in Chapter 15 – Public Open space shall also apply.

Policy

17.18.4.1 Adopt the Clevedon Village Structure Plan (Figure 17.18.1) to manage the expansion of the village in a compact, well designed, comprehensive and sustainable urban manner that supports and complements the character of Clevedon Village and its rural environs, by:

- (a) establishing rules for development that maintain or enhance the character of Clevedon Village;
- (b) establishing a development pattern that has the village core at its centre dispersing through to the rural environs;
- (c) ensuring that Clevedon Village Structure Plan area provides for the sustainable long term growth of Clevedon Village; and
- (d) ensuring planting of the Village Gateway Corridor along Papakura Clevedon Road and re-vegetation of riparian margins and parts of the stormwater management areas within the Environmental Enhancement Overlay area.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.1; 17.18.3.2; 17.18.3.3; 17.18.3.4; 17.18.3.5; 17.18.3.6 and 17.18.3.13)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and Performance Standards
- Subdivision Rules
- Comprehensive Subdivision Plan
- Assessment Criteria
- Clevedon Village Design Guidelines

Policy**17.18.4.2 Subdivision, use and development shall:**

- (a) encourage a sense of place and identity;
- (b) provide a range of living choices and lifestyles;
- (c) retain and enhance significant landscape elements and key views along identified corridors;
- (d) provide a high degree of connectivity through a well connected movement network;
- (e) promote passive surveillance of public space by design and placement of buildings;
- (f) facilitate safe walking, cycling and horse riding, including the identification of walking, cycling and bridle paths;
- (g) support or enable opportunities for passenger transport services to establish;
- (h) reduce travel distances, providing access to amenities, and supporting an integrated transport system that provides a choice of travel modes;
- (i) be compatible with the part of the roading hierarchy on which it is located in terms of the type and level of traffic generation;
- (j) design local roads to ensure a safe low traffic speed environment;
- (k) relate to the streetscape so as to enhance perceptions of safety;
- (l) protect water quality and ensure that the rate of run-off throughout the development cycle is similar to pre-development levels;
- (m) provide open space and public access to the Wairoa River;

- (n) protect and enhance remnants of native vegetation and wetlands;
- (o) ensure provision for emergency services;
- (p) protect historic heritage including buildings, items, places of historic significance, archaeological sites and notable trees;
- (q) ensure that there is a legible boundary to the urban area;
- (r) maintain and enhance landscape and rural amenity values of the Clevedon Rural zone by identifying a Development Restriction Overlay along Papakura-Clevedon Road and ensuring that subdivision within this zone does not lead to development which is prominent or otherwise obtrusive in the rural landscape;
- (s) ensure that the land modifications within the Environmental Enhancement Overlay area do not increase the flood risk to land and buildings upstream or downstream of the development;
- (t) ensure that the enhancement of riparian margins and parts of the stormwater management areas within the Environmental Enhancement Overlay area achieve an integrated re-vegetation pattern;
- (u) ensure that comprehensive use of the rural land is achieved by the use of the averaging and clustering rules;
- (v) provide for a 'no build' and planted Village Gateway Corridor along Papakura Clevedon Road; and
- (w) provide for the upgrade of the transport network where required, particularly where new local roads intersect with existing public roads.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.1; 17.18.3.2; 17.18.3.3; 17.18.3.4; 17.18.3.5; 17.18.3.6; 17.18.3.7 and 17.18.3.8)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and Performance Standards
- Subdivision Rules
- Comprehensive Subdivision Plan
- Esplanade Reserves
- Assessment Criteria
- Clevedon Village Design Guidelines

Policy

- 17.18.4.3** Provision shall be made for residential, business, community facilities, rural lifestyle and farming activities and a range of public open spaces including a village green within the Clevedon Village Structure Plan area.

Explanation/ Reasons

This policy seeks to provide for a range of rural activities and recognises the community's desire for a village green. Land located on Clevedon Papakura Road and zoned Public Open Space is to be redeveloped to include a village green for Clevedon by way of Reserve Management Plan. The green itself will largely be free of landscape interventions or buildings and is to be used for a range of passive recreational activities and village events.

(This policy seeks to achieve objectives 17.18.3.1; 17.18.3.3; 17.18.3.4 and 17.18.3.6)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and performance standards
- Subdivision rules
- Assessment Criteria

Policy

- 17.18.4.4** New roads and activities within the road reserve shall be designed, located and constructed in a way that ensures:

- (a) safe and integrated movement of pedestrians, equestrian, cyclists and vehicles around Clevedon Village;
- (b) physical integration with other transport modes and routes, where appropriate; and
- (c) avoidance, remediation or mitigation of the impacts of traffic movement and activity on the amenity of surrounding sites.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.3; 17.18.3.5; 17.18.3.6 and 17.18.3.8)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and Performance Standards
- Comprehensive Subdivision Plan

- Assessment Criteria

Policy

17.18.4.5 Developments in all zones except Clevedon Rural zone that require provision to be made for wastewater disposal shall avoid adverse effects on the environment by ensuring a connection is available to a public wastewater collection and disposal system.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.6 and 17.18.3.9)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and Performance Standards
- Subdivision rules
- Assessment Criteria

Policy

17.18.4.6 Water supplies shall be of sufficient capacity, including (but not limited to) fire fighting requirements, and are of potable standard suitable for anticipated use.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.1 and 17.18.3.10)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and Performance Standards
- Subdivision rules
- Assessment Criteria

Policy

17.18.4.7 Stormwater run-off shall be collected, treated and disposed of from sites in a way that avoids, remedies or mitigates adverse effects on adjacent sites or sites upstream or downstream in the catchment area.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.1 and 17.18.3.11)

Methods

- Clevedon Village Structure Plan
- Zoning
- Development and Performance Standards
- Subdivision Rules
- Comprehensive Subdivision Plan
- Assessment Criteria

Policy

17.18.4.8 Subdivision, use and development within the stormwater management area shall:

- (a) locate within natural contours/landform;
- (b) avoid any modification to the stormwater management area;
- (c) avoid constraining any natural flowpaths; and
- (d) balance the risk between providing critical infrastructure and the effects of the modification on the wider hydrology.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.1 and 17.18.3.12)

Methods

- Zoning
- Development and Performance Standards
- Subdivision Rules
- Comprehensive Subdivision Plan
- Assessment Criteria

Policy

17.18.4.9 That the natural and cultural resource management needs of the Wairoa River and its surrounds, together with development opportunities associated with the River for

recreational and boating activities, be investigated by appropriate management planning and land acquisition for reserves and river access purposes.

Explanation/ Reasons

(This policy seeks to achieve objectives 17.18.3.1; 17.18.3.2; 17.18.3.3; 17.18.3.4; 17.18.3.5; 17.18.3.6; 17.18.3.7 and 17.18.3.8)

Methods

- Zoning
- Development and Performance Standards
- Subdivision Rules
- Esplanade Reserve
- Comprehensive Subdivision Plan
- Reserves Management Planning

17.18.5 IMPLEMENTATION

17.18.5.1 Regulatory Methods

The Council will use regulatory methods to help achieve the objectives. These methods include the following:

(a) Clevedon Village Structure Plan

The District Plan adopts the Clevedon Village Structure Plan to manage the future development of the Clevedon Village. The planning framework for the Clevedon Village Structure Plan gives effect to the Auckland Regional Policy Statement framework as it relates to the management of urban growth. A structure planning approach has been applied to the development of a management framework for Clevedon Village, and to establish a defensible urban boundary.

The need for Clevedon Village to be integrated with the existing pattern and character of Clevedon is recognised. Clevedon Village has a strongly defined character and pattern of development. The strategy for Clevedon Village Structure Plan is to demonstrate best practice urban design to ensure the future development complements, enhances and integrates with the established pattern of development and provides for a sustainable community and village environment. Accordingly, the District Plan requires development to be consistent with the Clevedon Village Structure Plan.

(b) Zoning and Rules / Development and Performance Standards

The following regulatory methods apply to the Clevedon Structure Plan Area.

Zoning

- Clevedon Business zone

- Clevedon Residential 1 zone
- Clevedon Residential 2 zone
- Clevedon Rural zone
- Clevedon Community zone
- Public Open Space zones
- Stormwater Management Areas

Development and Performance Standards

Land Use Activities

- Activity Table (Use/Building)
- Permitted Activities – limited to activities that are unlikely to have any adverse effects on the environment provided they comply with specific development and performance standards
- Restricted Discretionary Activities – limited to activities that could have adverse effects on the environment where the application of conditions or refusal of consent maybe appropriate
- Discretionary Activities - limited to activities that may be appropriate but have the potential to have major adverse effects
- Non-complying Activities - limited to activities that the Council does not consider to be appropriate for the Clevedon Village Structure Plan area
- Bulk and Location Controls
- Additional Development and Performance Standards relating to Use/Building
- Additional Development and Performance Standards relating to Business areas and the Clevedon Community zone

Subdivision

- Comprehensive Subdivision Plans
- Location of Building Platforms
- Protection existing and new Vegetation
- Wastewater Disposal
- Stormwater Management
- Proximity to High Voltage Transmission Lines
- Roading and Legal Access
- Provision of Network Utilities
- Walkways and Bridle Trails

- Provision of a 'no build' planted Village Gateway Corridor along Papakura Clevedon Road on land within the Environmental Enhancement Overlay area

(c) Legal Protection Mechanisms

Consent notices will be used to legally protect planting and re-vegetation areas within the Environmental Enhancement Overlay area, building platforms identified within any subdivision and development activity and to provide for riparian planting and maintenance in Stormwater Management Areas. Legal protection mechanism will be used to ensure, in the case of comprehensive subdivision plans, that integrated outcomes sought under the Clevedon Village Structure Plan can be achieved.

Where legal protection is required, the Council will, as a minimum:

- Impose conditions on subdivision consent to be complied with on a continuing basis by the subdividing owner and subsequent owners; and
- Issue consent notices under section 221 of the Resource Management Act 1991 restating and specifying the reasons for any such conditions.

Consent notices will be registered against the Certificates of Title to the relevant lots and will permanently bind all subsequent owners of the land. In addition to restating the relevant subdivision consent conditions, consent notices will also specify the reasons for the conditions (i.e. the purpose(s) of the obligation(s) and the intended outcomes). Due to the importance of the protection required, it is expected that any subsequent application for the variation, cancellation or review of any condition(s) specified in consent notices will follow a public notification process.

17.18.5.2 Non Regulatory Methods

In addition to the regulatory methods contained in the Plan, the Council will also use non-regulatory methods to help achieve the objectives. These methods will include the following:

(a) Design Guide

Council has prepared a Clevedon Village Design Guide document. The guideline covers matters such as site layout, landscape design, and the external appearance and design of buildings. Resource consent applications prepared in accordance with the Clevedon Village Design Guide document are more likely to meet relevant District Plan criteria than those which are not.

(b) Provision of Services, Advocacy and Planning

The Council will actively assist applicants with education and advice on development within Clevedon Structure Plan and assessment of applications for resource consents. The Council wishes to take a proactive and co-operative role in developing innovative design solutions for land subdivision, use and development within this area.

(c) Supporting Community Initiatives

The Council will continue to support a range of community initiative which contribute to the vitality and local character of the Clevedon Village, for example the Community Market and the Clevedon Farmers' Market.

(d) Land Purchase

The Council will continue to make strategic land purchases where appropriate within the Clevedon Structure Plan such as for car parking areas and open space. These will be in accordance with the District Plan.

(e) Record Keeping

The Council is responsible for including information on its Land Information Register related to land within its district. This can include information relating to the use of the land and conditions attached to that use. For example, a Land Information Register notation could include references to the need for geotechnical and/or engineering assessment with any application for subdivision or development on a particular site. The Council will use this notation process as appropriate to ensure relevant information about the site is retained on Council's records.

17.18.6 ANTICIPATED ENVIRONMENTAL RESULTS

The Clevedon Village Structure Plan area provisions will enable the following environmental outcomes to be achieved:

- (a) a sustainable community;
- (b) future residential growth in Clevedon which provides people with a range of choices for living and lifestyle, maintain and contribute to Clevedon's character, strengthen the existing village and retain productive rural units;
- (c) an integrated approach to sustainable development and regenerative design in the future development of Clevedon Village;
- (d) the adverse effects of climate change adaptation and natural hazards are managed in a conservative manner;
- (e) the sustainable management of growth and energy demands in the future development of Clevedon Village;
- (f) enhancement of the quality of local waterways in particular the Wairoa River;
- (g) enhancement of the connectivity and movement between Clevedon Village and the wider Auckland region;
- (h) a well connected village environment with a legible urban edge;
- (i) the provision of opportunities to maintain and enhance the local economy and local employment opportunities;
- (j) retention of the character of the existing village and its environs and enhancement of its role as a semi-rural village by providing opportunities for growth; and
- (k) new development in the Clevedon Village Structure Plan that is of a scale that maintains rural character maintains and enhances a sense of place, and retention or enhancement of the social, community, cultural and rural values of the existing village.

17.18.7 PROCEDURES FOR MONITORING

In order to assess the suitability and effectiveness of the objectives, policies and methods in achieving the anticipated environmental results, the Council will develop a monitoring programme (see Chapter 1.7.3), which may include the following monitoring procedures:

- (a) monitor the establishment of all new development and redevelopment;
- (b) monitor the establishment and maintenance of wastewater services;
- (c) monitor the development and maintenance of sustainability in urban form, construction methods;

- (d) monitor progress towards achieving connectivity within the Village including new roads, recreational walkways and bridle paths;
- (e) monitoring resource consents in Clevedon Village Structure Plan area, including number of consents granted, compliance with consent conditions, and the effectiveness of those conditions; and
- (f) undertaking safety audits of public spaces (e.g. parks and walkways) and analysing crime and traffic accident statistics to assess the impacts of design and planning on the sense of personal safety people might experience in this area.

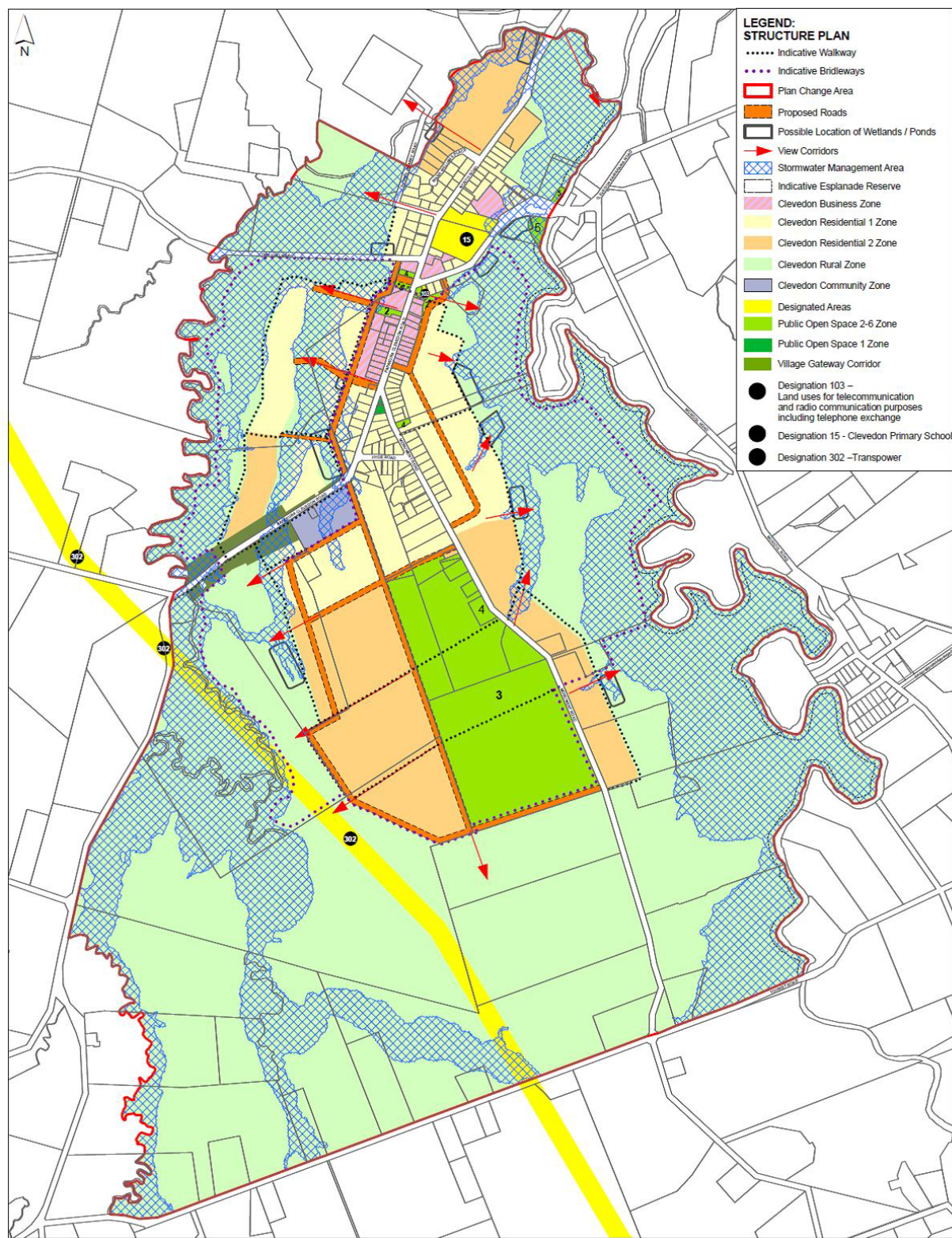


FIGURE 17.18.1 CLEVEDON VILLAGE STRUCTURE PLAN

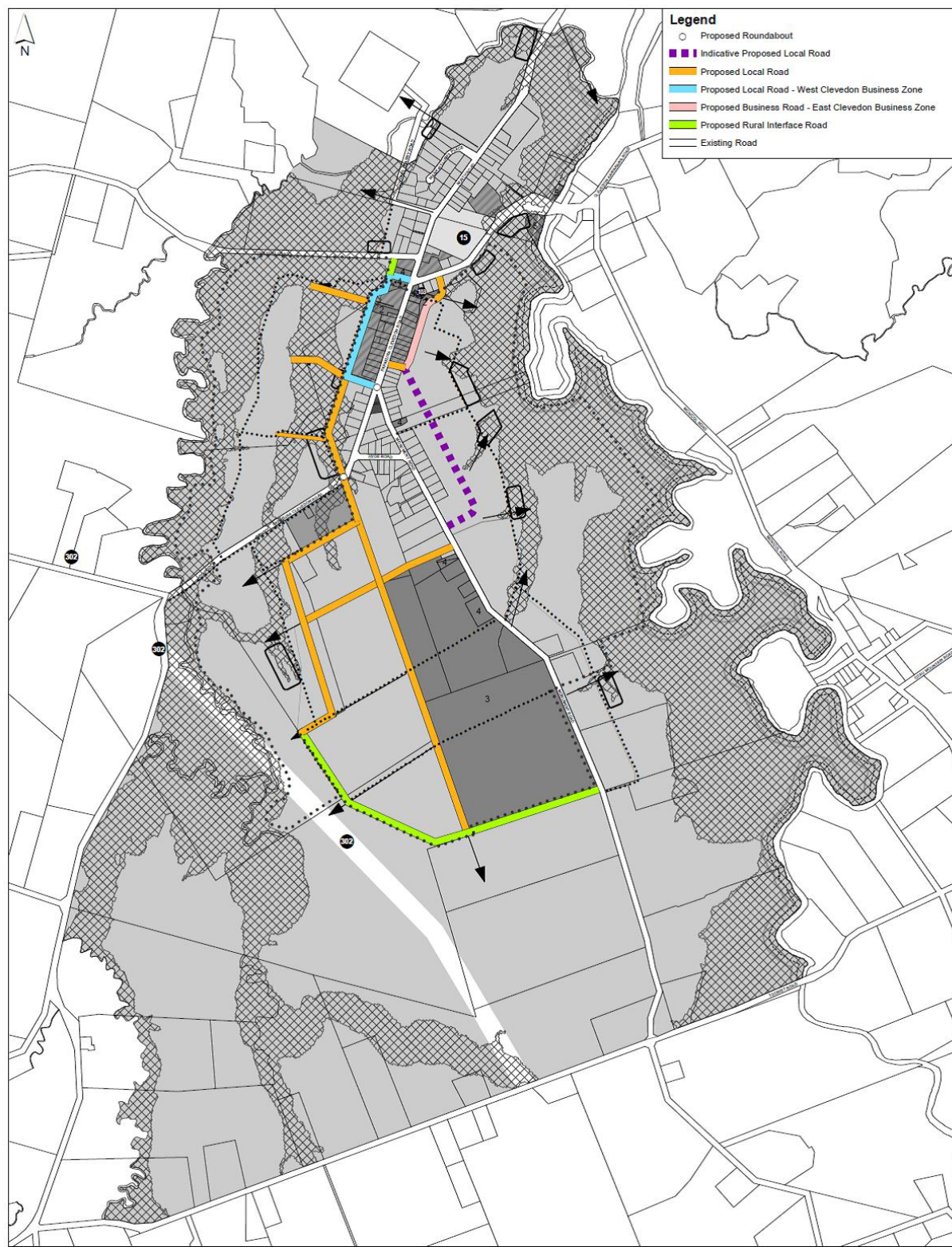


FIGURE 17.18.2 CLEVEDON VILLAGE ROADING NETWORK PLAN

17.18.8 DESCRIPTION AND EXPLANATION OF ZONES AND OVERLAYS

17.18.8.1 Clevedon Business zone (Local Service Centre)

The Clevedon Business zone applies on and to the west of the main street of Clevedon. The purpose of the zone is to reinforce the area as a local service centre for Clevedon Village and surrounds as it also provides services for the travelling public, visiting or passing through Clevedon.

In addition to convenience needs, a broad range of activities have been provided for within the Clevedon Business zone to enable local businesses, retail activity, cafés and other services and facilities. This will support the local service needs of a rural community and foster a robust local economy.

The zone will also promote the efficient use of business land and buildings and condense these into a defined area to create a compact core and minimise local vehicle trip generation. Development controls promote a continuous business frontage along Clevedon's main street.

