

## Appendix 1

Strikethrough version of proposed Plan Change based on recommendations in evidence of John Andrew Riddell and recommendations from the Staff Report (note: not all staff recommended changes included)

### ***Text and Map to be added to the Whangarei District Plan***

## **REE.1 Ruakaka Equine Environment**

### **REE.1.1 Description and Expectations**

The Ruakaka Equine Environment provides for the ongoing use of the site for equine-related activities (training and racing), while providing a framework for future development to underpin the long term viability of the site as a racecourse. Future development is to be compatible with the primary racecourse function and includes residential and commercial activities, as well as hospitality and event hosting.

Whangarei Racing Club, a non-profit organisation, has been operating on the racecourse site at Ruakaka since 1972. The facility also provides opportunities for local groups to use the grounds for a range of community activities and this will continue under the new Environment.

The site is within the coastal environment and has sensitive interfaces with the coast to the east, Department of Conservation administered Crown Land to the south and a dune lake reserve to the south west. On the southern tip of the Crown Land, adjacent to the Ruakaka Estuary, there is a wildlife reserve and wildlife refuge. This reserve and wildlife refuge does not abut the site. These areas provide habitat to a range of Threatened and At Risk fauna<sup>1</sup>.

Further to the west is the Ruakaka estuary and scarp, upon which residential development looks out over the site and with extensive views of Bream Bay. The western and northern interfaces of the site border existing and planned residential areas.

In addition to the recreational activities associated with the current racing-related activities on the site, the racecourse offers opportunities to expand the economic base of the area through horse training and educational-related activities, visitor accommodation and events. The site also offers opportunities in providing for housing choices, improved public access to the coastal area and providing for neighbourhood-level services for the wider residential area.

The Ruakaka Equine Environment has been divided into a number of Precincts. These Precincts reflect the specific characteristics of different parts of the racecourse site and enable different future uses. Equine-related activities are provided for across the Environment, along with compatible commercial activities in specific Precincts. Development of additional activities to

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<sup>1</sup> Riddell recommended changes

these is largely dependent upon preparation and approval of specific Management Plans for individual precincts.

### REE1.2 Eligibility

1. The Management Plan technique (including modifications to an existing, approved Management Plan) is available in this Environment as a discretionary activity.
2. The Environment-wide objectives and policies and the specific policies set out in the relevant individual precinct land use and subdivision sections shall form the basis of assessment for any such application in the Ruakaka Equine Environment.
3. No Management Plan is required for Precinct A (Infield and racetrack area).

### REE1.3 Objectives

1. The long term viability of equine activities on the site is secured.
2. The expansion of horse racing and training-related activities, and compatible commercial and equine education cluster development is enabled.
3. A framework for future residential and mixed use development is provided through use of the Management Plan approach technique that ensures the viability of ongoing equine-related activities; provides for a high quality environment within the site-Environment and respects the amenity of the surrounding environment<sup>2</sup>.
4. The natural character of the coastline is protected, and any adverse effects of development on the adjacent DOC administered reserves .Ruakaka Wildlife Refuge<sup>3</sup> and dune lake and their significant wildlife are avoided.

### REE.1.4 Policies

1. To protect the ongoing operation of the Whangarei Racing Club on the site while providing opportunities for expansion of equine-related activities by ensuring that:
  - i. The race track and infield area is retained for equine-related activities.
  - ii. There will be a maximum of 350-100 dwelling residential -units across the Environment. Units in visitor accommodation developments and retirement villages or similar may be in addition to this.<sup>4</sup>
  - iii. All residential units on the site will enter into a 'no complaints' covenant to ensure that the residential development does not impact on the day to day equine-related activities and events.
  - iv. Use of the site by community groups is provided for, but their use of facilities is to be compatible with the primary function of the Environment as a racecourse.