The form and structure of the main street should generally adopt a New Zealand rural vernacular of predominately single and two storey buildings as referenced in the Clevedon Village Design Guidelines.

Part of this zone is subject to Environmental Enhancement Overlay area.

17.18.8.2 Clevedon Residential 1 zone

The Clevedon Residential 1 zone is generally located within an 800m radius of the Village Centre. The purpose of the zone is to create a compact residential area within 10 minutes walking distance of the village centre. The compact nature of this part of the village is intended to provide Clevedon's population with a range of choices for living and lifestyle. Lots are to be a minimum of 500m². It offers development opportunities that will create a vibrant, walkable centre within Clevedon.

It is recognised that the character of some of the existing dwellings and lots is based as much on the traditional subdivision pattern as on the built form. However, it is considered that new development with lots of 500m² can be absorbed close to the centre of Clevedon without undermining the overall rural character of the village.

It is intended that new lots can be self-sufficient in water servicing. However, these may benefit from a combined rainwater tank and groundwater supply to minimise visual effects of proliferation of structures within these smaller lots. It is envisaged that a public reticulated system may be established in the future to provide for development in this zone.

Part of this zone is subject to Environmental Enhancement Overlay area.

17.18.8.3 Clevedon Residential 2 zone

The Clevedon Residential 2 zone applies to land located on the outer edge of the existing village. The purpose of the zone is to create a transition from the more compact village to the surrounding rural farming area beyond. The zone provides for homestead type residential development set within larger grounds reflecting a more rural residential character.

A range of lot sizes from 800m² to 2000m² with an average minimum of 1,400m² are provided for within this zone to allow large gardens and private open space, adding to the character of the area. The larger sites also seek to protect the rural character and amenity of the village and enable views to the pastoral farming on the higher ground.

Part of this zone is subject to Environmental Enhancement Overlay area.

17.18.8.4 Clevedon Rural zone

The Clevedon Rural zone is situated at the outer edges of the Clevedon Structure Plan area. The purpose of the zone is to provide for a range of part time farming activities from which produce can support local activities, such as the Clevedon Farmers' Market. The zone provides for small rural holdings as a transition between the new residential area and the wider rural area beyond. It is envisaged that these land holdings can enable lifestyle farming and other rural activities.

Subdivision within the zone is based on an appropriate area for part-time farming activity. An average density of 1 dwelling per 4 hectares still allows development of a range of rural activities within the zone. The use of the averaging and clustering provisions within the Clevedon Rural Zone will encourage the flexible and comprehensive use of the rural land.

Figure 17.18.10 and Rule 17.18.14.2.2.1 identify areas where additional subdivision is contemplated with density ranging between 1 dwelling per 2 hectares and 1 dwelling per 10 hectares. The lots with the greatest density opportunity are generally located within 800m from the edge of the business zone, which is an accepted walkable distance when intensifying areas. These lots also contain sufficient high ground and landscape capacity to accommodate additional units at an increased density.

A section of Papakura-Clevedon Road has been identified as sensitive to development which may undermine the transition between the residential areas of Clevedon and the wider rural area beyond. Figure 17.18.10 also identifies a Development Restriction Overlay on properties along Papakura-Clevedon Road and Tourist Road. The Development Restriction Overlay protects the rural character and experience when travelling into Clevedon by restricting new dwelling units to being located within the Overlay area, controlling new vehicle access points and by requiring specific riparian planting that will preserve the character along this section of Papakura-Clevedon Road.

The provisions within the zone promote cluster housing to deter the fragmentation of land and at the same time enable small scale equestrian or farming activities within the zone. Cluster housing will also assist in reducing the visual impact of development and in preserving key views by grouping buildings, maintaining wildlife corridors and enabling parcels of land partly impacted by the Stormwater Management Area to be more efficiently developed.

Particular rules applying to the zone will reinforce the rural village character and landscape qualities of Clevedon, whilst minimising adverse effects of rural activities on adjoining residential land.

Low lying land subject to flooding (below the 1% AEP Flood, shown as Stormwater Management Area in Figure 17.18.1) is subject to building restrictions to ensure the effects of flooding are not exacerbated and can continue to be managed. Careful siting of dwellings and accessory buildings on higher ground is encouraged to maintain the open rural character of the remaining areas of property within flood plain.

Provision for bridle paths at the time of subdivision is also promoted to add to the amenity value of Clevedon and facilitate the safe movement of horses and riders through the area.

Part of this zone is subject to Environmental Enhancement Overlay area.

17.18.8.5 Clevedon Community zone

The Clevedon Community zone is intended to accommodate an integrated church complex with a range of associated activities. Development in this zone is required to be undertaken in a comprehensive manner.

In assessing such a proposal, the Council will consider a range of matters including building design, landscaping, vehicle access and roading to ensure that the site is developed as an integrated whole.

17.18.8.6 Stormwater Management Area

The Clevedon Structure Plan and the planning maps include Stormwater Management Areas. Land within the Stormwater Management Areas is subject to provisions relating to use, development and subdivision

of land. In Clevedon, the Stormwater Management Areas are applied to waterways and land within 100 year flood plains. The purpose of the Stormwater Management Areas is to enable the use of this land for sustainable stormwater management practices, including enhancing the overall ecological condition of these gullies and waterways by requiring riparian planting.

Land in Stormwater Management Areas has been given an underlying zoning which will take effect from the date a resource consent application for a subdivision or development is approved, provided that hydrological and other evidence submitted with the application shows that the subject land is no longer required for the purposes of stormwater management.

The riparian planting will enhance the ecological conditions of the streams, maintain stream bank stability and reduce the level of erosion and flooding. In addition to the specific provisions that relate to Clevedon, the Stormwater Management Areas are subject to the provisions of Chapter 9 – Land Modification, Development and Subdivision.

17.18.8.7 Environmental Enhancement Overlay Area

The Environmental Enhancement Overlay area applies to Pt Allot 5 Wairoa Psh & Pt Allot 9 DP 3036 & Pt DP 10672 & DP 5258 Blk Wairoa SD & Lot 2 DP 142381 & Lot 3 DP 142381 & Lot2 DP 186158.

The overlay area seeks to achieve extensive planting and re-vegetation of riparian margins to offset residential development within the Stormwater Management areas (100 year floodplain). The location of the re-vegetation takes into account restoration of the riparian margins and floodplains, extension of existing ecological corridors and enhancement of existing vegetation.

The extent of the Environmental Enhancement Overlay is shown on Figure 17.18.16. The overlay covers Clevedon Residential 1 and 2 zones, Clevedon Rural zone and Clevedon Business zones. While the overlay straddles across various zones, all enhancement planting and re-vegetation is anticipated to be located within the Clevedon Rural zone. Figure 17.18.16 identifies the location of the planting within the overlay area.

The planting and re-vegetation within this overlay area is closely tied to the development and subdivision of the landholding. The development layout, landscape plan and management plans for the overlay area will demonstrate the benefit of planting within riparian and stormwater management area and pasture management for the land.

The overlay area includes a 'no build' 40 metres wide planted Village Gateway Corridor along Papakura Clevedon Road. This planting buffer is to be located outside the road corridor, on private land and is to be planted as part of the development of the land within the Environmental Enhancement Overlay. This area may include wetlands and ponds as part of the stormwater management plan. It may also provide for new local roading connections to adjoining development. It is anticipated that planting within this area will be part of Stage 1 of the development.

Protection of planting and re vegetation within the overlay area will be by way of consent notices on titles. Development within this overlay area is by way of a Comprehensive Subdivision Plan that will enable an integrated approach to the subdivision of the landholding and achieve the outcomes sought by the Clevedon Village Structure Plan.

17.18.9 RULES – ACTIVITIES

Rule

17.18.9.1 Applicable Zoning Provisions

- (a) Except where otherwise specified in these provisions, the rules for the Clevedon Business zone, Clevedon Residential 1 zone, Clevedon Residential 2 zone, Clevedon Rural zone, the Clevedon

Community zone (collectively the “Clevedon Village zones”) and the Stormwater Management Area shall apply to the Clevedon Village Structure Plan Area as shown on Figure 17.18.1 Planning Maps 75, 76 and 84 (update 11 to the Planning Maps) and

- (b) Where there is any conflict between the provisions of other rules in the Plan and Rule 17.18.9 or 17.18.10 or 17.18.14 the provisions of Rule 17.18.9, 17.18.10, 17.18.11 or 17.18.14 shall apply.

Rule

17.18.9.1.1 Activities in the Clevedon Village zones shall comply with the following:

- (a) All Permitted Activities in Rule 17.18.9.2 Activity Table below shall comply with Rule 17.18.10 General Development and Performance Standards and any additional standards for specified activities in Rule 17.18.11;
- (c) All Restricted Discretionary Activities in Rule 17.18.9.2 Activity Table shall comply with the General Development and Performance Standards in Rule 17.18.10, any additional standards for specified activities in Rule 17.18.11 and shall be assessed against the Matters for Discretion set out in Rule 17.18.12;
- (c) All Discretionary Activities in Rule 17.18.9.2 Activity Table shall be assessed against the General Development and Performance Standards in Rule 17.18.10, any additional standards for specified activities in Rule 17.18.11 and the assessment criteria contained in Rule 17.18.13 and any other relevant matters under Section 104 of the Act;
- (d) Where an application for resource consent is subject to more than one activity status the most restrictive activity status is to apply to the application;
- (e) Any activity not listed in Rule 17.18.9.2 Activity Table is a Non-Complying Activity;
- (f) An application for resource consent for a Restricted Discretionary Activity that complies with the Development and Performance Standards will not require public notification under s95A of the Resource Management Act 1991, nor will there be any affected persons under Section 95E of the Act unless there are special circumstances as provided for under s95A(4), or public notification is required under s s95A(2)(a)-(c) of the Act; and
- (g) Any decision on whether a Discretionary Activity will require public notification, or whether the consent of adversely affected parties is required is subject to sections 95A, 95B, 95D and 95E of the Resource Management Act 1991.

Rule

17.18.9.1.2 Activities in the Stormwater Management Areas

The Rules as they relate to the Stormwater Management Areas in Chapter 9 – Land Modification, Development and Subdivision shall also apply.

Rule

17.18.9.2 Activity Table

In the Table below the terms used have the following meaning:

P = Permitted Activity

RD = Restricted Discretionary Activity

D = Discretionary Activity

NC = Non-Complying Activity

N/A = Not Applicable

ACTIVITIES	CLEVEDON BUSINESS	CLEVEDON RESIDENTIAL 1	CLEVEDON RESIDENTIAL 2	CLEVEDON RURAL	CLEVEDON COMMUNITY
Accessory Buildings not exceeding 40m ² gross floor area	P	P	P	P	N/A
Accessory Buildings exceeding 40m ² gross floor area	RD	RD	RD	P	N/A
Accessory Buildings not exceeding 100m ² gross floor area in the Clevedon Rural zone	N/A	N/A	N/A	P	N/A
Accessory Buildings exceeding 100m ² gross floor area in the Clevedon Rural zone	N/A	N/A	N/A	RD	N/A
Any activity that does not comply with the General Development and Performance standards in 17.18.10 (excluding 17.18.10.7 Water Supply) and 17.18.11 (if applicable)	RD	RD	RD	RD	RD
Any activity on a lot existing as of 19 October 2012 that does not comply with General Development and Performance Standard 17.18.10.8 (Wastewater)	D	D	D	N/A	N/A
Any activity on a lot created after 19 October 2012 that does not comply with General Development and Performance Standard 17.18.10.8 (Wastewater)	NC	NC	NC	N/A	N/A
Any activity that does not comply with General Development and Performance Standard 17.18.10.7 (Water supply)	NC	NC	NC	NC	NC
Bridle Trails & Walkways	RD	RD	RD	RD	N/A
Comprehensively Designed Development within the Clevedon Community zone meeting the requirements of Rule 17.18.11.2	N/A	N/A	N/A	N/A	RD
Construction of and additions and alterations to any building (except those items listed in Schedule 6A – see Heritage Chapter)	RD	P	P	P	N/A
Cafes, restaurants and takeaway food premises (excluding drive through activities)	P	NC	NC	NC	N/A
Childcare services and facilities for up to 10 children	P	P	P	P	N/A
Childcare services and facilities for more than 10 children	RD	D	RD	NC	N/A
Cleanfill activities involving the depositing of more than 200m ³ and less than 500m ³ of material per site	RD	RD	RD	RD	RD

ACTIVITIES	CLEVEDON BUSINESS	CLEVEDON RESIDENTIAL 1	CLEVEDON RESIDENTIAL 2	CLEVEDON RURAL	CLEVEDON COMMUNITY
Cleanfill Activities involving the depositing of more than 500m ³ of material per site complying with Rule 12.14.2.4.1, provided that the clean fill activity is necessary to establish a Permitted, Restricted Discretionary or a Discretionary Activity under Rule 17.18.9.2	D	D	D	D	D
Any modifications to the Stormwater Management Area to construct building platforms or buildings or private wastewater systems and associated earthworks and fill	D	D	D	D	D
Any activity that results in the construction or modification of vehicle access points onto Papakura Clevedon Road to service development from land subject to the Environmental Enhancement Overlay area shown on Figure 17.18.16	RD	RD	RD	RD	N/A
Any land modification within the Environmental Overlay Area that leads to an increase in flood risks upstream or downstream to: (a) buildings for storm events up to and including the 1% AEP; or (b) land for storm events up to and including the 10% AEP	NC	NC	NC	NC	N/A
Any subdivision on land subject to the Environmental Enhancement Overlay area shown on Figure 17.18.16 that complies with Rule 17.18.14.2.10 (Comprehensive Subdivision Plan)	RD	RD	RD	RD	N/A
Any subdivision on land subject to the Environmental Enhancement Overlay area shown on Figure 17.18.16 that does not comply with Rule 17.18.14.2.10 (Comprehensive Subdivision Plan)	D	D	D	D	N/A
Any amendments to an approved Comprehensive Subdivision Plan under Rule 17.18.14.2.10 for land subject to the Environmental Enhancement Overlay area shown on Figure 17.18.16	D	D	D	D	N/A
Any development on land subject to the Environmental Enhancement Overlay area shown on Figure 17.18.16 that complies with Rule 17.18.10.11(Planting and Re-vegetation and Figure and 17.18.16	RD	RD	RD	RD	N/A

ACTIVITIES	CLEVEDON BUSINESS	CLEVEDON RESIDENTIAL 1	CLEVEDON RESIDENTIAL 2	CLEVEDON RURAL	CLEVEDON COMMUNITY
Any development within the 40m 'no build area' along Papakura Clevedon Road on land subject to the Environmental Enhancement Overlay area	NC	NC	NC	NC	N/A
Community and Health Care Services and Facilities staffed by not more than two persons provided they are not part of a multiple household unit and provided the activity occurs on a front or a corner site	P	P	P	NC	N/A
Community and Health Care Services and Facilities including Hospitals, Medical laboratories and Vet Clinics staffed by more than two persons	P	D	D	NC	N/A
Demolition/removal of existing buildings (except those buildings listed in Schedule 6A – see Heritage Chapter)	P	P	P	P	P
Educational facilities and any additions or alterations to educational facilities	RD	NC	D	NC	N/A
Entertainment facilities and activities	P	NC	NC	NC	N/A
Environment centre / information centre	RD	NC	NC	NC	N/A
Equipment hire premises	P	NC	NC	NC	N/A
Farming except farm forestry (until a connection to a public waste water reticulation system is made available)	P	P	P	P	P
Farming except farm forestry (when a connection to a public waste water reticulation system is available)	NC	RD	RD	P	N/A
Farmstay Accommodation complying with Rule 12.11.2.1	NC	NC	NC	RD	N/A
Funeral directors premises	D	NC	NC	NC	N/A
Garden centres	D	NC	NC	D	N/A
Greenhouses with a gross floor area of less than 40m ²	P	P	P	P	N/A
Greenhouses with a gross floor area of more than 40m ²	NC	NC	NC	RD	N/A
Household unit – only one per site	RD	P	P	P	N/A
New Household units within Development Restriction Overlay	N/A	N/A	N/A	NC	N/A
A single household unit per site needed for a person whose responsibilities require them to live on the site	P	N/A	N/A	N/A	N/A
Home enterprises	Refer to Section 5.18.5 Chapter 5 – General Procedures and Rules				
Homes for the aged accommodating up to 15 persons inclusive of owner, family and staff	D	NC	D	D	N/A
Homes for the aged accommodating more than 15 persons	NC	NC	NC	D	N/A

ACTIVITIES	CLEVEDON BUSINESS	CLEVEDON RESIDENTIAL 1	CLEVEDON RESIDENTIAL 2	CLEVEDON RURAL	CLEVEDON COMMUNITY
Horse Training Facilities, Riding Clubs or Riding Schools or Polo Grounds and a single ancillary building associated with the activity and less than or equal to 100m ² in floor area	NC	NC	NC	R(D)	N/A
Horse Training Facilities, Riding Clubs or Riding Schools or Polo Grounds and associated ancillary building greater than 100m ² in floor area	NC	NC	NC	D	N/A
Industry not exceeding 100m ² gross floor area, except activities involving discharges to air categories listed in Appendix 14B	RD	NC	NC	D	N/A
Industry exceeding 100m ² gross floor area and on sites fronting Papakura Clevedon Road, except activities involving discharges to air categories listed in Appendix 14B	NC	NC	NC	D	N/A
Industry exceeding 100m ² gross floor area and on sites not fronting Papakura Clevedon Road, except activities involving discharges to air categories listed in Appendix 14B	RD	NC	NC	NC	N/A
Integrated Intensive Housing	NC	NC	NC	NC	N/A
Markets and stalls (other than temporary activities)	P	NC	NC	D	N/A
Minor household unit	NC	NC	NC	RD	N/A
Motor vehicle sales and service premises	D	NC	NC	NC	N/A
Offices	RD	NC	NC	NC	N/A
Processing of farm products for the consumption or use on the site	NC	NC	NC	P	N/A
Processing of farm products where the consumption or use is on sites other than where the products are grown	NC	NC	NC	D	N/A
Produce Stalls, not exceeding 15m ² in floor area, for the direct sale of farm produce grown on the site	NC	NC	NC	P	N/A
Produce Stalls either exceeding 15m ² in floor area for the direct sale of farm produce grown on the site on which the stall is located; or for the co-operative sale of farm produce on nearby properties	NC	NC	NC	RD	N/A
Pig Keeping complying with Rule 12.11.2.2	NC	NC	NC	P	N/A
Pig Farming and Intensive Farming	NC	NC	NC	NC	N/A
Personal and other services	P	NC	NC	NC	N/A
Places of assembly	RD	NC	NC	NC	N/A
Public toilets	P	NC	NC	NC	N/A
Residential Activities	RD	P	P	P	N/A
Residential Centres	NC	RD	RD	NC	N/A

ACTIVITIES	CLEVEDON BUSINESS	CLEVEDON RESIDENTIAL 1	CLEVEDON RESIDENTIAL 2	CLEVEDON RURAL	CLEVEDON COMMUNITY
Rural services	RD	NC	NC	D	N/A
Single Retail sale activity up to (and including) 250m ² gross floor area per site on sites fronting Papakura Clevedon Road	P	NC	NC	NC	N/A
Single Retail sale activity up to (and including) 250m ² gross floor area per site on sites not fronting Papakura Clevedon Road	RD	NC	NC	NC	N/A
Single Retail sale activity greater than 250m ² gross floor area and less than 1500m ² gross floor area per site	RD	NC	NC	NC	N/A
Single Retail sale activity exceeding 1500m ² gross floor area or greater per site	D	NC	NC	NC	N/A
Service stations	D	NC	NC	NC	N/A
Show homes staffed by not more than 2 persons	NC	P	P	NC	N/A
Taverns	D	NC	NC	NC	N/A
Travellers Accommodation	D	NC	NC	NC	N/A
Land modification, development and subdivision	Refer to Chapter 9 Land Modification, Development and Subdivision				
Network Utility Services	Refer to Chapter 7 – Network Utility Services				
Temporary Activities	Refer to Rules Chapter 5 – General Procedures and Rules				
Activities which may have an adverse effect on any scheduled heritage resource	Refer to Rules Chapter 6 - Heritage				
Relocated buildings	Refer to Chapter 5 – General Procedures and Rules				
Signs	Refer to Section 5.14 Chapter 5 – General Procedures and Rules				
Parking, loading and access	Refer to Chapter 8 -Transportation				
Hazardous facilities and substances	Refer to Chapter 10.1 – Hazardous Facilities and Substances				
Activities and buildings in Open Space zones	Refer to Chapter 15 – Public Open Space				

Rule**17.18.10 GENERAL DEVELOPMENT AND PERFORMANCE STANDARDS****Rule****17.18.10.1 Heights****(a) Maximum Building Height shall be 8m except:**

- (i) Churches spires in the Clevedon Community zone shall have a maximum height of 12m; and
- (ii) Accessory buildings in all zones (where applicable) shall have a maximum height of 4m.

(b) Building Height In Relation to Boundary

- (i) Rule 5.18.1, Chapter 5, General Procedures and Rules shall apply.

(c) Antennae

- (i) Satellite dishes and antennae shall not be visible from the street frontage.

Explanation/Reasons

Building height needs to be restricted to protect the visual amenity within the Clevedon Village plan change area as a whole to ensure that new development does not appear overbearing or visually dominant. Two-storey buildings can be accommodated within the Clevedon village without adversely impacting on the rural outlook and character. Additional height has been provided in the Clevedon Community zone to recognise the potential scale of development in this zone. Controlling building height to boundaries together with yard setback requirements will support the open rural village character of Clevedon.

Rule**17.18.10.2 Yards****(a) Front Yard – all zones except the Clevedon Business zone**

The front yard setback shall be a minimum of 10m in the Clevedon Rural zone and 6m in the Clevedon Residential 1 zone, Clevedon Residential 2 zone and Clevedon Community zone, provided that:

- (i) For corner sites in the Clevedon Residential 1 zone and Clevedon Residential 2 zone the front yard setback may be reduced to 3m in respect of one yard only; and
- (ii) For sites adjoining a Stormwater Management Area or Public Open Space zone and a street the front yard setback may be reduced to 3m.