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2 Staff recommended changes  
3 Riddell recommended change  
4 Riddell recommended change

2. To preserve the natural character of the coastline, and the neighbouring dune lake and Department of Conservation reserve [and wildlife refuge, for example](#)<sup>5</sup> by setting back buildings and providing indigenous vegetated buffer strips along the boundaries. New development should not be visible from the beach area, when viewed from the foreshore area adjacent to the Environment.
3. To respect the surrounding amenity of the environment through considerate building design i.e. massing, building height, colour and materials.
4. To avoid significant adverse effects on the amenity of surrounding residential areas, in particular panoramic views of Bream Bay.
5. To provide for visual and physical connections through the site and managed access to the coast.
6. To maintain and enhance visual connections to landscape features in the wider area, including headlands and off-shore islands.
7. To manage the effects of infrastructure provision and site works and require on-site stormwater attenuation and re-use, through adherence to the Whangarei District Council Environmental Engineering Standards 2010.
8. To protect the ecological values of the coastal area, [and the reserves adjacent to the Environment, Ruakaka Wildlife Refuge and the dune lake](#) including through a [Habitat Protection Plan Ecological Management Plan](#), building location and design, vegetated buffers, access controls, control of plant and animal pests, and limiting human disturbance of habitats<sup>6</sup>.

### REE1.5 Management Plan Requirements

1. Management Plans [should shall](#) be prepared for the whole of each Precinct set out in Map REE 1, ~~(except for the infield - Precinct A)~~<sup>7</sup>.
2. The Management Plans must contain the following information:
  - Context analysis, including how development within the precinct will integrate with existing and possible development in adjacent precincts and other zones/environments
  - Traffic effects assessment, within the site and on the local roading and state highway networks
  - [How access to the adjacent DOC-administered reserve areas will be managed](#)<sup>8</sup>
  - Ecological effects assessment
  - [Natural character effects assessment](#)<sup>9</sup>
  - Landscape and visual effects assessment
  - Infrastructure effects assessment
  - Stormwater management effects assessment

5 Riddell recommended change  
 6 Riddell recommended changes  
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 9 Riddell recommended change

- Coastal hazard risk assessment<sup>10</sup>
  - Cultural heritage<sup>11</sup> effects assessment
  - Archaeological effects assessment<sup>12</sup>
  - Urban design assessment
  - Specialist reports submitted in conjunction with Plan Change 113<sup>13</sup>.
3. Management Plans shall set out how the Precinct is to be developed, in a way that responds to and is compatible with the above assessments, while taking into account relevant objectives and policies and must contain, at<sup>14</sup> a minimum, the following (as relevant to each Precinct):
- ~~Activities, and their activity status (permitted or discretionary)~~<sup>15</sup>
  - Performance standards for activities, including where necessary standards for noise, lighting, visual amenity, car parking, traffic management
  - Building envelopes (footprints, height, separation, coverage)
  - Building design assessment matters and criteria
  - Proposed road layout and cross sections
  - Pedestrian and cycle facilities
  - Access points to adjacent DOC-administered reserve areas, and construction standards for access tracks and for boundary fences<sup>16</sup>
  - Landscaping requirements
  - Staging / timing of development
  - Infrastructure funding
  - Stormwater management, including groundwater quality and dune lake re-charge
  - Identification and protection of areas of biological significance
  - Identification and protection of areas of cultural heritage-significance, including archaeological sites<sup>17</sup>.
4. In addition to the Management Plan required under rule 1.1.51 above, the Ecological Effects Assessment should provide an specific Habitat Protection Plan Ecological Management Plan shall be prepared for the whole Environment and submitted with the Management Plan. If there is already an approved Ecological Management Plan a review of that plan shall be undertaken and submitted with the Management Plan application.<sup>18</sup>
- The Ecological Management Plan that is to set out how the significant ecological values of the adjacent DOC-administered reserve areas, Ruakaka Wildlife Refuge and the dune lake are to be protected: including<sup>19</sup>
- ~~The Habitat Protection Plan should~~ addressing<sup>20</sup> potential effects associated with:
- human disturbance, and
  - plant and animal pests.