(b) Side Yard – all zones except the Clevedon Business zone

- (i) Clevedon Residential 1 zone, Clevedon Residential 2 zone and Clevedon Special Development Community zone one yard shall be a minimum of 2m and one yard shall be a minimum of 3m; and
- (ii) Clevedon Rural zone the side yard shall be a minimum of 6m.

(c) Rear Yard – all zones except the Clevedon Business zone

- (i) The rear yard shall be a minimum of 8m except on rear sites within Clevedon Residential 1 zone where one yard shall be 4m to meet Rule 17.18.10.2 (f) Building Separations.

(d) Exception to Yard rule

- (i) In the Clevedon Rural zone any yard fronting the Primary Road zone shall be 20m; and
- (ii) In relation to household units on sites adjoining the Clevedon Business zone, in any zone other than the Clevedon Business zone, the yard facing the Clevedon Business zone shall be a minimum of 5m.

(e) Stormwater Management Areas and Public Open Space zones

- (i) For sites adjoining a Stormwater Management Area or Public Open Space zone the yard facing the Stormwater Management Area or Public Open Space zone shall be a minimum of 6m.

(f) Building Separations

- (i) All household units on rear sites within the Clevedon Residential 1 zone shall have a minimum building separation of 12m.

Explanation/Reasons

Yard requirements have been designed for Clevedon village to ensure that the pattern of residential development reflects the current rural village character. Yards are intended to create attractive streetscapes, retain some of the open rural village landscape character and create privacy between landuse activities. The setback of buildings from the street also creates residential private outdoor space. Front yards also ensure a high degree of mutual surveillance and oversight takes place between the street and household units. A larger front yard setback in the Clevedon Rural provides for a transition from village to the surrounding farming environment. No yard restrictions are provided for in the Clevedon Business zone to enable a flexible approach to any development within the zone, subject to compliance with relevant development and performance standards. Minimum building separations are provided for rear sites created within Clevedon Residential 1 to ensure privacy and amenity values are maintained for both lots and to ensure that the new development respects the spacious character of Clevedon.

Rule**17.18.10.3 Garage Setback – Clevedon Residential 1 zone & Clevedon Residential 2 zones only****(a) Where garage doors face the front boundary, the front façade of the garage shall be:**

- (i) Set back a minimum of 6.5m from the front boundary; and
- (ii) Set back 0.5m from the front wall of a household unit.

Explanation/Reasons

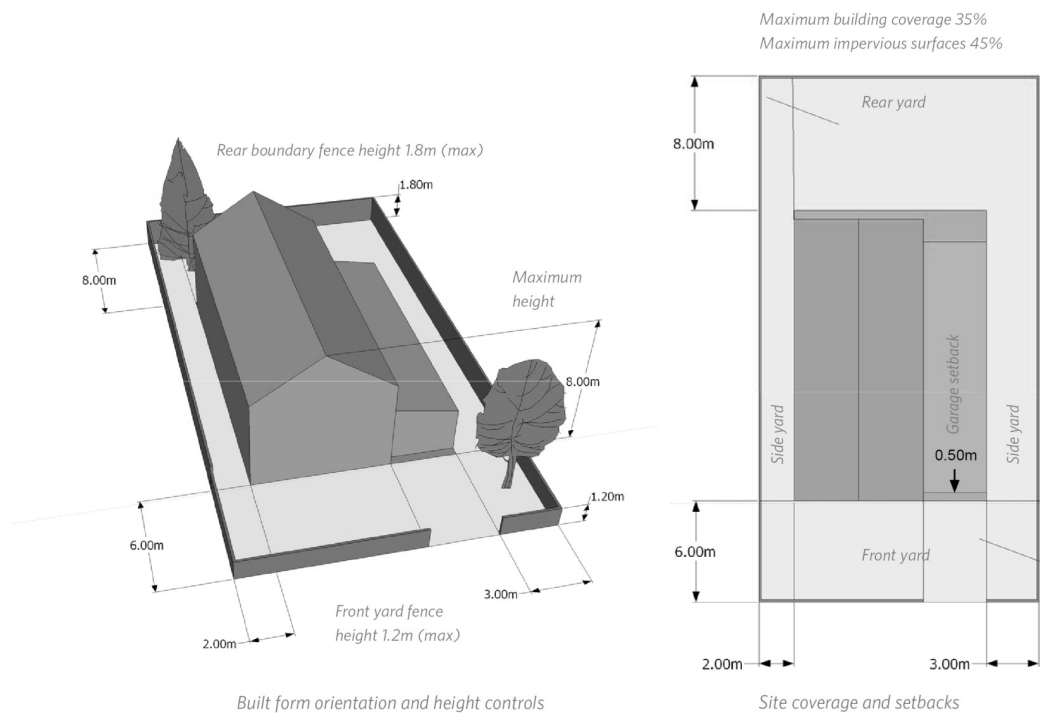
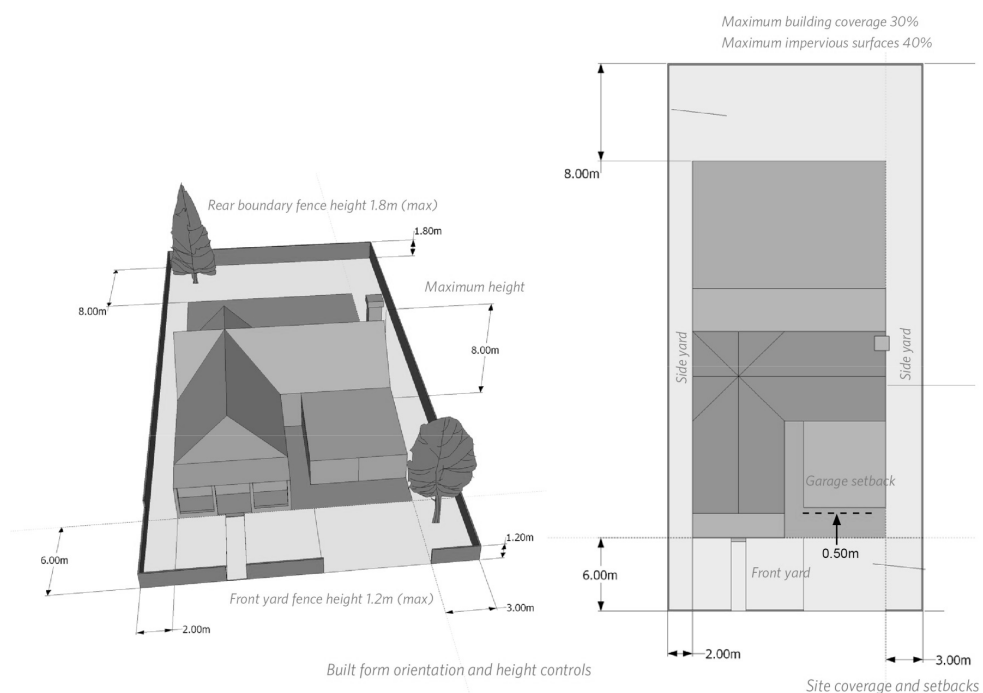
Garages should be designed and positioned for suitable convenience but should not become visually dominant elements in the street scene. The purpose of this rule is to ensure that the street frontages of houses provide potential for surveillance of the street and are not dominated by garages and car parking.

Rule**17.18.10.4 Maximum Site Coverage and Impermeable Areas**

- (a) **In the Clevedon Residential 1 zone on lots from 500m² to 799m²:**
- (i) The maximum site coverage shall be 35%; and
 - (ii) Impermeable areas shall not exceed 45% of the site area.
- (b) **In the Clevedon Residential 1 and 2 zone on lots 800m² or greater:**
- (i) The maximum site coverage shall be 30%; and
 - (ii) Impermeable areas shall not exceed 40% of the site area.
- (c) **In the Clevedon Rural zone:**
- (i) The maximum site coverage shall be 10%.
- (d) **In the Clevedon Community zone:**
- (i) The maximum site coverage shall be 40%; and
 - (ii) Impermeable areas shall not exceed 50% of the site area.
- (e) **This rule does not apply to the Clevedon Business zone.**

Explanation/Reasons

To maintain the low density rural character of Clevedon village controls on site coverage are applied. This will ensure lots remain open with large private outdoor living space and the ability to develop landscaping reflecting the character of Clevedon Village. The restriction on impermeable areas limits stormwater runoff from each site and enables onsite stormwater treatment devices to be considered for larger lots.

**FIGURE 17.18.3 CLEVEDON RESIDENTIAL 1 ZONE****FIGURE 17.18.4 CLEVEDON RESIDENTIAL 2 ZONE**

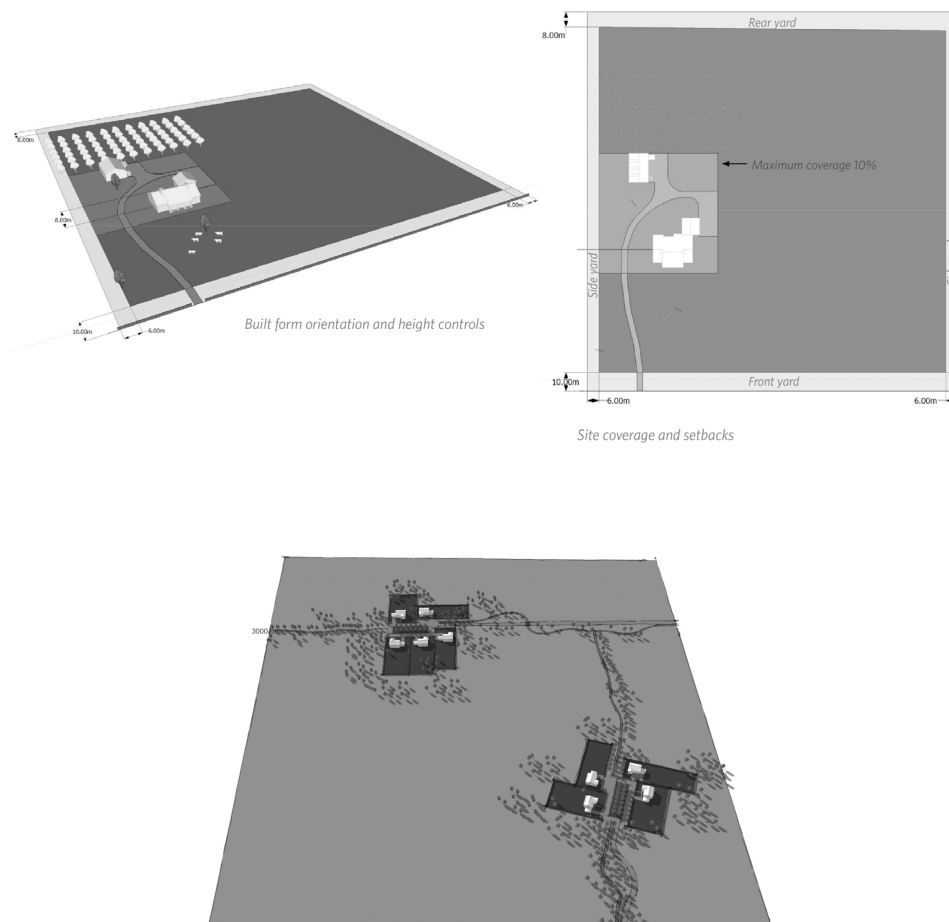


FIGURE 17.18.5 CLEVEDON RURAL ZONE

Rule**17.18.10.5 Fencing and Boundary Treatments**

In the Clevedon Business zone, Clevedon Residential 1 zone, Clevedon Residential 2 zone and Clevedon Community zone:

(a) Front yard fences

- (i) No fence, wall or screen located between the primary building frontage and the front boundary shall exceed a height of 1.2m.

(b) Rear and side fences

- (i) Maximum height of fence, wall or screen located on the rear or side boundary shall not exceed a height of 1.8m.

(c) Adjoining reserves

- (i) No fence, wall or screen located between the primary building, a public open space and stormwater management area shall exceed a height of 1.2m.

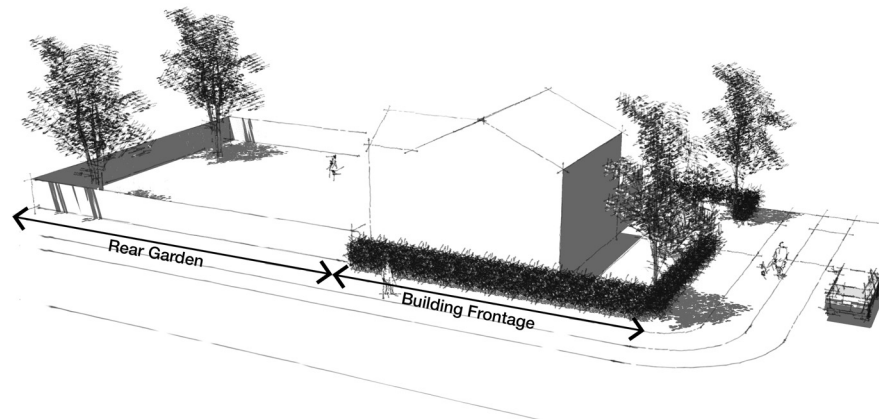


FIGURE 17.18.6 FENCING AND BOUNDARY TREATMENTS

Explanation/Reasons

Inappropriate fencing can dominate streetscapes and undermine the rural village character of Clevedon village. High fencing along front yards is of particular concern. Restricting front yard fencing to a low fence height will support the open character of the village. This will also enable oversight of public streets from sites enhancing community safety. This rule does not apply to Clevedon Rural zone.

Rule

17.18.10.6 Building Orientation

- (a) In the Clevedon Business zone, Clevedon Residential 1 zone and Clevedon Residential 2 zone all buildings shall be designed to face and front onto the street, except where sites do not have street frontage or directly adjoin a public open space or stormwater management area, in which case household units can be designed to face and front onto reserves.



FIGURE 17.18.7 BUILDING ORIENTATION

Explanation/Reasons

Designing building and related activities to front streets and other public spaces provides an opportunity for passive oversight and maintains the village character. This supports community safety and enhances community connection.

Rule

17.18.10.7 Water Supply

All activities shall comply with the following:

- (a) Provision shall be made for minimum water storage per household of 50,000 litres where no home sprinklers are installed, or 30,000 litres where home sprinklers are installed;
- (b) Water conservation devices in all proposed buildings shall, as a minimum, include:
 - (i) dual flush 11/5.5 litre toilets or 6/3 litre flush toilets with standard fixtures;
 - (ii) showerhead flow restrictors; and
 - (iii) aerator taps.

- (c) Provision shall be made for sufficient water supply and access to water supplies for fire fighting consistent with NZ Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008; and
- (d) Within the Clevedon Residential 1 zone and Clevedon Residential 2 zone water storage tanks shall be screened from the street frontage and Public Open Space zones.

Where a site is serviced by a reticulated potable water supply, (a) and (d) shall not apply.

Any activity that does not comply with this rule shall be considered as a non-complying activity.

Explanation/Reasons

Clevedon village has no reticulated water supply. The supply, use and conservation of water is therefore a critical component for the future sustainability of the village. It is acknowledged that bore water supply may not be appropriate in some locations and that relying on tank water may require regular water delivery. In areas reliant on tank water supply and where home fire sprinklers are installed in accordance with NZS 4517:2003 a tank of 11,000 litres is required. If no home fire sprinklers are installed a tank of 45,000 litres is required. Where water is required for wastewater purposes in all zones except Clevedon Rural zone, refer to Rule 17.18.14.2.8 Wastewater Servicing.

Rule

17.18.10.8 Wastewater

All activities requiring wastewater servicing shall be connected to a public reticulated sewerage system.

Explanation/Reasons

Clevedon village has no reticulated wastewater system as at October 2012. A public wastewater system will be required to serve the Clevedon Plan Change area to avoid adverse health and safety amenity effects on the residents of the area.

Rule

17.18.10.9 Roofing Materials

- (a) Roofs shall not be made of uncoated galvanised material.

Explanation / Reasons

The rainwater runoff from uncoated galvanised roofs has the potential to affect the standard of potable tank water supply and the potential to cause harm to the eco systems within the streams and other receiving waters.

Rule

17.18.10.10 Landscaping Plan

- (a) Any building consent for a household unit shall include the details of at least two trees to be planted in both the front and rear yards of the property. The trees shall be planted in the next planting season following the issue of the code of compliance certificate for the dwelling. The trees shall be planted of good health and in accordance with good horticultural practice. Each

tree at the time of planting shall have a minimum in ground height of 2m. Tree species shall be selected that are appropriate to the soils, microclimate and the street environment and be typically capable of reaching a minimum height of 4m after 5 years.

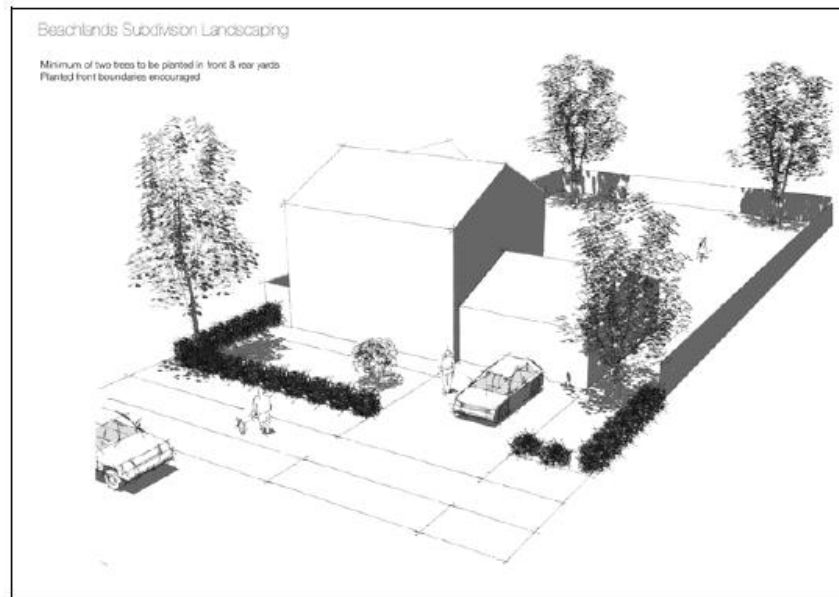


FIGURE 17.18.8 LANDSCAPING PLAN

Explanation/Reasons

Trees are an integral part of the established character of the Clevedon rural environment. A treed character for the new area to be developed is considered to be important so as to require a minimum standard of tree planting when residential development is established.

Rule

17.18.10.11 Planting and Re-vegetation Plan – Environmental Enhancement Overlay Area

- (a) All riparian margin areas and areas within Stormwater Management Areas shall be planted in general accordance with the following provisions and Figure 17.18.16.
 - (i) The re-vegetation plan and programme shall be prepared in accordance with Appendix A – Guidelines for Native Re-vegetation Planting contained in Chapter 12A – Whitford Rural Area covering the following matters
 - pre-planting Site Assessment;
 - planting Plan Assessment; and
 - annual Monitoring Programme.
- (b) Protection of the planting shall be secured by way of consent notice, which shall include the requirement for a programme of weed and pest control.
- (c) The subdivision developer shall be responsible for the implementation of the re-vegetation plan/programme for a period of 2 years from the time of planting and thereafter with the landholder.

- (d) Planting and re-vegetation within the Environmental Enhancement Overlay area shall be predominantly of native plant species to achieve a canopy height in the range of at least 6m to 8m at maturity.
- (e) Planting within the Village Gateway Corridor shall be no less than 40m wide on either side of the Papakura Clevedon Road corridor as identified on Figure 17.18.16 and as part of Stage 1 of the development.
- (f) A maximum of two vehicle access points along Papakura Clevedon Road and within the planted Village Gateway corridor area may be created. One of these will be located on the northern side of Papakura Clevedon Road and one on the southern side to service development planned within the Environmental Enhancement Overlay area.

For avoidance of doubt, any activity that does not comply with this rule shall be considered as a non-complying activity.

Rule

17.18.10.12 Erosion/Sediment Control

- (a) All provisions in Chapter 9 – Land Modification, Development and Subdivision shall apply; and
- (b) All earthworks shall be undertaken in general accordance with the Erosion/Sediment Control measures in Rule 17.18 Appendix 1.

Rule

17.18.10.13 Noise

Rules 12.11.1.5 shall apply to the Clevedon Rural zone, 13.11.1.1 shall apply to the Clevedon Residential 1 and Clevedon Residential 2 zones and 14.11.6 shall apply to the Clevedon Business zone and the Clevedon Community zone. In addition, Rules in Section 5.18.3 Chapter 5 General Procedures and Rules shall apply to apply to all zones.

Rule

17.18.10.14 Odour

Rule 12.11.1.6 shall apply to the Clevedon Rural zone; Rule 13.11.1.8 shall apply to the Clevedon Residential 1 and Clevedon Residential 2; and Rule 14.11.8 shall apply to the Clevedon Business zone and the Clevedon Community zone.

Rule

17.18.10.15 Artificial Lighting

Rule 5.18.2 Chapter 5 General Procedures and Rules shall apply to all zones.

Rule

17.18.10.16 Vibration

Rule 5.18.4 Chapter 5 General Procedures and Rules shall apply to all zones.

Rule**17.18.10.17 Roading and Traffic**

The provisions of Chapter 8 and 9 shall apply to all zones. In addition Rule 13.11.1.6 shall apply to the Clevedon Residential 1 zone and Clevedon Residential 2 zone.

Rule**17.18.10.18 Hazardous Facilities and Substances**

Rules in Chapter 10.1 – Hazardous Facilities and Substances – shall apply.

Rule**17.18.10.19 Screening of Activities and Storage**

Rule 14.11.4 shall apply to the Clevedon Business zone and the Clevedon Community zone.

Rule**17.18.10.20 All Other Development and Performance Standards**

Unless otherwise stated above, the following Rules shall apply:

- (a) Rule 12.11 shall apply to the Clevedon Rural zone;
- (b) Rule 13.11 shall apply to the Clevedon Residential 1 zone and Clevedon Residential 2 zone; and
- (c) Rule 14.11 shall apply to the Clevedon Business zone and Community zone.

Where there is any conflict between the provisions of other rules in the Plan and Rule 17.18.9 or 17.18.10, the provisions of Rule 17.18.9 or 17.18.10 shall apply.

Rule**17.18.11 ADDITIONAL DEVELOPMENT AND PERFORMANCE STANDARDS****Rule****17.18.11.1 CLEVEDON BUSINESS ZONE**

The following rules apply to sites zoned Clevedon Business zone to any site with frontage to Papakura Clevedon Road, North Road, and Clevedon Kawakawa Road.

Rule**17.18.11.1.1 Verandahs**

- (a) Where a building is erected or where an existing building is reconstructed or altered in any way that substantially changes the appearance of its façade, a verandah shall be provided along the full extent of the road boundary.

- (b) The verandah shall:
- (i) have a minimum height of 3m and a maximum height of 4m above the footpath;
 - (ii) be setback a minimum of 600mm from the kerb line;
 - (iii) have a minimum depth of 2.5m; and
 - (iv) be related to its neighbours as to provide continuous pedestrian cover.

Explanation/Reasons

Verandahs provide for pedestrian shade and shelter. They also contribute to the village character and encourage continuity of façades and active frontages.

Rule

17.18.11.1.2 Building Frontage Control

- (a) All buildings shall be built to align and abut the road boundary or at least 75% of the lot width; and
- (b) The wall facing the road frontage shall be provided with a minimum of 60% glazing and shall include the main pedestrian entry to the building.

Explanation/Reasons

The building frontage control will encourage the continuity of façades and active frontages. These frontages will serve to enclose and define the edges of the Clevedon Village business centre.

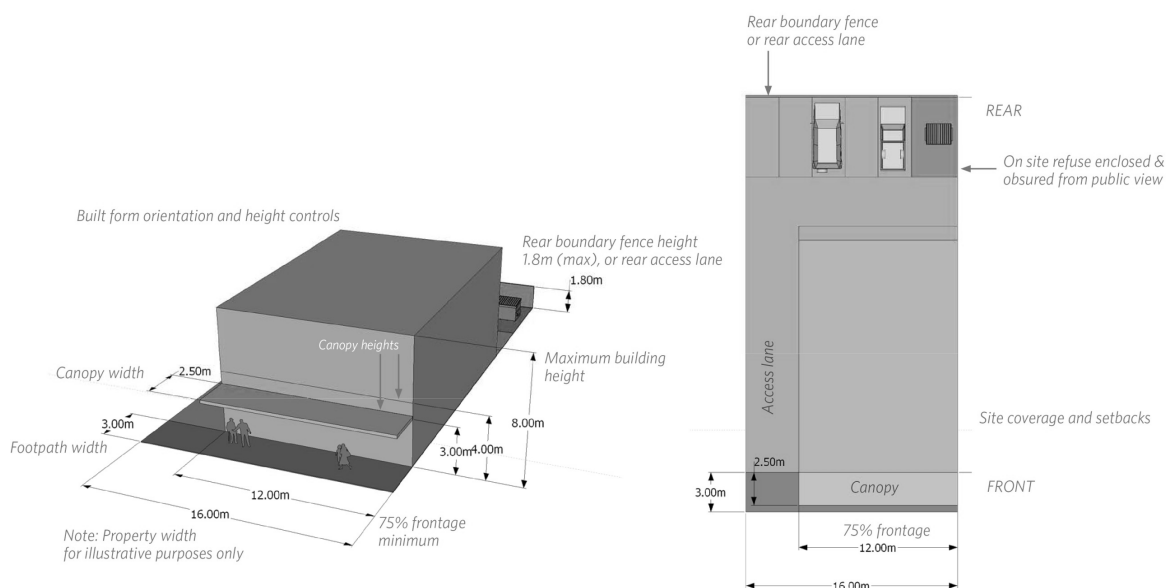


FIGURE 17.18.9 FIGURE 17.18.9 CLEVEDON BUSINESS ZONE

Rule**17.18.11.2 COMPREHENSIVELY DESIGNED DEVELOPMENT WITHIN THE CLEVEDON COMMUNITY ZONE****17.18.11.2.1 Comprehensively Designed Development means development within the Clevedon Special Development zone consisting of one or more of the following activities:**

- Buildings and Facilities used for Educational, Recreational, Cultural, Social or Community Purposes.
 - Buildings and Facilities used for Community and Healthcare Services and facilities not exceeding a total of 200m² gross floor area within the entire zone and excluding hospitals, medical laboratories or clinics and veterinary clinics.
 - Community buildings (not exceeding a total of 150m² gross floor area within the entire zone).
 - Funeral Directors Premises.
 - Care Centres.
 - Retail facilities directly associated with and ancillary to the Church and not exceeding 100m² gross floor area with the entire zone.
- (a) No activity shall be established within the Clevedon Community zone unless a resource consent application is accompanied by or is consistent with an approved Comprehensive Development Plan;
- (b) The Comprehensive Development Plan shall cover the whole of a zone shown on the Clevedon Village Structure Plan in Figure 17.18.1 and shall include:
- (i) the exact boundaries of the zone (which shall be in general accordance with those shown on Figure 17.18.1);
 - (ii) the location and indicative design of all buildings and activities proposed for the zone;
 - (iii) the location and design of all roads, including Indicative Roads, that lie within or are required to access the zone;
 - (iv) an Integrated Transport Assessment;
 - (v) proposed pedestrian and cycle linkages, including service vehicles;
 - (vi) design guidelines (including representative site layouts and sketches) for building platform location and design; the design of building height, materials and finish, and associated site access, carparking and landscape treatment;
 - (vii) design guidelines (including representative site layouts and sketches) for sign location, size, design and height;
 - (viii) a streetscape and landscape treatment plan, in sufficient detail to enable establishment of a coherent design throughout the zone. Such landscaping plan shall show and explain:
 - (a) those trees and groups of trees that are proposed to be retained;
 - (b) the form (including density, species, depth and height) of planting that is proposed to be undertaken within the zone;

- (ix) detail on how development will avoid or mitigate adverse effects arising from the flood plain /overland flow path identified within the zone, as part of an integrated Stormwater Management Plan;
- (x) the likely staging of the development; and
- (xi) connection to a public reticulated sewerage system for all buildings which has been designed and configured to service the upstream catchment in its ultimate land use.

Explanation/Reasons

Requiring a comprehensive development plan for any development within the Clevedon Community zone will ensure the site is developed in an integrated manner with appropriate development controls and conditions. The requirement for a comprehensive development plan also recognises the special nature of the zone and provides the landowners and wider community with greater certainty on future development within the zone.

Rule

17.18.12 MATTERS FOR DISCRETION: RESTRICTED DISCRETIONARY ACTIVITIES

Rule

17.18.12.1 Activities listed as Permitted in the Activity Table Rule 17.18.9.2 that do not comply with the development and performance standards in Rule 17.18.10.1 (a) (Maximum Height) and / or Rule 17.18.10.1 (b) (Building Height in Relation to Boundary)

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.10.1 (a) (Maximum Height) and/or Rule 17.18.10.1 (b) (Building Height in Relation to Boundary), and may impose conditions in respect of:

- (a) Sunlight and daylight provision;
- (b) Scale;
- (c) Design and External Appearance;
- (d) Heritage; and
- (e) Matters in Section 5.19, Chapter 5.

Rule

17.18.12.1.1

When assessing an application for a Restricted Discretionary Activity in Rule 17.18.12.1, the Council will have regard to the following assessment criteria and the matters contained within Section of the Act:

(a) Sunlight and daylight

- (i) Whether the increase in height will have an adverse effect on access to sunlight and daylight to adjoining sites.

(b) Scale

- (i) Whether any additional height contributes to the bulk of a building and causes dominance or intrusion on adjoining properties; and
- (ii) Whether the proposed height of building and other structures will be compatible with the height and visual character of the streetscape, surrounding area and the character of the Clevedon Village.

(c) Design and external appearance

- (i) Having regard to the Clevedon Village Design Guidelines, whether the increased height will contribute to good architectural design consistent with the intended function of the building; and
- (ii) Whether the design and external appearance of the building makes a positive contribution to the neighbourhood.

(d) Heritage Elements

- (i) Whether the proposed height of buildings and other structures will be compatible with any special character (including view corridors) and any relevant heritage values of the area.

(e) Matters in Section 5.19, Chapter 5

- (i) See assessment criteria 5.19 Chapter 5 General Procedures and Rules.

Rule

17.18.12.2 Activities listed as Permitted in the Activity Table Rule 17.18.9.2 that do not comply with the development and performance standards in Rule 17.18.10.2 (a)-(d),(f) (Yards)

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rules 17.18.10.2 (a)-(d),(f) (Yards) and may impose conditions in respect of:

- (a) Amenity values, including streetscape and landscape elements, and on-site amenity of adjoining properties.

Rule

17.18.12.2.1

When assessing an application for the above activity in Rule 17.18.12.2, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) Amenity values, including streetscape and landscape elements, and on-site amenity of adjoining properties;
- (ii) Whether the infringement is minor and whether it is offset by other factors that mitigate any adverse effects, e.g. additional planting;
- (iii) Whether a reduction in yards or building separation distance will cause adverse effects on the privacy of adjoining neighbours;
- (iv) Whether the reduction in yards or building separation distance had adverse effects on the character of the streetscape;

- (v) Whether the reduction in yards or building separation distance will adversely affect any identified character qualities of the Clevedon Village; and
- (vi) Whether a reduction in yards or building separation distance will cause adverse effects on onsite amenity, in particular whether it will adversely affect the function and safety of vehicle access.

Rule

17.18.12.3 Activities listed as Permitted in the Activity Table Rule 17.19.9.2 that do not comply with the development and performance standards in Rule 17.18.10.3 (Garage Setback)

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.10.3 (Garage Setback) and may impose conditions in respect of:

- (a) Streetscape elements;
- (b) Vehicle manoeuvring and parking; and
- (c) Amenity Values.

Rule

17.18.12.3.1

When assessing an application for resource consent for the above activity Rule 17.18.12.3, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (a) Whether the proposal creates an adverse effect on the character of the streetscape;
- (b) Whether the proposed garage setback provides sufficient room to park a vehicle within the boundaries of the site and enable safe and efficient vehicle access and egress to and from the site; and
- (c) Whether the proposal has an impact on amenity values of the area, including streetscape and landscape elements, on site amenity of adjoining properties.

Rule

17.18.12.4 Activities listed as Permitted in the Activity Table Rule 17.18.9.2 that do not comply with the development and performance standards in Rule 17.18.10.4 (Maximum Site Coverage and Impermeable Areas)

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.10.4 (Maximum Site Coverage and Impermeable Areas) and may impose conditions in respect of:

- (a) Scale;
- (b) Design and External Appearance;
- (c) Stormwater management; and
- (d) Matters in Section 5.19, Chapter 5.

Rule**17.18.12.4.1**

When assessing an application for a Restricted Discretionary Activity in Rule 17.18.12.4, the Council will have regard to the following assessment criteria and the matters contained within Section 104 of the Act:

(a) Scale

- (i) Whether any additional building coverage causes dominance or intrusion on adjoining properties; and
- (ii) Whether the proposed coverage will be compatible with the height and visual character of the streetscape, surrounding area and the character of Clevedon Village.

(b) Design and external appearance

- (i) Whether the increased coverage is offset by the incorporation of design elements to mitigate the effects of increased coverage; and
- (ii) Whether the design and external appearance resulting from increased coverage makes a positive contribution to the streetscape.

(c) Stormwater Management

- (i) Whether the increase in impermeable surfaces will result in increased stormwater flows from the site that will adversely affect adjoining properties or the downstream catchment;
- (ii) Whether any alternative methods are proposed to control stormwater flows to those associated with a complying activity; and
- (iii) Any additional assessment criteria in this regard listed in Chapter 9, Land Modification, Development and Subdivision.

(d) Matters in Section 5.19, Chapter 5

- (i) See assessment criteria 5.19 Chapter 5 General Procedures and Rules.

Rule**17.18.12.5 Activities listed as Permitted in the Activity Table Rule 17.18.9.2 that do not comply with the development and performance standards in Rule 17.18.10.6 (Fencing and Boundary Treatments)**

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.10.5 (Fencing and Boundary Treatments) and may impose conditions in respect of:

- (a) Scale;
- (b) Design and External Appearance; and
- (c) Matters in Section 5.19, Chapter 5.

Rule**17.18.12.5.1**

When assessing an application for a Restricted Discretionary Activity in Rule 17.18.12.5, the Council will have regard to the following assessment criteria and the matters contained within Section 104 of the Act:

(a) Scale

- (i) Whether the scale of boundary treatment causes dominance or intrusion on adjoining properties; and
- (ii) Whether the proposed boundary treatment will be compatible with the height and visual character of the streetscape, surrounding area and the character of Clevedon Village.

(b) Design and External Appearance

- (i) Whether the infringement is offset by the incorporation of design elements to mitigate the effects of the boundary treatment; and
- (ii) Whether the design and external appearance resulting from the boundary treatment makes a positive contribution to the streetscape or when viewed from any adjoining Public Open Space zone or Stormwater Management Area.

(c) Matters in Section 5.19, Chapter 5

- (i) See assessment criteria 5.19, Chapter 5 General Procedures and Rules.

Rule**17.18.12.6 Gross Floor Area: Accessory Buildings**

The Council restricts the exercise of its discretion to the following matters for a restricted discretionary activity for any permitted, controlled or restricted discretionary activity in Activity Table Rule 17.18.9.2 which does not comply with the specified Gross Floor Area for Accessory Buildings and may impose conditions in respect of:

- (a) Amenity values, including effects on adjoining properties and streetscape values.

Rule**17.18.12.6.1**

When assessing an application for resource consent for the above activities in Rule 17.18.12.6, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

- (i) Whether the bulk or size of the accessory building will detract from streetscape values;
- (ii) Whether the accessory building will cause dominance or intrusion on adjoining properties;
- (iii) Whether the design and external appearance of the accessory building is in keeping with the style of buildings on-site;

- (iv) Whether the increase in size is minor and will not cause adverse effects on adjoining neighbours.

Rule

17.18.12.7 Construction of and additions and alterations to any building (excluding accessory buildings) within the Clevedon Business zone.

The Council restricts the exercise of its discretion to the following matters for the construction of and additions and alterations to any buildings in the Clevedon Business zone, and may impose conditions in respect of:

- (a) Amenity values, including effects on adjoining properties;
- (b) Clevedon Village Character;
- (c) Streetscape values;
- (d) Design and external appearance;
- (e) Site layout and scale; and
- (f) Signs.

Rule

17.18.12.7.1

When assessing an application for a Restricted Discretionary Activity in Rule 17.18.12.7, the Council will have regard to the following assessment criteria and the matters contained within Section 104 of the Act:

(a) Amenity Values

- (i) Whether areas used for storage and loading/unloading of goods are adequately screened from public streets, Public Open Space zones and Stormwater Management Area;
- (ii) Whether parking areas are positioned at the rear of the building to allow the building façade to address the street or adjoining public open space or Stormwater Management Area; and
- (iii) Whether the design makes provision for street tree planting that will enhance the amenity of the business area.

(b) Clevedon Village Character

- (i) Whether the proposed building maintains and enhances the character of the Clevedon Village, in accordance with the Clevedon Village Design Guide.

(c) Streetscape Values

- (i) Whether car parking is located and configured so that it does not dominate the site when viewed from the street;
- (ii) Whether the front façade of the building is built out to the front boundary and that the visual continuity of the street is maintained or enhanced; and

- (iii) Whether the building maximises active retail frontage or display windows and avoids unrelieved or blank walls fronting the street.

(d) Design and External Appearance

- (i) Whether the building design incorporates design elements and a range of materials that reflect the character of the Clevedon Village, in accordance with the Clevedon Village Design Guide; and
- (ii) Whether the building provides a verandah or similar structure (where possible) to provide weather protection for pedestrians.

(e) Site layout and Scale

- (i) Whether the scale and form of the building will contribute positively to the amenity of the zone;
- (ii) Whether the location and design of car parking areas provides for a safe and efficient internal circulation pattern; and
- (iii) Whether the position of vehicular entrances to the site will adversely impact upon pedestrian safety and the safe operation of the roading network.

(f) Signs

- (i) Whether signs are designed as an integrated architectural element in the building; and will not detract from the amenity of the zone and the wider village.

Rule

17.18.12.8 Childcare Services and Facilities for more than 10 children, Educational Facilities and any additions to Educational Facilities

The Council restricts the exercise of its discretion to the following matters for Childcare Services and Facilities for more than 10 children; and Educational Facilities and any additions to Educational Facilities, and Residential Centres and may impose conditions in respect of:

- (a) Intensity and Scale of Activity;
- (b) Site Layout;
- (c) Carparking and Access;
- (d) Design and External Appearance;
- (e) Effects on the neighbouring sites;
- (f) Signs; and
- (g) Servicing.

Rule**17.18.12.8.1**

When assessing an application for resource consent for the above activities in Rule 17.18.12.8, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

(a) Intensity and Scale of Activity

- (i) Whether the site is of a suitable size for the intensity of the proposed activity in relation to the number of children to be cared for. When assessing the suitability of a site for childcare facilities catering for more than 10 children, a minimum ratio of 25m² per child is required; and
- (ii) Whether the volume of traffic to be generated by the activity will cause disturbance to the surrounding area, or at peak periods will cause adverse effects on the safety and efficiency of the roading network.

(b) Site Layout

- (i) Whether buildings and structures, including any outdoor areas associated with the activity are sited and designed in a manner that avoids adverse effects on the visual privacy of adjoining properties.

(c) Carparking and Access

- (i) Whether car parking is located and configured so that it does not dominate the site when viewed from the street, and is not situated within yard setbacks specified in development and performance standards; and
- (ii) Whether the access positions provide for the safe and efficient access and egress of vehicles to and from the site and for childcare facilities catering for more than 10 children; dedicated areas for the collection and drop off of children are provided in such a manner that safety is not compromised.

(d) Design and External Appearance

- (i) Whether the design of the buildings and structures including carparking areas maintain the amenity of the Clevedon Village and the qualities of the streetscape surrounding the site.

(e) Effects on Neighbouring Sites

- (i) Whether any noise mitigation measures have been undertaken to protect the acoustic environment of adjoining properties.

(f) Signs

- (i) Whether the scale, design and location of signs is sensitive to the character of the area within which the activity is situated.

(g) Servicing

- (i) See chapter 9, Land Modification, Development and Subdivision; and
- (ii) Whether the proposed development can be connected to a public reticulated sewerage system.

Rule**17.18.12.9 Comprehensively Designed Development within Clevedon Community zone**

The Council restricts the exercise of its discretion to the following matters for Comprehensively Designed Development within the Clevedon Community zone and may impose conditions in respect of:

- (a) Design and external appearance and scale of development;
- (b) Intensity of use/hours of operation;
- (c) Building location, siting, scale and form;
- (d) Landscaping, planting and screening;
- (e) Car parking, access, internal vehicle circulation;
- (f) Traffic generation;
- (g) Lighting and glare;
- (h) Stormwater management
- (i) Signs; and
- (j) Servicing.

Rule**17.18.12.9.1**

When assessing an application for a Restricted Discretionary Activity in Rule 17.18.12.9, the Council will have regard to the following assessment criteria and the matters contained within Section 104 of the Act:

(a) Design and External Appearance and Scale of Development

- (i) Having regard to the Clevedon Village design guide whether the proposed buildings maintain and enhance the character of Clevedon Village;
- (ii) Whether areas used for storage and loading/unloading of goods are adequately screened from public streets, Public Open Space and any Stormwater Management Areas;
- (iii) Whether the design makes provision for street tree planting that will enhance the amenity of the zone; and
- (iv) Whether the design and layout of buildings take into account the visual prominence of this site, thereby providing an appropriate transition between rural and village interface and creating a landmark or a gateway to Clevedon.

(b) Intensity of Use / Hours of Operation

- (i) Whether the numbers of people using the site can be satisfactorily accommodated on the site and any adverse effects on the Clevedon Residential 1 and Clevedon Rural zone are avoided, remedied or mitigated;

- (ii) Whether the parking required to support the number of people using the site can be contained on site; and adverse effects resulting from parking on the street is avoided;
- (iii) Whether the hours of operation take into account the effects of noise on surrounding properties from those using or congregating on the site and mitigate adverse effects;
- (iv) Whether the traffic generation (during the day and at night) resulting from the intensity of use of the site will adversely impact upon residential amenity values; and
- (v) If persons are to reside on the site; whether a defined outdoor space is provided to create on site amenity for residents.

(c) Building Location, Siting, Scale and Form

- (i) Whether the scale and physical development of the site is generally consistent with the scale of development expected by the development controls and Objectives and Policies of the District Plan;
- (ii) Having regard to the Clevedon Village Design Guide whether the design of buildings including their bulk and scale will generate adverse effects on the amenity of the Clevedon Village;
- (iii) Whether building design, including bulk and scale will have any adverse effects upon the amenity of the Clevedon Residential 1 zone, including visual dominance, shading or loss of privacy;
- (iv) Whether there is variety in building design including articulation and utilisation of a range of building materials, and whether the buildings avoid unrelieved blank walls or facades to all external boundaries of the site;
- (v) Whether the siting of buildings provide sufficient setbacks so that landscaping can be established between the buildings and the external site boundaries; and
- (vi) Whether car parking is located and configured so that it does not dominate the site when viewed from the road, and is not situated within yard setbacks specified in development and performance standards.

(d) Landscaping, Planting and Screening

Whether landscaping is incorporated and can be used to:

- (i) Establish and maintain a well vegetated environment that is compatible with the surrounding neighbourhood and the specific planting character of the streetscape adjoining;
- (ii) Visually relieve the bulk of the proposed buildings;
- (iii) Help provide summer shade, windbreaks and access to winter sun;
- (iv) Provide visual privacy between the building and the adjoining properties;
- (v) Whether the screening of other structures and infrastructure, including any above ground water storage tanks; are well integrated into the landscape concept for the site;
- (vi) Whether any existing mature trees on the land, especially those near property boundaries can be retained and incorporated into the development; and

- (vii) Whether landscaping can be used to effectively mitigate the visual effects generated by large areas of impermeable surfaces on the site; including areas used as carparking.