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 11 Staff recommended change  
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 17 Staff recommended changes  
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 20 Riddell recommended changes

The ~~Habitat Protection Plan~~ Ecological Management Plan ~~should shall~~ be prepared and reviewed in consultation with the Department of Conservation and ~~the~~ tangata whenua. When the Ecological Management Plan (or its review) is submitted for approval it shall include a summary of the consultation undertaken, the responses received from the Department of Conservation and from tangata whenua, and the changes (if any) made to the Ecological Management Plan as a result of the consultation<sup>21</sup>.

The ~~Habitat Protection Plan~~ Ecological Management Plan is to specify the actions to be taken to ~~address~~ manage and avoid adverse effects, taking into account the nature and type of development to be provided for by the main Management Plan. Actions may include:

- the rehabilitation of adjacent dune habitats aimed at enhancing natural habitat values
- fencing and access controls to prevent access to DOC-administered reserve areas (except at limited specified locations), to discourage the dumping of green waste over the boundary, and to prevent grazing animal access to DOC-administered reserve areas;
- the identification of access points to the DOC-administered reserve land
- the establishment and maintenance of a track network to DOC standards within the DOC-administered reserve land to provide controlled access to the beach.
- ongoing ~~pest animal~~ control (including dogs, cats, mustelids, rabbits, hedgehogs, rats, grazing animals, hawks, falcons and possums) for the protection of sensitive fauna species, and for plant pest management, both within the Racecourse Environment and adjacent reserve areas
- managing water use within the Environment to maintain the natural hydrological processes of the dune lake
- the management of light-spill and noise to protect indigenous species
- providing detailed information for residents, workers and visitors on the habitats and fauna of the coastal dunelands, dune lake and wildlife refuge, and their significance and vulnerability, with a focus on what is appropriate behaviour and what behaviour must be avoided;
- the employment of a warden; and
- baseline and outcome monitoring to determine effectiveness of the plan<sup>22</sup>.

For Management Plans that are to provide for residential development, the ~~Habitat Protection Plan~~ Ecological Management Plan<sup>23</sup> is to also determine the process by which residents (or other interested and/or<sup>24</sup> appropriately qualified and experienced persons) ~~can~~ will assist with the management of the reserves. Ruakaka Wildlife Refuge and the dune lake, in the lead-up to and during the breeding season. Actions could include undertaking predator control, maintaining fences (temporary and permanent), and acting as nest wardens to educate recreational users of the need to avoid disturbance of roosting, foraging and nesting birds<sup>25</sup>.

The ~~Habitat Protection Plan~~ Ecological Management Plan should set out an appropriate structure to co-ordinate and manage residents' input (such as a Residents' Society) to implement it in perpetuity, including and funding sources for this activity, ~~including sharing of costs with other developments in the area~~.<sup>26</sup>

A bond may be required to ensure the Ecological Management Plan is implemented<sup>27</sup>

21 Riddell recommended changes

22 Riddell recommended changes

23 Riddell recommended change

24 Staff recommended change

25 Riddell recommended changes

26 Riddell recommended changes

27 Riddell recommended change

## REE.2 Precinct A – Infield and Racetrack

### REE.2.1 Precinct Description

The infield area of this Precinct can be developed for enhanced equine and community-related activities that support the ongoing future use of the site for horse racing and training and community use. A new track can be provided inside the existing track and additional race day parking can be provided in the infield with access either at grade or under the existing race track. Buildings are to be limited to a single level, with a predominance of open space. Precinct A – Infield and Racetrack is shown on Map REE 1.

### REE.2.2 Precinct Objective

To allow the creation of an equine and recreational cluster within the infield area and the provision of effective race day facilities while maintaining an open space character.