(e) Carparking, Access and Internal Vehicle Circulation

- (i) Whether the position of vehicle ingress and egress to or from the site will result in adverse effects upon the safety and efficiency of the road network and footpaths;
- (ii) Whether the development provides a legible internal circulation pattern;
- (iii) Whether carparking, loading and unloading areas are sited and designed to avoid or mitigate any adverse effects on the privacy of adjoining properties; and
- (iv) Whether the vehicle ingress and egress points onto roads that front residential areas are limited so as to mitigate the effects of traffic entering and leaving the site.

(f) Traffic Generation

- (i) Whether the traffic generation (during the day and at night) resulting from the intensity of use of the site avoids or mitigates adverse effects on the safe and efficient operation of the roading network (e.g. carrying capacity and traffic safety).

(g) Lighting and Glare

- (i) Whether the position, extent and operation of outdoor lighting associated with the activity will create adverse environmental effects on adjoining sites.

(h) Stormwater Management

- (i) Whether the onsite stormwater management avoids any adverse impact on the flood plain/overland flow path located within the site; and
- (ii) See chapter 9, Land Modification, Development and Subdivision.

(i) Signs

- (i) Whether the scale, extent and number of signs on the site will detract from the amenity of Clevedon Village.

(j) Servicing

- (i) See chapter 9, Land Modification, Development and Subdivision; and
- (ii) Whether the proposed site and buildings can be connected to a public reticulated sewerage system.

Rule

17.18.12.10 Single Retail sale activity greater than 250m² gross floor area and less than 1500m² per site

The Council restricts the exercise of its discretion to the following matters for Single Retail sale activity greater than 250m² gross floor area and less than 1500m² per site within the Clevedon Business zone and may impose conditions in respect of:

- (a) Design and external appearance and scale of development;

- (b) Intensity of use/hours of operation;
- (c) Building location, siting, scale and form;
- (d) Landscaping, planting and screening;
- (e) Car parking, access, internal vehicle circulation;
- (f) Traffic generation;
- (g) Lighting and glare;
- (h) Stormwater management
- (i) Signs; and
- (j) Servicing.

Rule

17.18.12.10.1

When assessing an application for a Restricted Discretionary Activity in Rule 17.18.12.10, the Council will have regard to the following assessment criteria and the matters contained within Section 104 of the Act:

(a) Design and External Appearance and Scale of Development

- (i) Whether areas used for storage and loading/unloading of goods are adequately screened from public streets, Public Open Space zone and Stormwater Management Area; and
- (ii) Whether the design makes provision for street tree planting that will enhance the amenity of the zone.

(b) Intensity of Use / Hours of Operation

- (i) Whether the numbers of people using the site can be satisfactorily accommodated on the site and any adverse effects on the Clevedon Residential 1 and Clevedon Rural zone are avoided, remedied or mitigated;
- (ii) Whether the parking required to support the number of people using the site can be contained on site; and adverse effects resulting from parking on the street is avoided;
- (iii) Whether the hours of operation take into account the effects of noise on surrounding properties from those using or congregating on the site and mitigate adverse effects;
- (iv) Whether the traffic generation (during the day and at night) resulting from the intensity of use of the site will adversely impact upon residential amenity values; and
- (v) If persons are to reside on the site; whether a defined outdoor space is provided to create on site amenity for residents.

(c) Building Location, Siting, Scale and Form

- (i) Whether the scale and physical development of the site is generally consistent with the scale of development expected by the development controls and Objectives and Policies of the District Plan;

- (ii) Having regard to the Clevedon Village Design Guidelines, whether the design of buildings including their bulk and scale will generate adverse effects on the amenity of the Clevedon Village;
- (iii) Whether building design, including bulk and scale will have any adverse effects upon the amenity of the Clevedon Residential 1 zone, including visual dominance, shading or loss of privacy;
- (iv) Whether there is variety in building design including articulation and utilisation of a range of building materials, and whether the buildings avoid unrelieved blank walls or facades to all external boundaries of the site;
- (v) Whether the siting of buildings provide sufficient setbacks so that landscaping can be established between the buildings and the external site boundaries; and
- (vi) Whether car parking is located and configured so that it does not dominate the site when viewed from the road, and is not situated within yard setbacks specified in development and performance standards.

(d) Landscaping, Planting and Screening

- (i) Whether landscaping is incorporated and can be used to:
 - (a) Establish and maintain a well vegetated environment that is compatible with the surrounding neighbourhood and the specific planting character of the streetscape adjoining;
 - (b) Visually relieve the bulk of the proposed buildings;
 - (c) Help provide summer shade, windbreaks and access to winter sun; and
 - (d) Provide visual privacy between the building and the adjoining properties.
- (ii) Whether the screening of other structures and infrastructure, including any above ground water storage tanks; are well integrated into the landscape concept for the site;
- (iii) Whether any existing mature trees on the land, especially those near property boundaries can be retained and incorporated into the development; and
- (iv) Whether landscaping can be used to effectively mitigate the visual effects generated by large areas of impermeable surfaces on the site; including areas used as carparking.

(e) Carparking, Access and Internal Vehicle Circulation

- (i) Whether the position of vehicle ingress and egress to or from the site will result in adverse effects upon the safety and efficiency of the road network and footpaths;
- (ii) Whether the development provides a legible internal circulation pattern;
- (iii) Whether carparking, loading and unloading areas are sited and designed to avoid or mitigate any adverse effects on the privacy of adjoining properties; and
- (iv) Whether the vehicle ingress and egress points onto roads that front residential areas are limited so as to mitigate the effects of traffic entering and leaving the site.

(f) Traffic Generation

- (i) Whether the traffic generation (during the day and at night) resulting from the intensity of use of the site avoids or mitigates adverse effects on the safe and efficient operation of the roading network (e.g. carrying capacity and traffic safety).

(g) Lighting and Glare

- (i) Whether the position, extent and operation of outdoor lighting associated with the activity will create adverse environmental effects on adjoining sites.

(h) Stormwater Management

- (i) Whether the onsite stormwater management avoids any adverse impact on the flood plain/overland flow path located within the site; and
- (ii) See chapter 9, Land Modification, Development and Subdivision.

(i) Signs

- (i) Whether the scale, extent and number of signs on the site will detract from the amenity of Clevedon Village.

(j) Servicing

- (i) See chapter 9, Land Modification, Development and Subdivision; and
- (ii) Whether the proposed development can be connected to a public reticulated sewerage system.

Rule

17.18.12.11 All other buildings and activities specifically listed as Restricted Discretionary in the Activity Table Rule 17.18.9.2 but not specifically covered by Rules 17.18.12.1 - 17.18.12.10

The Council restricts the exercise of its discretion to the following matters for an activity listed as Restricted Discretionary in the Activity Table Rule 17.18.9.2 but not specifically covered by Rules 17.18.12.1 - 17.18.12.10 and may impose conditions in respect of:

- (a) Intensity and scale of Activity;
- (b) Site Layout;
- (c) Design and External Appearance;
- (d) Landscaping Elements;
- (e) Effects on the neighbouring sites;
- (f) Carparking and Access;
- (g) Signs; and
- (h) Servicing.

Rule**17.18.12.11.1**

When assessing an application for resource consent for the above activities in Rule 17.18.12.11, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

(a) Intensity and Scale of Activity

- (i) Whether the site is of a suitable size for the intensity of the proposed activity in relation to the number of guests or patrons and staff to be accommodated on the site; and
- (ii) Whether the volume of traffic to be generated by the activity will cause disturbance to the surrounding area, or at peak periods will cause adverse effects on the safety and efficiency of the roading network.

(b) Site Layout

- (i) Having regard to the Clevedon Village Design Guide, whether buildings and structures, including any outdoor areas associated with the activity are sited and designed in a manner that avoids adverse effects on the visual privacy of adjoining properties. Design measures may include, landscaping, setbacks and fencing or walls.

(c) Design and External Appearance

- (i) The design, orientation, layout and external appearance of any proposed buildings and structures in terms of blending in within the rural landscape;
- (ii) Having regard to the Clevedon Village Design Guide, whether the design of the buildings and structures including carparking areas maintain the amenity of the Clevedon Village, the qualities of the streetscape surrounding the site;
- (iii) The degree to which the frontage and entranceway of the site is low-key and in keeping with the rural environment. This means avoiding the use of urbanizing elements such as boundary walls, lighting, signage, entrance features and landscaping to attract attention to the activity; and
- (iv) Whether areas proposed for waste storage and refuse, loading and delivery areas are positioned on the site and designed so that they are not visible from a public road or surrounding properties.

(d) Landscaping Elements

- (i) Whether areas have been identified for planting and landscaping elements, including the retention of significant vegetation; and
- (ii) Whether landscape elements make a positive contribution to the streetscape and link to any adjoining public open space.

(e) Effects on Neighbouring Sites

- (i) The degree to which the activity is compatible with the surrounding rural environment and whether the activity is likely to conflict with adjoining rural land uses;
- (ii) Whether any noise mitigation measures have been undertaken or are required to protect the acoustic environment of adjoining properties; and

- (iii) Whether the hours of operation proposed and the range of proposed activities on a site are such that adverse effects on adjoining residential properties will be generated through noise, traffic movements, headlight and glare at night and associated activities such as rubbish collection.

(f) Carparking and Access

- (i) Whether car parking is located and configured so that it does not dominate the site when viewed from the street, and is not situated within yard setbacks specified in development and performance standards.

(g) Signs

- (i) Whether the scale, design and location of signs is sensitive to the character of the area within which the activity is situated.

(h) Servicing

- (i) See chapter 9, Land Modification, Development and Subdivision; and
- (ii) Whether the proposed development can be connected to a public reticulated sewerage system.

Rule

17.18.12.12 Minor household units

The Council restricts the exercise of its discretion to the following matters when considering an application for produce stalls and may impose conditions in respect of each:

- (a) Matters for Discretion in Rule 17.18.12.11 and Rule 13.12.6.1 shall apply.

Rule

17.18.12.13 Produce Stalls exceeding 15m² in floor area

The Council restricts the exercise of its discretion to the following matters when considering an application for produce stalls and may impose conditions in respect of each:

- (a) Matters for Discretion in Rule 17.18.12.11 and Rule 12.13.4.1 shall apply.

Rule

17.18.12.14 Residential Centres

The Council restricts the exercise of its discretion to the following matters when considering an application for produce stalls and may impose conditions in respect of each:

- (a) Matters for Discretion in Rule 17.18.12.11 and Rule 13.13.10.1 shall apply.

Rule**17.18.12.15 Cleanfill Activities depositing between 200m³ and 500m³ of material**

The Council restricts the exercise of its discretion to the following matters when considering applications for Cleanfill activities and may impose conditions in respect of each:

- (a) Noise and dust;
- (b) Visual amenity;
- (c) Design and appearance;
- (d) Site layout;
- (e) Site rehabilitation;
- (f) Sediment control;
- (g) Traffic generation and routes; and
- (h) Hours of operation.

Rule**17.18.12.15.1**

When assessing an application for resource consent for the above activity, the Council will have regard to the Matters for Discretion set out below:

- (a) Whether measures to mitigate potential noise and dust nuisance and the visual impact will retain the rural character and amenity values of the area;
- (b) The appropriateness of the Cleanfill regarding design and appearance of the activity and the site layout including location of the Cleanfill on the site and site access;
- (c) Whether the Cleanfill in its completed state will be sensitive in terms of appearance, form and location to the existing amenity values of the neighbourhood;
- (d) Whether a rehabilitation plan for the clean fill has been prepared for implementation at the completion of the Cleanfill taking account of visual and soil stability effects;
- (e) Proposals for sediment control; and
- (f) The degree to which traffic generated by the Cleanfill and access to the site will adversely affect any residential amenity values and whether measures to avoid, remedy or mitigate such potential adverse effects are proposed (see also Section 8.25 Chapter 8, Transportation).

Rule**17.18.12.16 Activities listed as Permitted in the Activity Table Rule 17.19.9.2 that do not comply with the development and performance standards in Rule 17.18.11.1.1 (Verandah)**

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.11.1.1 (Verandah) and may impose conditions in respect of:

- (a) Whether the design of the verandah has taken into account the adjoining verandahs to ensure that an integrated streetscape is achieved;
- (b) Whether continuous shelter for pedestrians can be provided;
- (c) Whether the appearance of the verandah adds to the overall composition of the façade of the building;
- (d) Whether the verandah can provide for adequate protection from the elements for pedestrians; and
- (e) Whether the width of verandah is sufficient in relation to the height above ground level of the canopy.

Rule

17.18.12.17 Activities listed as Permitted in the Activity Table Rule 17.19.9.2 that do not comply with the development and performance standards in Rule 17.18.11.1.2 (Building Control Frontage)

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.11.1.2 (Building Control Frontage) and may impose conditions in respect of:

- (a) Design and appearance;
- (b) Landscape design; and
- (c) Length of inactive street frontage.

Rule

17.18.12.17.1 When assessing an application for resource consent for the above activity, the Council will have regard to the following assessment criteria and any relevant matters set out in Section 104 of the Act:

Having regard to the Clevedon Village Design Guide, whether other development in the immediate vicinity provides activity and vibrancy in this area of the street, public open space or open space.

- (a) Whether other development in the immediate vicinity provides passive surveillance over this area of the street, public open space or open space;
- (b) Whether the architectural design provides interest and richness through the quality of composition, articulation / detail and materials;
- (c) Whether landscaping can provide an appropriate treatment which adds interest and richness to the overall design;
- (d) Whether the length of the inactive street frontage has been minimised as far as possible; and
- (e) Whether other uses that can provide for layouts that would introduce active street frontages can be shown to be inappropriate or impractical.

Rule**17.18.12.18 Activities listed as Restricted Discretionary Activity in the Rule 17.18.9.2 Activity Table - Planting and re-vegetation within Environmental Enhancement Overlay Area**

The Council restricts the exercise of its discretion to the following matters for an activity that does not comply with the development and performance standards in Rule 17.18.10.11 (Planting and Re-vegetation Plan - Environmental Enhancement Overlay area) and may impose conditions in respect of:

- (a) Landscape and amenity values;
- (b) Retention of vegetation and new planting;
- (c) Screening of buildings;
- (d) Land modifications;
- (e) Siting of buildings in relation to the vegetation buffer; and
- (f) Legal mechanism for the protection of vegetation.

Rule**17.18.12.18.1 When assessing an application for resource consent for the above activity 17.18.12.18, Council shall have regard to the following assessment criteria and relevant matters set out in Section 104 of the Act:**

- (a) Whether the subdivision proposes any sites within the Village Gateway Corridor as shown on Figure 17.18.16;
- (b) Whether the planting and area of re-vegetation within the Environmental Enhancement Overlay area is to be appropriately planted with suitable planting in accordance with Figure 17.18.16;
- (c) Whether the existing vegetation within the stormwater management area will be retained where practicable, and sufficient re-vegetation is provided for screening and as a backdrop where necessary, to ensure that buildings are integrated with the natural character of the landscape;
- (d) Whether any earthworks necessary for the creation of a building platform and access will cause disturbance to the landform and character of the site, and whether any such areas will be appropriately planted as soon as practicable, having regard to the planting season;
- (e) Whether the proposed buildings or building platforms are appropriately located in relation to the vegetation buffer and are sufficiently set-back for the planting to establish and flourish; and
- (f) Whether the planting and re-vegetation areas are proposed to be protected by way of consent notices or other legal mechanism.

Rule**17.18.12.19 Activities that require a Restricted Discretionary Activity consent to access Papakura Clevedon Road for any development from land subject to Environmental Enhancement overlay area**

The Council restricts the exercise of its discretion to the following matters for activities involving access to Papakura Clevedon Road from land subject to Environmental Enhancement Overlay area and may impose conditions in respect of:

- (a) Matters for Discretion in Rule 8.12.2.1; and
- (b) Treatment and design of intersections.

Rule

17.18.12.19.1 When assessing an application for resource consent for the above activity 17.18.12.19, Council shall have regard to the following assessment criteria and relevant matters set out in Section 104 of the Act:

(a) Matters for Discretion in Rule 8.12.2.1

- (i) See Chapter 8 Transportation.

(b) Treatment and design of intersections

- (i) Whether appropriate intersection and design upgrades on Papakura Clevedon Road are proposed to ensure safe movements of vehicles, pedestrians, cyclists and equestrian users to and from new development areas, taking into account the likely operating speeds on this road; and
- (ii) Whether any works designed to reduce the speed of traffic within the road corridor provide for safe and convenient equestrian users, pedestrian and cycle passage.

Rule

17.18.13 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

Rule

17.18.13.1 General Assessment Criteria – All Discretionary Activities

In deciding whether to grant or refuse consent for a discretionary activity application and in imposing conditions if consent is granted the Council shall, for activities within the Clevedon Rural zone have regards to Rule 12.14, for activities within the Clevedon Residential 1 and Clevedon Residential 2 zones have regard to Rule 13.14, for activities within the Clevedon Business and the Clevedon Community zone have regard to Rule 14.14 and to the following general matters and any relevant matters contained in section 104 of the Act.

(a) Extent of compliance with development and performance standards

- (i) The activity should generally comply with the development and performance standards in Rule 17.18.10 and Rule 17.18.11 so that the effects of the buildings are similar to those of permitted buildings.

(b) Effects on the Natural Environment

- (i) Whether any discharges to land, water or air (including dust, smoke, fumes or odour) or the presence of hazardous substances will result in any significant reduction in the quality of the physical environment or detract from the existing or planned amenity values or the character of the Clevedon village.

(c) Servicing

- (i) Whether the proposed development can be connected to a public reticulated sewerage system;
- (ii) The public utility and servicing requirements of the proposed activity, including the provision for waste and stormwater disposal services existing or planned should not place undue pressure on the capacity of the utilities and services. Whether the development incorporates works that mitigate any such pressures;
- (iii) Adequate provision for potable water supply should be made to meet the servicing needs of the proposed activity; and
- (iv) Private water supply tanks should be undergrounded, and/or consideration should be given to the design, location, and landscaping to ensure that it is not visually prominent from the street frontage.

(d) Scale and Intensity of Use

- (i) The site of the activity should be of a sufficient size and configuration to allow the adequate mitigation of the effects of the activity on the surrounding neighbourhood; and
- (ii) Having regard to the Clevedon Village Design Guide, the intensity and scale of the activity should be controlled to protect the amenity of that neighbourhood and the wider character of Clevedon.

(e) Effects on the neighbourhood

- (i) Having regard to the Clevedon Village Design guide, the scale, design, layout, external appearance and landscaping of the buildings and sites should enhance the rural village character and amenity values of Clevedon; and
- (ii) In the case of non-residential activities, the character of the activity and its effects should be compatible with the rural village character and amenity values of Clevedon.

(f) Effects on the neighbouring sites

- (i) The activity should be designed and carried out in a way that avoids or mitigates the adverse effects of noise, vibration, electrical interference, visual intrusion and light overspill on to adjacent sites. Particular attentions should be given to maintaining a quiet night environment, and minimising risk to people's health and safety;
- (ii) The activity should be designed and carried out in a way that preserves the privacy of the adjacent residential sites; and
- (iii) The site should have a frontage and access to a formed public road of sufficient width so that the activity can be accessed from the street without causing adverse effects on the neighbouring sites.

(g) Effects on the transportation network

- (i) The integrity, intent and functionality of the roading layout should be maintained in accordance with the roading layout shown in the Structure Plan;
- (ii) The development should not have adverse effects on the character of the roads in the Structure Plan as an open space element; and
- (iii) The vehicular traffic generated by the activity, including cars parked on the roads, should be accommodated without a loss of safety or efficiency of the road network, and without loss of residential amenity.

(h) Cumulative Effects

- (i) In addition to the above, the Council will consider any cumulative effects as defined in the Act. Consideration should be given to the presence of activities already located in the area and on the site, and their combined effects on the surrounding neighbourhood.

(i) Signs

- (i) The scale, design and location of signs should be sensitive to the amenity of Clevedon Village.

Rule**17.18.14 SUBDIVISION****Rule****17.18.14.1 GENERAL**

Subdivision in any part of the Clevedon Village Structure Plan as shown on Figure 17.18.1 shall comply with the following:

- (a) Any application for subdivision within the Clevedon Residential 1, Clevedon Residential 2, Clevedon Business zone and Clevedon Rural zone that complies with Rule 17.18.14.2 except subdivisions under Rule 17.18.14.2.10 Comprehensive Subdivision Plan, is a **Controlled Activity** and shall be assessed against the Matters for Discretion set out in Chapter 9 and in Rule 17.18.14.3.
- (b) Any application for subdivision within the Clevedon Residential 1, Clevedon Residential 2, Clevedon Business zone, Clevedon Rural zone and within the Environmental Enhancement overlay under Rule 17.18.14.2.10 Comprehensive Subdivision Plan, is a **Restricted Discretionary Activity** and shall be assessed against the Matters for Discretion set out in Chapter 9 and in Rule 17.18.14.4.2.1.
- (c) Any application for subdivision in the Clevedon Community zone is a **Non-complying activity**.
- (d) Any application for subdivision that does not comply with one or more of the development and performance standards, set out in Rule 17.18.14.2, except Rules 17.18.14.2.2.1 and 17.18.14.2.3.1 (Site Area), Rule 17.18.14.2.8 (Wastewater Servicing), is a **Restricted Discretionary Activity** and shall be assessed against the Matters for Discretion set out in Rule 9.11, Rule 9.12 and Rule 17.18.14.4.
- (e) Any application for subdivision that does not comply with Rule 17.18.14.2.2.1 and 17.18.14.2.3.1 (Site Area) is a **Non-Complying Activity**.
- (f) Any application for subdivision that does not comply with Rule 17.18.14.2.8 Wastewater Servicing shall be a **Prohibited Activity** until 1 October 2016 or until such time as all necessary planning approvals for a public reticulated wastewater treatment and disposal systems are obtained, whichever is the earliest date, after which it shall be a **Non-Complying Activity**.
- (g) Any application for subdivision that does not comply with Rule 17.18.14.2.10 Comprehensive Subdivision Plan, is a **Discretionary Activity** and shall be assessed against the Matters for Discretion set out in Chapter 9 and in Rule 17.18.13.
- (h) Any application for subdivision that creates new lots within an area measured 20 metres either side of the centre point of an electrical transmission line designed to operate at or above 110Kv

(refer to a figure 17.18.1) shall be considered as a **Restricted Discretionary Activity** and shall be assessed against the Matters for Discretion set out in 17.18.14.4.

- (i) Except as required under clause (j) below an application for resource consent for a Controlled Activity and Restricted Discretionary Activity that complies with the Development and Performance Standards will not require public notification under s95A of the Act, nor will there be any affected persons under Section 95E of the Act unless there are special circumstances as provided for under s95A (4), or public notification is required under s 95A(2)(a)-(c) of the Act.
- (j) Limited notification may be required in respect of any proposed Comprehensive Subdivision Plan to the extent required to ensure integration and coordination of streetscape, transport and recreational networks and services between adjoining or nearby properties.
- (k) Any decision on whether a Discretionary Activity will require public notification, or whether the consent of adversely affected parties is required is subject to sections 95A, 95B, 95D and 95E of the Act.

Explanation /Reasons

Some limited notification of applications for resource consent may be required to ensure that there is integration and coordination of services, streetscape features, and transport links between adjoining properties, or otherwise the notification provisions of the Act shall apply.

Rule

17.18.14.2 SUBDIVISION, DEVELOPMENT AND PERFORMANCE STANDARDS

Rule

17.18.14.2.1 General

Rules in Chapter 9 - Land Modification, Development and Subdivision shall apply, except as specified in the following rules.

Rule

17.18.14.2.2 Clevedon Residential 1 zone, Clevedon Residential 2 zone, Clevedon Rural zone

The following subdivision standards apply to all subdivision in the Clevedon Residential 1 zone, Clevedon Residential 2 zone and Clevedon Rural zone.

Rule

17.18.14.2.2.1 Site Area

- (a) The minimum net site area in the Clevedon Residential 1 zone shall be 500m².
 - (i) Where an application for subdivision consent incorporates two or more adjoining existing lots, the total area of the land subject to the application may be treated as one lot for the sole purpose of subdivisional configuration and design. "Existing lot" means all the land held in a separate Certificate of Title on 19 October 2012.

- (b) In the Clevedon Residential 2 zone:
 - (i) the minimum net site area shall be 800m² and the maximum net site area shall be 2,000m²;
 - (ii) the minimum average net site area shall be 1,400m²; and
 - (iii) where an application for subdivision consent incorporates two or more adjoining existing lots, the total area of the land subject to the application may be treated as one lot for the sole purpose of subdivisional configuration and design. "Existing lot" means all the land held in a separate Certificate of Title on 19 October 2012.
- (c) In the Clevedon Rural zone, subdivision of an existing lot shall be based on the following densities to achieve clustering of dwellings:
 - (i) not exceeding 1 dwelling per 4ha;
 - (ii) not exceeding 1 dwelling per 2 ha on land identified on Figure 17.18.10;
 - (iii) not exceeding 1 dwelling per 3.5ha on Lot 2 DP 323974 (CT 96760); or
 - (iv) not exceeding 1 dwelling per 10ha on Pt Allot 2 Wairoa Psh Blk VII Wairoa SD & Pt Allot 21 Wairoa Psh Blk VII Wairoa SD (CT 48C/657) for part of the landholding subject to a Development Restriction Overlay as identified on Figure 17.18.10.
- (i) Where an existing lot to be subdivided based on a lot density not exceeding 1 lot per 4 ha:
 - (a) the calculation of average lot density shall be based on the gross lot area subject to the subdivision;
 - (b) each lot shall contain an area of at least 2,500m² and a maximum of 6000m² exclusive of any access areas and shall contain a building platform along with sufficient land for effluent disposal fields. The land identified for effluent disposal shall include provision for a nominated wastewater disposal method appropriate to the site characteristics. The design and assessment shall include an appropriate engineering and geotechnical assessment in compliance with Appendix E of TP 58 (see advisory note below);
 - (c) housing clusters shall consist of no more than 5 dwellings;
 - (d) housing clusters shall be separated by a planting buffer from the adjoining zones;
 - (e) a minimum of 50m separation shall be provided between building frontages within clusters to allow sufficient space for the creation of a central communal area;
 - (f) no new building platforms for dwellings shall be located within the Development Restriction Overlay as identified in Figure 17.18.10; and
 - (g) no new vehicle crossings to Papakura-Clevedon Road shall be established to service new lots in the Development Restriction Overlay.

For the avoidance of doubt, any subdivision using provisions of Rule 17.18.14.2.2.1(d)(i) and not complying with all of the above criteria shall be a non-complying activity.

- (ii) Where an existing lot to be subdivided has been identified on figure 17.18.10 subdivision shall be based on a lot density not exceeding 1 lot per 2 ha when all of the following criteria are met:
 - (a) the calculation of average lot density shall be based on the gross lot area subject to the subdivision;
 - (b) each lot shall contain an area of at least 2,500m² and a maximum of 6000m² exclusive of any access areas and shall contain a building platform along with sufficient land for effluent disposal fields. The land identified for effluent disposal shall include provision for a nominated wastewater disposal method appropriate to the site characteristics. The design and assessment shall include an appropriate engineering and geotechnical assessment in compliance with Appendix E of TP 58 (see advisory note below);
 - (c) housing clusters shall consist of no more than 5 dwellings;
 - (d) housing clusters shall be separated by a planting buffer from the adjoining zones;
 - (e) a minimum of 50m separate shall be provided between building frontages within housing clusters to allow sufficient space for the creation of a central communal area;
 - (f) a minimum of 150m separation shall be provided between any two closest buildings between housing clusters; and
 - (g) there is no modification to the 100 year flood plain to accommodate building platforms and wastewater collection and disposal fields and all building platforms and wastewater collection and disposal fields are located outside of 100 year flood plain.

For the avoidance of doubt, any subdivison using provisions of Rule 17.18.14.2.2.1(d)(ii) and not complying with all of the above criteria shall be a non-complying activity.

- (iii) Where an existing lot is to be subdivided based on a lot density not exceeding 1 lot per 3.5ha or at 1 per 10ha and:
 - (a) the calculation of average lot density shall be based on the gross lot area subject to the subdivision;
 - (b) each lot shall contain an area of at least 2,500m² exclusive of any access areas and shall contain a building platform along with sufficient land for effluent disposal fields. The land identified for effluent disposal shall include provision for a nominated wastewater disposal method appropriate to the site characteristics. The design and assessment shall include an appropriate engineering and geotechnical assessment in compliance with Appendix E of TP 58 (see advisory note below);
 - (c) there is no modification to the 100 year flood plain to accommodate building platforms and wastewater collection and disposal fields and all building platforms and wastewater collection and disposal fields are located outside of 100 year flood plain;
 - (d) no new building platforms for dwellings shall be located within the Development Restriction Overlay as identified in Figure 17.18.10; and
 - (e) no new vehicle crossings to Papakura-Clevedon Road shall be established to service new lots in the Development Restriction Overlay.

For the avoidance of doubt, any subdivison using provisions of Rule 17.18.14.2.2.1(d)(iii) and not complying with all of the above criteria shall be a non-complying activity.

- (iv) The following further standards shall apply in respect of any subdivision in the Clevedon Rural Zone:
 - (a) “existing lot” means all the land held in a separate Certificate of Title on 19 October 2012;
 - (b) subdivisions are permitted to be made in stages by making reference back to the existing lot;
 - (c) where an application for subdivision consent incorporates two or more adjoining existing lots, the total area of the land subject to the application may be treated as one lot for the sole purpose of subdivisional configuration and design;
 - (d) in respect of any lot within a subdivision that would be capable of further subdivision under these rules no further subdivision shall be undertaken of that lot that would result in the total permitted density being exceeded with respect to the existing lot. This requirement is to be secured by a suitable legal instrument which shall be registered on Certificates of Title to ensure ongoing compliance with this rule; and
 - (e) where an application for subdivision consent is for an existing lot that contains land both inside and outside of the Clevedon Structure Plan Area, the area of land contained within the Clevedon Structure Plan Area shall be considered the “existing lot” or “parent allotment” under Rule 17.18.14.2.2.1. The land outside of the Clevedon Structure Plan Area shall not be used in the calculation of the average lot size for subdivision.

Advice Note: Applicants may wish to refer to the latest revision/version of ARC Technical Publication No. 58 “On Site Wastewater Systems: Design and Management Manual” (TP 58) in complying with the requirements of this Rule.

Explanation/Reasons

Minimum net site areas have been established to provide Clevedon’s population with a range of choices for living and lifestyle and establish a clear transition from the village core to its rural environs. Within the Clevedon Residential 1 zone a minimum net site area of 500m² applies. This lot size provides for the subdivision of some existing lots closer to the village centre.

Within the Clevedon Residential 2 zone a range of lot sizes of 800m² to 2,000m² applies to provide a range of living opportunities within the zone adding to the character of the area. Within the Clevedon Rural zone, a minimum lot size of 4 hectares allows development of a range of rural activities within the zone.

Within the Clevedon Rural zone, a minimum lot size of 2 hectares and 4 hectares allows development of a range of rural activities within the zone. The clustering of dwellings is available in the zone using the averaging of net density to provide design flexibility.

There is no provision for subdivision within the Clevedon Community zone. Subdivision would undermine the outcomes sought by this zone and restrict the development and operation of activities within that zone as an integrated whole.

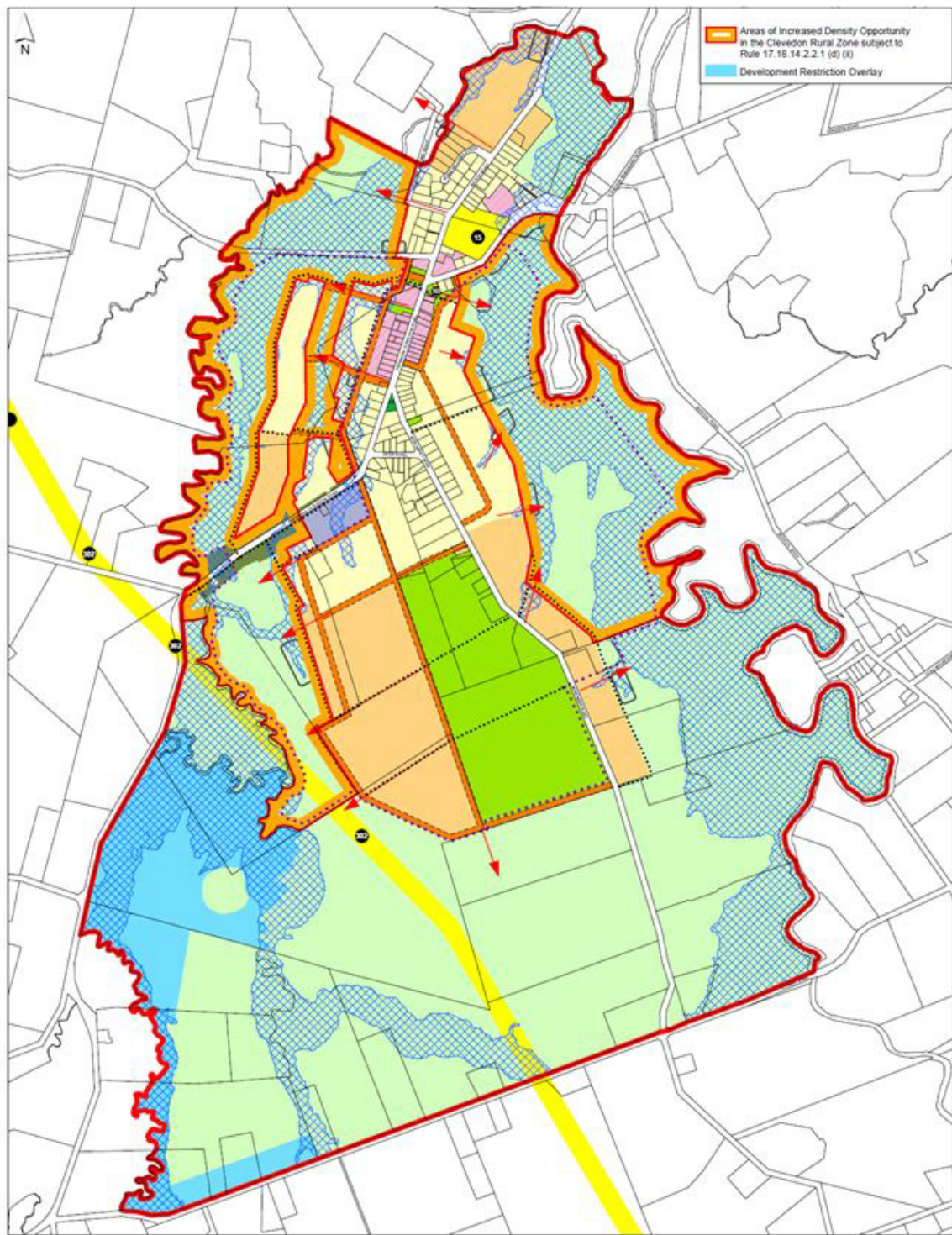


FIGURE 17.18.10 AREAS OF VARIABLE DENSITY OPPORTUNITY IN THE CLEVEDON RURAL ZONE

Rule**17.18.14.2.2.2 Minimum Site Frontage**

- (a) The minimum site frontage shall be:

Clevedon Residential 1	16m
Rear sites in Clevedon Residential 1 on lots existing on 19 October 2012	3m
Clevedon Residential 2	20m
Clevedon Rural	25m

- (b) “Existing lot” means all the land held in a separate Certificate of Title on 19 October 2012.

Explanation/Reasons

Minimum site frontages have been applied to ensure that adequate frontage widths are available for servicing and access and to ensure a form of subdivision and development that complements the existing pattern of development and character.

Rule**17.18.14.2.2.3 Site Layout**

- (a) The layout of the sites within the street blocks in the Clevedon Residential 1 and Clevedon Residential 2 zone shall be configured so that all future buildings can be designed to face and front the street frontage.

Explanation/Reasons

Subdivision of sites within the Clevedon Residential 1 and Clevedon Residential 2 zone should make provision for future buildings to face the street to ensure that buildings overlook the street to provide passive surveillance and to promote a cohesive streetscape.

Rule**17.18.14.2.3 Clevedon Business zone**

The following subdivision standards apply to all subdivision in the Clevedon Business zone.

Rule**17.18.14.2.3.1 Site Area**

- (a) The minimum net site area in the Clevedon Business zone shall be 200m².

Explanation/Reasons

A minimum site area has been determined for the Clevedon Business zone that enables a range of small business and service activities to be established.

Rule**17.18.14.2.3.2 Minimum Site Frontage**

- (a) The minimum frontage of all sites in the Clevedon Village zone shall be 10m

Explanation/Reasons

A minimum site frontage have been applied to ensure that adequate frontage widths are available for servicing and access and to ensure a form of subdivision and development that complements the existing pattern of development and character.

Rule**17.18.14.2.3.3 Exception to General Requirements**

- (a) A reduction in the minimum area of business sites may be permitted where:
- (i) A service lane at least 5 metres wide is provided at the rear of the site; and/or
 - (ii) the road frontage of the site has been set back for parking purposes, provided that setbacks exceeding 6 metres in depth shall not be eligible for any further pro-rata reductions in area.

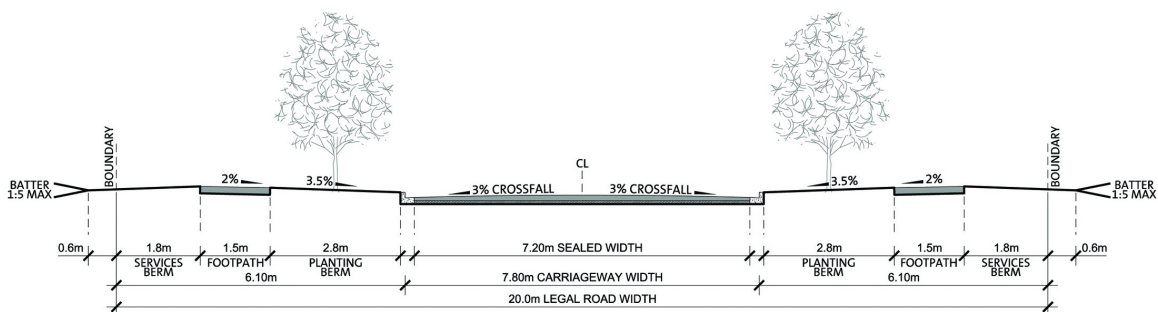
There is no minimum net site area for sites in the business zones when building precedes subdivision provided that the location of the boundaries as defined in Chapter 18 ensures compliance with the development standards of the zone.

Rule**17.18.14.2.4 Rooding Network**

In addition to Rule 8.10.2.2 – Indicative Roads and Road Widening Underlying zones, the following rules apply to the Rooding Network shown in the Clevedon Village Structure Plan (Figure 17.18.1):

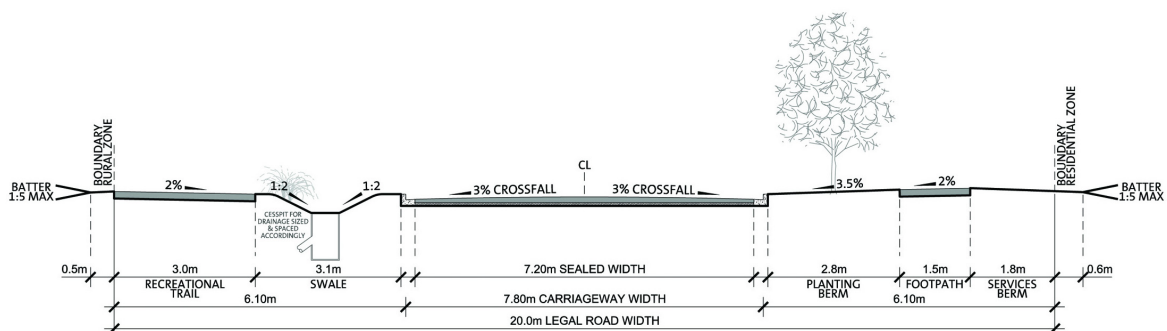
- (a) Roads shall be provided in accordance with the indicative alignments and road types in Figure 17.18.1: Clevedon Village Structure Plan and Figure 17.18.2 Clevedon village Rooding Network Plan, and the District Planning Maps except that the alignment of indicative proposed roads and roundabouts along Papakura Clevedon Road depicted on the network plan shall be determined at the time of subdivision and addressed within a Comprehensive Subdivision Plan;
- (b) Rooding provided to the east of the Clevedon Business zone shall incorporate public parking as shown on the Proposed Local Road - East of Clevedon Business zone local road cross section below;
- (c) Roads shall be designed and constructed in accordance with Chapter 8 (Transportation) and Chapter 9 (Land Modification, Development and Subdivision) unless otherwise provided for in the assessment criteria contained within these structure plan provisions and the Clevedon Village Design Guide document;

- (d) Road levels shall enable integration with existing or potential roading layouts on adjoining sites;
- (e) All intersecting carriageways shall meet at 90 degrees;
- (f) The corner radius on road intersections shall be 7m, except where a Local Road or a Proposed Local Road - East of Clevedon Business zone intersects with a District Arterial Road, where the corner radius shall be 10m or where Council requires that a larger radius is required to address particular safety or traffic flow considerations;
- (g) All new roads shown in the Clevedon Village Structure Plan shall be built in accordance with the cross sections below or standard cross sections (for cul-de-sacs) provided for within Chapter 9 of this Plan, except that the Council may approve changes to the cross-sections:
 - (i) arising from the nature of topography or other significant constraints; or
 - (ii) where required to give effect to structure plan objectives including integration with an adjoining land use activity located on adjoining business, rural or reserve land.
- (h) A maximum of two vehicle access points along Papakura Clevedon Road and within the planted aillage Gateway corridor area may be created. One of these may be located on the northern side of Papakura Clevedon Road and the other on the southern side of this road, to service development planned within the Environmental Enhancement Overlay area.



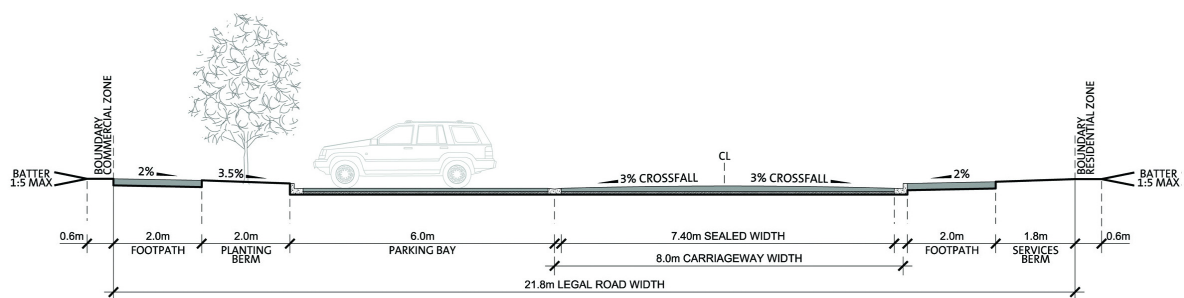
Engineering elements relating to cross falls and design are guidelines to be confirmed through the consenting process

FIGURE 17.18.11 PROPOSED TYPICAL LOCAL ROAD



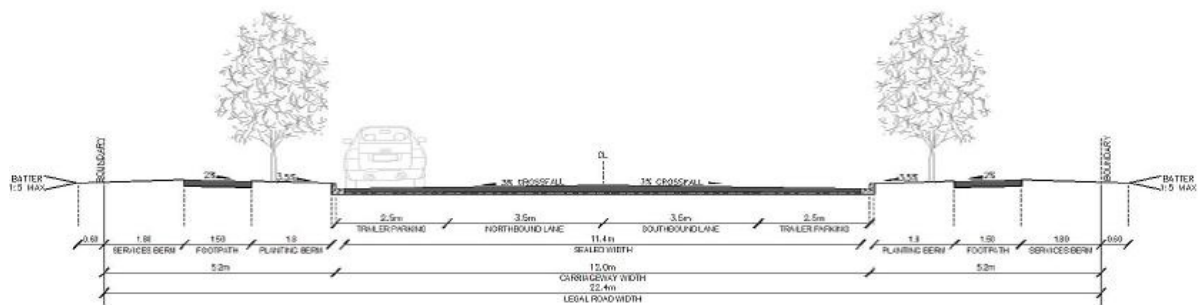
Engineering elements relating to cross falls and design are guidelines to be confirmed through the consenting process

FIGURE 17.18.12 PROPOSED TYPICAL RURAL INTERFACE LOCAL ROAD



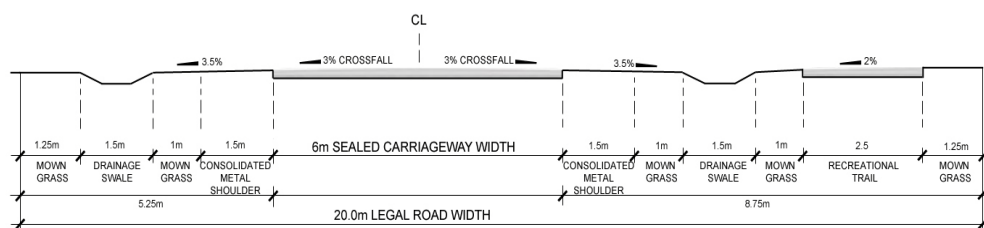
Engineering elements relating to cross falls and design are guidelines to be confirmed through the consenting process

FIGURE 17.18.13 PROPOSED LOCAL ROAD- EAST OF CLEVEDON BUSINESS ZONE



Engineering elements relating to cross falls and design are guidelines to be confirmed through the consenting process

FIGURE 17.18.14 PROPOSED LOCAL ROAD- WEST OF CLEVEDON BUSINESS ZONE



Engineering elements relating to cross falls and design are guidelines to be confirmed through the consenting process

FIGURE 17.18.15 INDICATIVE RURAL ROAD- ENVIRONMENTAL ENHANCEMENT OVERLAY

Explanation / Reasons

A connected street pattern is encouraged to provide for legibility, permeability and to support the sustainable development of the Clevedon Village. Road layout and design is intended to provide a well connected village environment, enhance connectivity and contribute to the overall character of the Clevedon Village. In some isolated instances the precise alignment of a proposed road is indicative only with the final alignment of the connection to be confirmed through the subdivision consent and comprehensive subdivision plan processes.

Rule**17.18.14.2.5 Stormwater Management Areas**

In addition to Rules 9.8.3, 9.9.2.7, 9.11.4, 9.12.1 and 9.12.10 - Stormwater Management Areas, the following rules apply to the Stormwater Management Areas shown in the Clevedon Village Structure Plan (Figure 17.18.1):

- (a) All Stormwater Management Areas within the Clevedon Village Structure Plan Area shall assume the zoning of their adjoining zone. Where the Stormwater Management Area has more than one adjoining zone, the midpoint of the stream or gully shall be taken as the boundary between the zones;
- (b) Land shown on the planning maps as Stormwater Management Area may be developed in accordance with the underlying zoning provided that hydrological and other evidence submitted with the application shows that the subject land is no longer required for the purposes of stormwater management. The underlying zoning shall take effect from the date a resource consent application for a subdivision or development is approved;
- (c) All building platforms within the subdivision shall be wholly outside the Stormwater Management Area;
- (d) All riparian margin areas within the Stormwater Management Area including land within the Environmental Enhancement overlay area(as shown on Figure 17.18.16) shall be planted in accordance with the following provisions:
 - (i) A re-vegetation plan / programme shall be required, covering the following matters:
 - Pre-planting Site Assessment;
 - Planting Plan Assessment; and
 - Annual Monitoring Programme.

The re-vegetation plan / programme shall be prepared having regard to Appendix A – Guidelines for Native Re-vegetation Planting contained in Chapter 12A – Whitford Rural Area.

- (ii) Riparian margin planting on both sides of the Taitaia Stream (Pt Allot 2 Wairoa Psh Blk VII Wairoa SD & Pt Allot 21 Wairoa Psh Blk VII Wairoa SD (CT 48C/657)) is to comprise of a selection of species which grow up to 2m when mature;
- (iii) Protection of the planting shall be secured by way of consent notice, which shall include the requirement for a programme of weed and pest control;
- (iv) The subdivision developer shall be responsible for the implementation of the re-vegetation plan/ programme for a period of 2 years from the time of planting;

- (v) Riparian margin planting on both sides of the Taitaia Stream (Pt Allot 2 Wairoa Psh Blk VII Wairoa SD & Pt Allot 21 Wairoa Psh Blk VII Wairoa SD (CT 48C/657)) is to comprise of a selection of species which grow up to 2m when mature; and
- (vi) Planting and re-vegetation within the Environmental Enhancement Overlay area shall be planted with predominantly native plant species to achieve a canopy height of at least 6-8m at maturity.

Rule**17.18.14.2.5.1 Planting of Village Gateway Corridor**

- (a) Planting within the Village Gateway Corridor shall be no less than 40m wide on either side of the Papakura Clevedon Road corridor as identified on Figure 17.18.16 and as part of Stage 1 of the development.

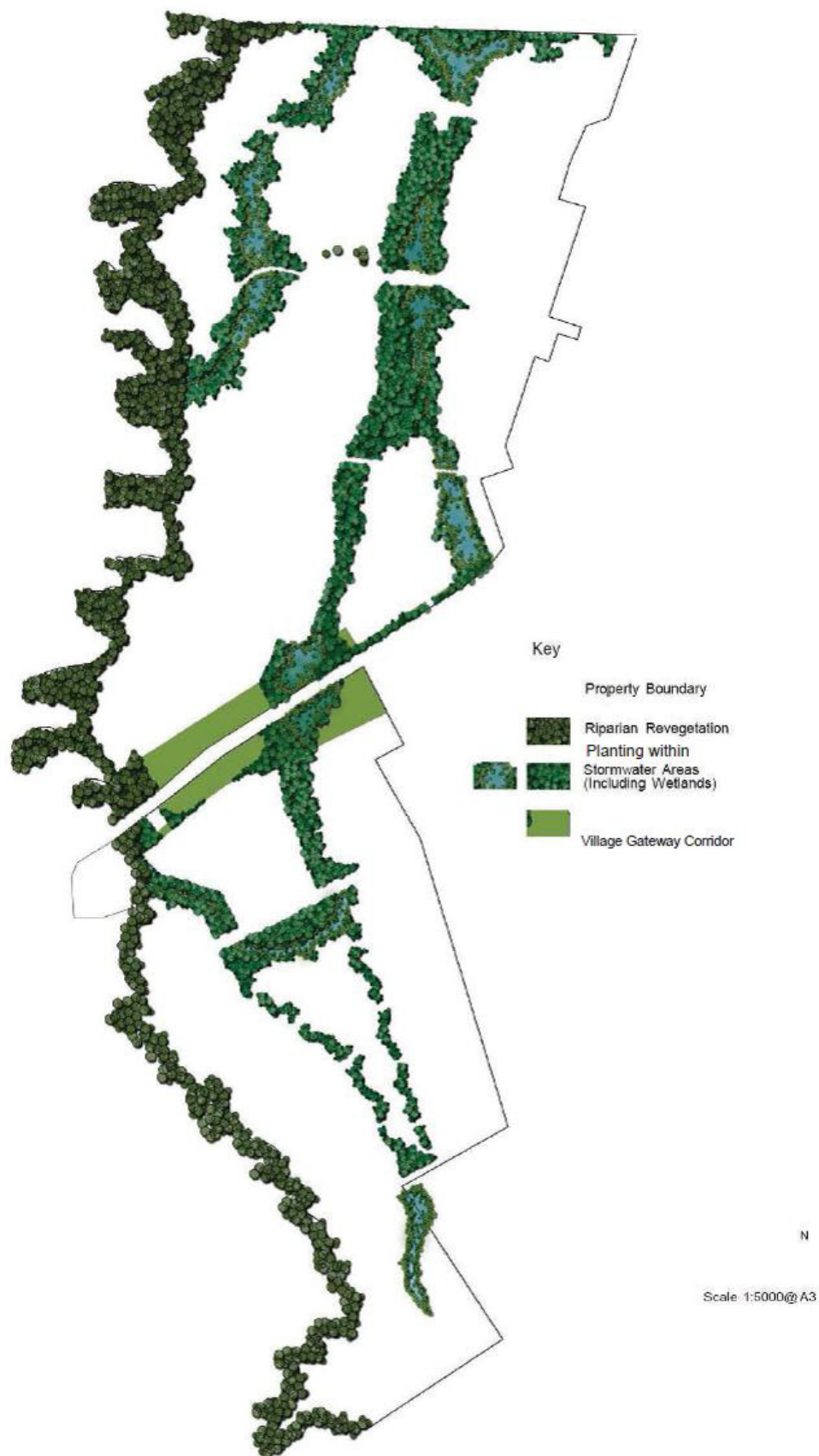


FIGURE 17.18.16 – ENVIRONMENTAL ENHANCEMENT OVERLAY AND INDICATIVE PLANTING

Rule**17.18.14.2.6 Indicative Trails: Walkways and Bridle Trails**

- (a) For any land on which bridle trails and or walkways have been shown on the Clevedon Village Structure Plan, provision for the trails shall be made as follows:
- (i) the route of the trail shall be generally in accordance with that indicated on the Structure Plan Figure 17.18.1;
 - (ii) for land where trails have not been shown trails should be provided in addition to those shown on the Structure Plan. The trails must be of a practical grade and alignment and must be linked to any other trails shown on the Structure Plan map or formed on adjoining properties. In the Clevedon Rural zones, trails must give regard to rural uses and in particular livestock farming. All trails should be selected to capture the full potential of the landscape;
 - (iii) where the trail is to be provided in conjunction with a road, the Council may require widened berms and other amenity features along the trail route; and
 - (iv) where it is necessary to cross a major traffic route, the Council will consider the practicality of requiring traffic control devices to help ensure the safety of trail users.
- (b) Where trails are proposed and are required as a condition of approval for a resource consent (including subdivision) the following design standards shall apply:

Bridle Trails

- (i) for bridle trails independent of road the minimum width between boundaries shall be 5 metres and an appropriate surface formation width of 3 metres and water tables and culverts shall be provided as required for stormwater control;
- (ii) for bridle trails along road berms the minimum legal width shall be 3 metres and the minimum 2m appropriate surface formation shall be provided;
- (iii) the bridle trails shall be located and constructed at a practicable alignment and grade; and
- (iv) all bridle trails shall be marked by way of bollards, fencing or any other suitable method considered appropriate for local conditions.

Walkways

- (i) where the trail route is provided by means of a pedestrian accessway independent of the road, the legal width of the access way at any point shall not be less than 6 metres unless in the opinion of the Council a reduced width provides the required level of access and shall be constructed in accordance with NZS HB8630:2004 – Design of Walking Tracks.
- (c) The trails may be held in Council or private ownership.
- (i) where trails are to be held in private ownership, construction, maintenance, management of stock and public access to the trails shall be made available through a detailed Trail Management Plan; and
 - (ii) where trails are vested in Council Rule 15.15.2 — Reserve Contributions shall apply.

Explanation/Reason

Trails should maximise the experience of the user and should integrate with the indicative trail routes identified on the Structure Plan, cluster housing groups, view corridors, waterways, notable trees in the area and any items of historic heritage.

Rule**17.18.14.2.7 Street Trees**

- a) For residential subdivision, street trees shall be planted at a minimum average rate of 1 tree per 20m of road frontage to ensure 1 tree per 20m along both sides of the road; and
- b) All species selected for street planting shall be approved by the Council.

Rule**17.18.14.2.8 Wastewater Servicing**

- a) All lots, excluding lots created in the Clevedon Rural zone, capable of accommodating future buildings shall be connected to a public reticulated sewerage system which is designed and configured to service the upstream catchment in its ultimate land use; and
- b) Where lots are created in the Clevedon Rural zone, any on-site wastewater servicing shall be situated outside of the floodplain (1% AEP flood, shown as Stormwater Management Area in Figure 17.18.1).

Rule**17.18.14.2.9 Building Platforms**

- a) Any new site created and any vacant net site area shall contain a building platform in the form of a rectangle with a minimum area of 150m² and a minimum dimension of 10 metres and which is located clear of yards and any other areas on which building is prohibited.

Explanation/Reasons

A minimum building platform is necessary to ensure that they are of a shape which is capable of accommodating a house of a reasonable size within the Development Standards zones. Those development standards are designed to maintain the amenity values of the neighbourhood so this rule is designed to avoid the potential adverse effects that would arise if a house could not be established on the site without infringing those standards. Building platforms are also required to be located clear of any Flood Plain area (1% AEP Flood, shown as Stormwater Management Area Figure 17.18.1)

Rule**17.18.14.2.10 Comprehensive Subdivision Plan**

The following additional subdivision standards apply to all subdivisions in the Clevedon Residential 1, Clevedon Residential 2 zone, Clevedon Rural zone and Clevedon Business zone:

- (a) Subdivision of any site containing two or more zonings shall be accompanied by a Comprehensive Subdivision Plan or be consistent with an approved Comprehensive Subdivision Plan;
- (b) Subdivision of any site equal to or greater than 2 hectares in the Clevedon Residential 2 shall be accompanied by a Comprehensive Subdivision Plan;
- (c) All subdivisions in Clevedon Rural zone using Rule 17.18.14.2.2.1(d) shall be accompanied by a Comprehensive Subdivision Plan; and
- (d) Comprehensive Subdivision Plans shall be prepared for the applicant's entire landholding and shall contain the following:
 - (i) the exact boundaries of the zone (which shall be in general accordance with those shown in Figure 17.18.1);
 - (ii) a connected roading pattern, the location and design of all roads and associated roundabouts, that lie within or are required to access the zone and confirmation of the final alignment of any indicative proposed roads and associated roundabouts depicted within Figure 17.18.2 Clevedon Village Roading Network Plan;
 - (iii) the layout of roading and services showing connections with existing networks including details on any associated intersections along Papakura Clevedon Road (if applicable) and capability for future connections;
 - (iv) a variety of lot sizes and location of building platforms outside of Stormwater Management Area as shown on Figure 17.18.1;
 - (v) the position and size of reserves including esplanade reserves and stormwater and drainage reserves;
 - (vi) alignment of roading and reserves with view corridors as shown on the Figure 17.18.1 Clevedon Village Structure Plan;
 - (vii) the layout and alignment of bridle trails and walkways (Rule 17.18.14);
 - (viii) the identification and protection of historic heritage, whether or not identified in Schedule 6A;
 - (ix) a streetscape and landscape treatment plan, in sufficient detail to enable establishment of a coherent design throughout the zone. Such landscaping plan shall show and explain:
 - (a) those trees and groups of trees that are proposed to be retained;
 - (b) the form (including density, species, depth and height) of planting that is proposed to be undertaken within the zone;
 - (x) detail on how development will avoid or mitigate adverse effects arising from the flood plain /overland flow path identified within the zone, as part of an integrated Stormwater Management Plan;
 - (xi) the likely staging of the development;
 - (xii) a Management Plan for the entire site. The Management Plan shall set out the details of the future ownership of the sites, design, maintenance and use of the:
 - (a) buffer areas;

- (b) central communal open space;
- (c) for Environmental Enhancement Overlay area:
 - (i) the layout of predominantly native planting and re-vegetation patterns in relation to riparian margins, stormwater systems and open spaces;
 - (ii) planting within the Village Gateway Corridor to be not less than 40 metres wide measured from the edge of Papakura Clevedon Road road reserve as shown on Figure 17.18.1;
 - (iii) native planting and re-vegetation plan shall be prepared in accordance with to Appendix A – Guideline for Native Re-vegetation Planting contained in Chapter 12A – Whitford Rural Area and Rule 17.18.14.2.5, Clevedon Village Design Guide and Figure 17.18.16. The protection of such planting shall be secured by way of consent notice or covenant which shall include a requirement for a programme of weed and pest control.
- (d) residential access road(s);
- (e) any sections of bridle trails and walkways proposed. Where trails are proposed to be held under private ownership, this shall be supported by a Trail Management Plan and shall provide detail on:
 - (i) management of public access to the trails including information on hours of access, circumstances and reasons where public access to the trails has been restricted;
 - (ii) connectivity between sections of the trails with adjoining properties; and
 - (iii) promote consistent treatment for signage, surface formation, information, etc across all sections of the trails.
- (xiii) evidence of liaison with any adjoining landowners or affected owners and Council in respect of proposed roading ,service and trail way connections between properties to ensure integration within the Structure Plan area; and
- (xiv) where subdivision is proposed on land subject to Development Restriction Overlay, the subdivision plan must show the location of building platforms clear of the overlay area, the layout and alignment of access using existing vehicle crossings to proposed building platforms.

Explanation/Reasons

A comprehensive subdivision plan method along with a Management Plan will enable an integrated approach to the subdivision of larger sites and to achieve the outcomes sought by the Clevedon Village Structure Plan such as connectivity, provision of and access to reserves, maintenance of view corridors and protection of heritage features.

The Management Plan will confirm the future ownership details of the entire site and the management of bridle trails, walkways and cycleway (where provided), it will also ensure permanent public access to these trails whilst maintaining the use of the land and adjacent land for rural purposes including livestock farming. The Management Plan will ensure that the buffer is permanently able to fulfil its role of helping to maintain the spacious and rural character of the area and that the central communal open space is

retained available for use by all owners within the Cluster. To achieve the above outcomes, certain elements of the Management Plan may be applied by way of a legal instrument against the new titles.

RULE

17.18.14.3 MATTERS FOR CONTROL AND ASSESSMENT CRITERIA: CONTROLLED ACTIVITIES

Council reserves control over the following matters for controlled activity resource consent applications for land modification, development and subdivision, and may impose controls in respect of:

- (a) Matters for Control in Rule 9.10 shall apply; and
- (b) The assessment criteria within Chapter 9 Land Modification, Development and Subdivision Rule 9.12 shall apply as well as those within Rule 17.18.14.4.

RULE

17.18.14.4 MATTERS FOR DISCRETION: RESTRICTED DISCRETIONARY ACTIVITIES

Rule

17.18.14.4.1 For all land modification, development and subdivision that is a Restricted Discretionary Activity under this Rule, regard shall be given to the following matters in addition to the matters set out in Chapter 9 Land Modification, Development and Subdivision. Council restricts the exercise of its discretion to all these matters and may impose conditions in respect of:

- (a) Extent of compliance with development and performance standards;
- (b) Earthworks and sediment control;
- (c) Site suitability and stability;
- (d) Wastewater disposal;
- (e) Stormwater Management;
- (f) Roothing Network;
- (g) Provision of Walkways and Bridle Trails;
- (h) Minimum site frontage;
- (i) Subdivisions to create new allotments within 20 metres of the centre line of high voltage (110 KV or higher) transmission lines;
- (j) Effects on rural character and amenity values along Papakura-Clevedon Road;
- (k) The matters in Rule 9.11, Chapter 9; and
- (l) Planting and or re-vegetation in respect of any Comprehensive Subdivision Plan.

Rule**17.18.14.4.1.1**

When assessing an application for resource consent the Council will have regard to the Matters for Discretion and assessment criteria set out below which shall be in addition to those applying within Land Modification, Development and Subdivision Chapter 9 Rule 9.12.

(a) Extent of compliance with development and performance standards

- (i) The extent of non-compliance with the development and performance standards in Rule 17.18.14.2 shall be assessed together with any adverse effect arising from that non-compliance.

(b) Earthworks and sediment control

- (i) Whether the proposed earthworks and sediment controls are sufficient to minimise the contamination of adjacent waterways through the discharge of sediment; and
- (ii) Whether impervious areas are limited to the minimum practical requirement.

(c) Site stability and suitability

- (i) Whether Building Platforms specified on the application plan are located away from the 100 year flood plain and capable of supporting a household unit.

(d) Wastewater disposal

- (i) New sites within Clevedon Rural - Whether the site has sufficient area available to accommodate an adequate sewage and wastewater; and
- (ii) New sites within Clevedon Residential 1 & 2 and Clevedon Business zone - Whether the proposed site can be connected to a public reticulated sewerage system.

(e) Stormwater management

- (i) Whether the proposed stormwater management techniques shall be appropriate to avoid or mitigate the adverse effects of stormwater runoff on neighbouring properties, waterways and on land stability.

(f) Roading Network

- (i) Whether any internal private way, right of way or public road shall be located at a grade, width, alignment and with a finished surface that will avoid or mitigate adverse effects on the rural or village character of the site;
- (ii) Whether or not the streetscape and appearance of the road contributes towards those structure plan policies and objectives relating to maintenance of rural and village character, whilst still meeting functional requirements;
- (iii) Whether or not some modifications to cross sections in respect of the treatment of berms and parking are required to ensure better integration with existing or planned land use activities located on adjoining business, reserve or rural land;
- (iv) Whether appropriate intersection treatments and designs on Papakura Clevedon Road are proposed to ensure the safe movements of vehicles, pedestrians, cyclists and equestrian users to and from new development areas; and

- (v) Whether works designed to reduce speed of traffic within the road corridor provide for safe and convenient equestrian users, pedestrian and cycle passage.

(g) Provision of Walkways and Bridle Trails

- (i) Whether any Walkways and Bridle trails shown on the plan of subdivision are in general accordance with the trails shown on the Structure Plan map, are at a practical grade and alignment and link to any other trails shown or formed on adjacent properties.

(h) Minimum Site Frontage

- (i) Whether the area, dimensions and shape of each proposed allotment are such that:
 - the site is adequate to contain the activity and any accessory buildings and structures;
 - the frontage and access to the site are adequate for legal and practicable access for the proposed activity. Refer also Rule 8.10.3, Chapter 8 Transportation for subdivision fronting primary roads.
- (ii) Whether the reduction in the minimum site frontage relates to existing fence lines, topography, or other landscape features.

(i) Subdivisions to create new allotments within 20 metres of the centre line of high voltage (110 KV or higher) transmission lines.

Where it is proposed to subdivide land to create new allotments within an area measured 20 metres either side of the centre point of a high voltage (110 KV or higher) transmission line, particular regard shall be had to the following matters:

- (i) The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line;
- (ii) The ability for continued access to existing transmission lines for maintenance, inspection and upgrading;
- (iii) The minimisation of risk or injury and/or property damage from such lines;
- (iv) The extent to which potential adverse visual effects are mitigated through the location of building platforms;
- (v) The outcome of any consultation with the affected utility operator;
- (vi) The extent to which any earthworks and the construction of any subsequent buildings will comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP: 342001); and
- (vii) The nature and location of any proposed vegetation to be planted in the vicinity of transmission lines.

(j) Effects on rural character and amenity values along Papakura-Clevedon Road

- (i) The extent to which the location of the household units take into account the description, explanation and purpose of Development Restriction Overlay;
- (ii) Whether the proposed subdivision and placement of buildings or household units affects the natural character and landscape values of the Clevedon Rural zone; and

- (iii) The design of subdivision, orientation, placement and external appearance of the building or structure in terms of blending in with the rural landscape.

(k) Planting and Re-vegetation within the Environmental Enhancement Overlay

- (i) Whether the subdivision proposes any sites within the Village Gateway Corridor as shown on Figure 17.18.16;
- (ii) Whether the planting and area of re-vegetation within the Environmental Enhancement overlay area is to be appropriately planted with predominantly native planting in accordance with Figure 17.18.16;
- (iii) Whether the existing vegetation within the stormwater management area will be retained where practicable, and sufficient re-vegetation is provided for screening and as a backdrop where necessary, to ensure that buildings blend with the natural character of the landscape;
- (iv) Whether any earthworks necessary for the creation of a building platform and access will cause minimal disturbance to the landform and character of the site, and whether any such areas will be appropriately landscaped as soon as practicable having regard to the planting season;
- (v) Whether the proposed buildings or building platforms give regard to the vegetation buffer and are sufficiently set-back for the planting to establish and flourish;
- (vi) Whether the planting and re-vegetation areas incorporate and integrate with recreational trails to enhance public access and amenity in the overlay area; and
- (vii) Whether the planting and re-vegetation areas are proposed to be protected by way of consent notices or other legal mechanism.

Explanation/Reasons

In some instances departures from the standard cross sections may be warranted where this contributes towards better integration with adjoining land use activities or better streetscape outcomes. In such cases the basic performance standard relating to roads contained within chapter 9 still need to be met.

Rule

17.18.14.4.2 Restricted Discretionary Activity: Comprehensive Subdivision Plan

For all land modification, development and subdivision that is a Restricted Discretionary Activity under this Rule, regard shall be given to the following matters in addition to the matters set out in Chapter 9 Land Modification, Development and Subdivision and Rule 17.18.14.4. Council restricts the exercise of its discretion to all these matters and may impose conditions in respect of:

- (a) All relevant matters contained within the objectives and policies relating to the Clevedon village Structure Plan;
- (b) Design consistency with Clevedon Village Structure Plan figure 17.18.1;
- (c) Coherent design and relationship with the surrounding environment;
- (d) Effectiveness of the Management plan; and
- (e) Planting and re-vegetation within Environmental Enhancement Overlay Area.

Rule**17.18.14.4.2.1**

When assessing an application for resource consent the Council will have regard to the Matters for Discretion set out below:

- (a) All relevant matters contained within the objectives and policies relating to the Clevedon Village Structure Plan**
- (b) Design consistency with Clevedon Village Structure Plan figure 17.18.1**
 - (i) Design consistency with Clevedon Village Structure Plan Figure 17.18.1 and Clevedon Village Roding Network Plan Figure 17.18.2;
 - (ii) Whether the Comprehensive Subdivision Plan has been prepared having regard to the Clevedon Village Design Guidelines and to the context of surrounding land, natural features and development; and
 - (iii) Whether the proposed street and site layout pattern and possible development of sites, including (contour, shape and orientation) is able to reinforce or enhance the street pattern.
- (c) Coherent design and relationship with the surrounding environment**
 - (i) Whether the Comprehensive Subdivision Plan will ensure a coherent spatial structure is formed by the relationship of buildings to the street and one building to another;
 - (ii) Whether the Comprehensive Subdivision Plan ensures retention of existing trees and shelterbelts, where they may contribute to maintenance of rural amenity;
 - (iii) Whether the Comprehensive Subdivision Plan further enhances the character of the rural zone and responds sensitively to cultural, natural and landscape values of Clevedon;
 - (iv) Whether the Comprehensive Subdivision Plan protects the visual shafts and creates strong visual connections to the new open areas or spaces that are existing or have been proposed, including bridle trails and pedestrian linkages;
 - (v) Whether the Comprehensive Subdivision Plan takes into account the description, explanation and purpose of Development Restriction Overlay; and
 - (vi) Whether the Comprehensive Subdivision Plan on sites subject to Development Restriction Overlay proposes subdivision layout that protects the natural character and landscape values of the Clevedon Rural zone.
- (d) Effectiveness of the Management Plan**
 - (i) Whether the Management Plan confirms the future ownership and management of the land;
 - (ii) Whether the Management Plan is able to provide full public access to the trails (bridle trails or walkways);
 - (iii) Whether the Management Plan ensures that the buffer area is able to fulfil its role in helping to maintain the rural character of the area;

- (iv) Whether trails have been designed and located so they are safe routes with a high standard of amenity, both within the linkages and in the context of the surrounding development; and
- (v) Whether the Management Plan gives effect to any requirement for predominantly native planting and re-vegetation arising from a Comprehensive Subdivision Plan or Management Plan.

(e) Planting and re-vegetation within Environmental Enhancement Overlay Area

- (i) Whether the subdivision proposes any sites within the Village Gateway corridor as shown on Figure 17.18.16;
- (ii) Whether the planting and area of re-vegetation within the Environmental Enhancement overlay area is to be appropriately planted with predominantly native planting in accordance with Figure 17.18.16;
- (iii) Whether the existing vegetation within the stormwater management area will be retained where practicable, and sufficient re-vegetation is provided for screening and as a backdrop where necessary, to ensure that buildings blend with the natural character of the landscape;
- (iv) Whether any earthworks necessary for the creation of a building platform and access will cause minimal disturbance to the landform and character of the site, and whether any such areas will be appropriately landscaped as soon as practicable having regard to the planting season;
- (v) Whether the proposed buildings or building platforms give regard to the vegetation buffer and are sufficiently set-back for the planting to establish and flourish;
- (vi) Whether the planting and re-vegetation areas incorporate and integrate with recreational trails to enhance public access and amenity in the overlay area; and
- (vii) Whether the planting and re-vegetation areas are proposed to be protected by way of consent notices or other legal mechanism.

Rule

17.18.15.1 Financial Contributions for Public Utility Services

Refer Chapter 9 Land Modification, Development and Subdivision.

Rule

17.18.15.2 Reserve Contributions

Refer Chapter 15 Public Open Space.

17.18.16 Appendix 1

EROSION AND SEDIMENT CONTROL MEASURES

For Earthworks the following erosion / sediment control measures are to be employed.

EROSION AND SEDIMENT CONTROL MEASURES

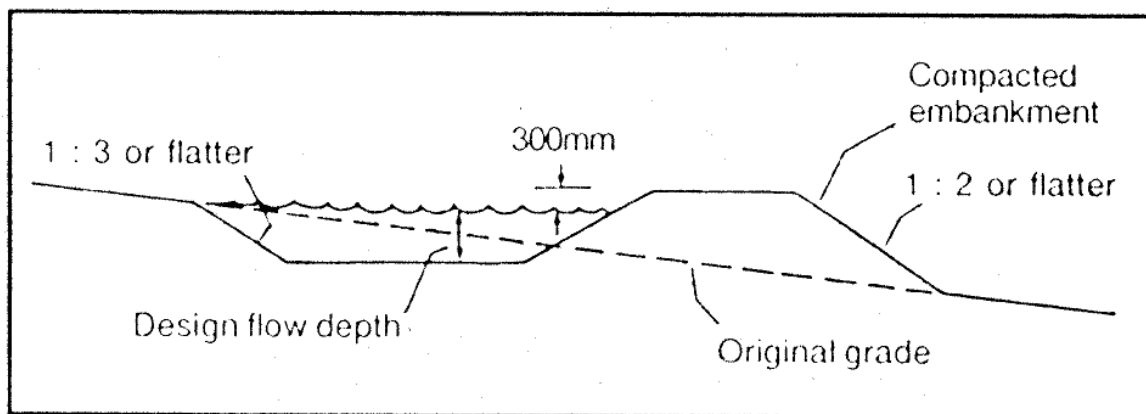
- (1) Mitigate sediment runoff by employing erosion / sediment control measures as follows:
 - Expose only as much ground as needed at any one time;
 - Provide run off diversion channels or contour drains to divert clean water away from the site onto stable ground (grassed or sealed);
 - Install a stabilised entrance way;
 - Where a building is constructed, ensure that stormwater from the roof is appropriately connected to stormwater systems as soon as the roof is constructed;
 - Regrass / revegetate / stabilise all exposed areas that are not to be worked for more than a 7 day period.
- (2) Use one or more of the following erosion or sediment control measures for the capturing of silt (see diagrams below):
 - Silt fences
 - Vegetations buffer strips
 - Earth bunds
 - Sediment ponds
 - Pit dewatering (pumping water from the site)
- (3) Ensure that any sediment control measure is cleaned out before it is 50% full of sediment, and make sure that this material is deposited in a manner that ensures that it cannot runoff into any water bodies or coastal waters.
- (4) Ensure that maintenance of all erosion and sediment control measures is undertaken as required.
- (5) Ensure stockpiles of earth are wholly on the construction site and are placed behind a sediment control measure.
- (6) All silt control measures to be put into place prior to the commencement of the earthworks and to be retained until the site is permanently protected against erosion. (Note: while it is desirable that most controls will be put into place prior to works commencing, there will be some measures that will need to be installed and maintained during the activity).
- (7) Replace topsoil and regrass / revegetate the exposed ground, or cover up with a mulch, as soon as possible. If working during the winter months (May to September) then mulching will be necessary to ensure a satisfactory vegetative cover is established.

DIAGRAMS OF EROSION AND SEDIMENT CONTROL MEASURES

EROSION CONTROL MEASURES

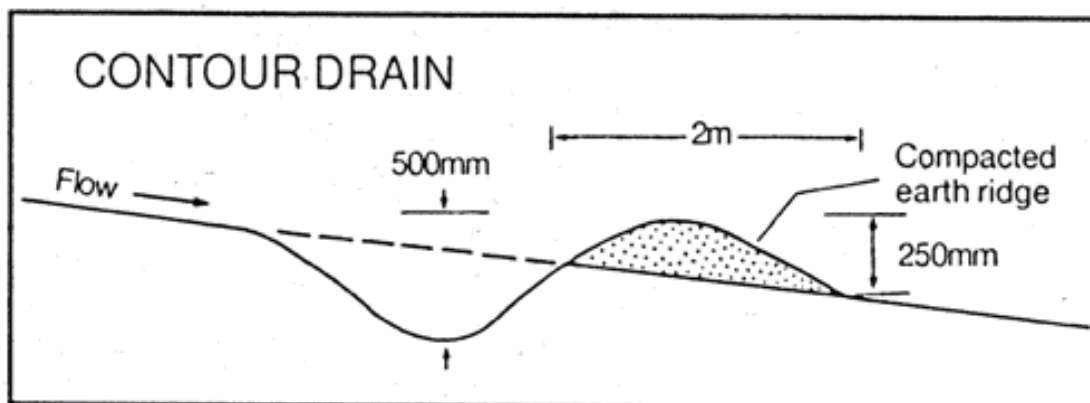
RUN OFF DIVERSION CHANNELS

- Used to protect work areas from up-slope run off
- Water from channel can be discharged to areas of vegetation
- Can be used to divert water to other sediment retention systems
- Have shallow grades on channel to prevent scouring (1%-2%)
- May need to be stabilised against erosion by regressing



CONTOUR DRAINS

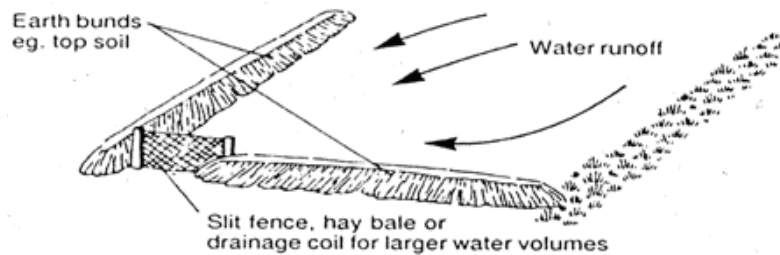
- Use across earthworks to break up slope
- Use more than one drain on steeply sloping sites
- Decrease spacing of drains as slope increases
- Water can be discharged to vegetation or into sediment control structures



SEDIMENT CONTROL MEASURES

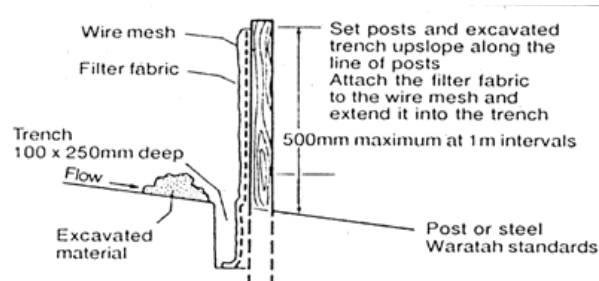
EARTH BUNDS

- Construct across slope to control and detain run-off
- Use near edge of site to prevent sediment from leaving area
- Can use topsoil from site to create bund



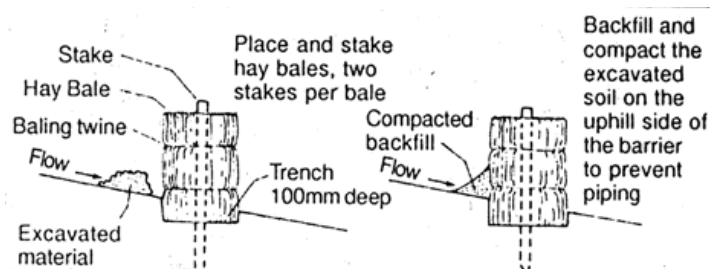
SILT FENCES

- For small disturbed areas or low slope angles
- Use more than one on steeply sloping sites
- Decreased spacing between fences with increasing site slope
- Filter fabric is stretched between posts at max spacing of 1 metre



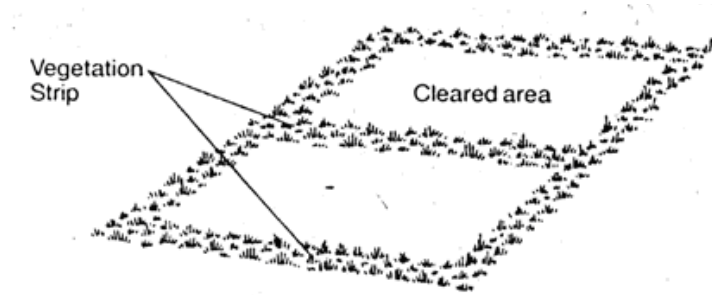
HAY BALES

- For small sites and short term control
- Should be dug into ground, tied together and anchored by staking
- Regular inspection and maintenance is essential



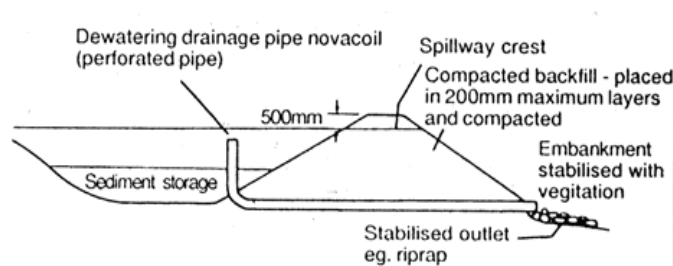
VEGETATION BUFFER STRIPS

- Should always be provided along watercourses
- To filter sediment from overland flow where run off rates are low and not concentrated
- Use more than one buffer strip on steep slopes
- Decrease buffer strip spacing with increasing slope
- To keep machinery away from watercourses



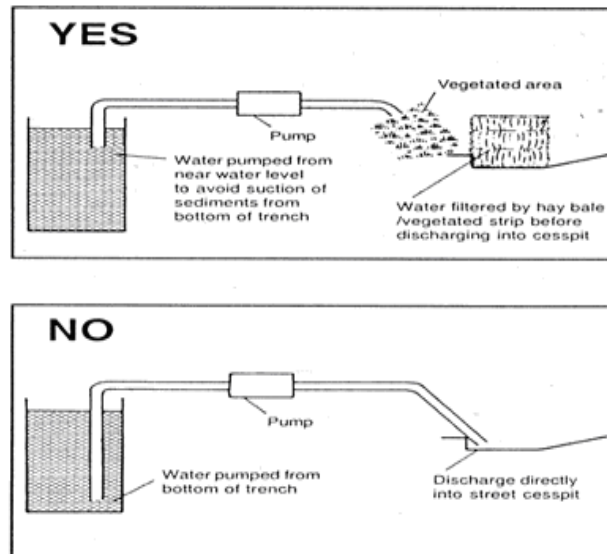
SEDIMENT PONDS

- Do not construct in streams
- Size as 1-2% of site area (ie. $1.2\text{m}^3 / 100\text{m}^2$)
- Clean out sediment regularly
- Must have dewatering / drainage facility



PUMPING WATER FROM THE SITE

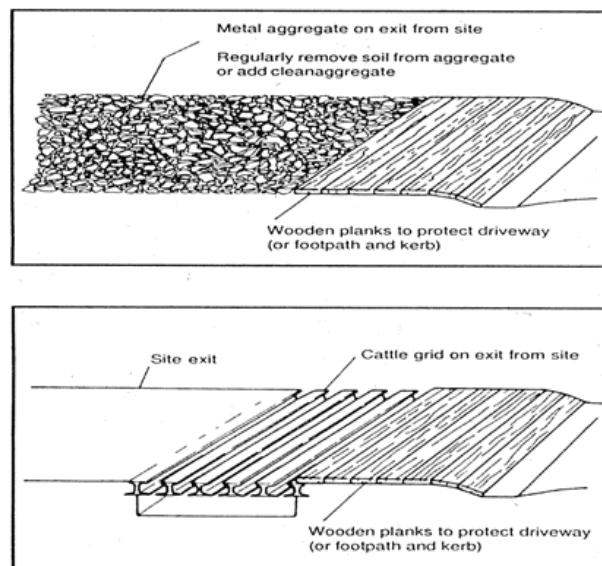
If it is necessary to remove water from trenches or other areas of the site, then this should be done in a manner to prevent sediment in the water from entering any drain or watercourse. Water should not be taken from the bottom of any trench and sediment should be properly filtered out from the dirty water by an appropriate means (e.g. vegetative buffer strips). Once the sediment has settled within the trenches water can then be discharged to a cesspit or grassed area, or a watercourse if no other disposal point is available.

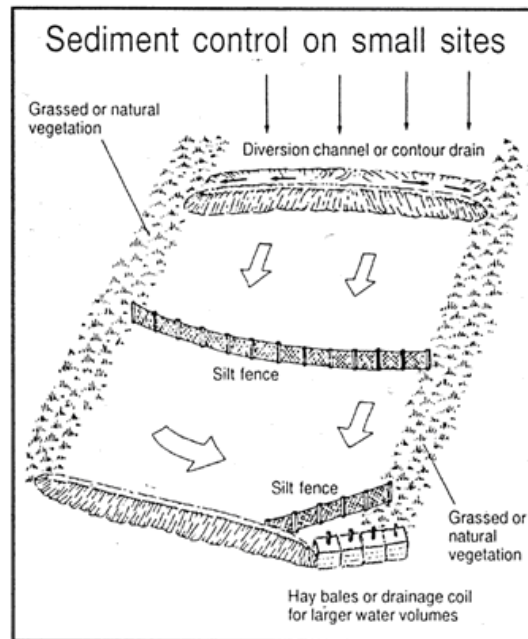


KEEPING THE ROAD CLEAN

It is important that soil from the site is not spread onto the road by vehicle tyres. To prevent this from occurring a stabilised entranceway must be built. The simplest method is to spread metal aggregate on all exit ways from the site where soil will have a chance to gall off before the vehicle enters the road. Other methods for large sites are cattle grids or a wheel wash. The site manager or site owner is responsible for cleaning up any spilt soil or other materials that get onto the road from the site.

Remember also to protect the footpath, berm and kerb from damage by crossing vehicles.





EXPLANATION

This Appendix covers smaller scale earthworks that are Permitted Activities in relation to the district plan. Apart from building platform formation, such 'small site' earthworks are generally for the purpose of driveways, landscaping, paving, or tracking for rural tracks. Small site activities are of concern if no erosion or sediment controls are in place because any sediment generated eventually discharges onto nearby properties, to waterways, or to drains and stormwater systems.

Depending on the location of these works, they can have a direct influence on the receiving environment, an effect that is compounded by the cumulative impact of many operations. In most cases the volume of sediment discharges may be minor, however, it is the cumulative effects that have the potential to be significant to particular environmental qualities. For example, after the Auckland Regional Council has consented earthworks of a 100 lot subdivision, accommodate house platforms, driveways, paths etc. The impact of one property owner re earthworking their site without proper controls is minor however, the cumulative impacts from 100 property owners re-earthworking without controls can be significant in terms of sediment generated. It is this cumulative effect that is of most concern.