### REE.2.3 Discretionary Activities

1. Sportsfields and non-equine related sporting facilities, including clubrooms, storage sheds ~~and the like~~.<sup>28</sup>
2. Commercial recreational activities not involving artificial lighting, including golf courses and golf driving ranges ~~and the like~~.<sup>29</sup>
3. Any other commercial development, except for educational facilities associated with horse training and racing.
4. Any residential activity.
5. Equine-related activities involving the use of floodlighting.
6. Concerts and other outdoor events requiring the use of floodlighting and/or amplified music.
7. Any structure more than 6 metres in height.
8. The 7<sup>th</sup> and subsequent, non-equine related outdoor event in a calendar year involving more than 5,000 people at any one time, and the 13<sup>th</sup> and subsequent smaller, non-equine related outdoor event involving more than 1,000 people and up to and including 5,000 people at any one time. There are no limits on the number of events attracting less than 1,000 people.
9. Individual buildings exceeding 1,000m<sup>2</sup> in gross floor area.
10. Any building that would increase the total building coverage area in the Precinct beyond 15% of the gross Precinct area.

#### REE.2.3.A Non-complying Activities

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28 Staff recommended change

29 Staff recommended change

1. ~~Any activity not an equine-related activity or a discretionary or prohibited activity.~~<sup>30</sup>

#### REE.2.3B Prohibited Activities

1. ~~The keeping of cats, dogs or mustelids in this Precinct and the bringing of cats, dogs or mustelids into the Precinct.~~<sup>31</sup>

#### REE.2.4 Eligibility

2. Equine-related activities that are not listed as discretionary activities, are permitted activities
3. ~~Any activity not an equine-related activity or a discretionary activity shall be a non-complying activity.~~<sup>32</sup>

#### REE.2.5 Notification

~~Discretionary land use proposals that are not contrary to the requisite policies are precluded from public notification.~~<sup>33</sup>

#### REE.2.6 Requisite Performance Standard<sup>34</sup> Policies

1. To reduce the visual impact of buildings within the infield, development is to be limited to a single storey (maximum 6m high).
2. To preserve the sense of openness in the infield, limit building coverage to no more than 15% of the gross land area of the Precinct, with no individual building to exceed a gross floor area of 1,000m<sup>2</sup>.
3. To only allow for night time activities and activities involving amplified noise where a specific event management plan has been prepared and approved by the Council that ensures that the amenity of surrounding residential and ecological areas is taken into account (in terms of noise, light-spill, litter control, and crowd movements before and after the event).
4. To require any illumination of the race track for training / night racing to avoid light spill beyond the Environment.
5. To limit the number of larger non-equine, outdoor events (events attracting more than 5,000 people at any one time) to no more than 6 per year, and to require the preparation

30 Riddell recommended change

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34 Riddell recommended change

and approval of a specific event management plan for each event of this size. Mid sized non-equine related events (attracting more than 1,000 and up to and including 5,000 people at any one time) are limited to no more than 12 per year, provided that a generic event management plan for such sized events is (or has previously been) prepared and has been approved by the Council.

## REE.2.7 **General Policies**

1. To enable a cluster of equine-related activities within the infield that can share facilities to ensure an efficient use of space.
2. To support the ongoing use of the infield for community-related passive and active recreation, where this is compatible with primary use of the precinct for equine-related activities.
3. To limit building coverage and height within the infield to a low level to ensure that a sense of openness is maintained.
4. To ensure the adverse effects of evening and non-racing events on adjacent residential and open space areas are managed by appropriate Management Plans.
5. Larger non-equine outdoor events (more than 5,000 people) should be managed so as to minimise disruption of adjacent residential areas. This may involve managing the time and frequency of such events, vehicle access and parking, as well as noise and light spill through a specific event management plan. This plan is to set out how adverse effects on the functioning of surrounding roads and the amenity of residential areas are to be mitigated through appropriate traffic management, parking control crowd management, provision of facilities, litter control and informing residents prior to the event.
6. Non-equine events involving less than 5,000, but more than 1,000 people at any one time, should be subject to a generic pre-approved event management plan. This plan will ensure that these events are compatible with racecourse activities on site and manage parking and traffic on site and traffic on the surrounding road network.
7. To enable public and commercial recreational activities to locate in the infield, provided that their hours of operation and associated management do not disrupt the primary use of the Environment as a racecourse, the amenity of surrounding residential areas and the protection of nearby ecological resources.
8. To protect the surrounding wildlife habitats, there will be a ban on pet cats and dogs, and mustelids.



## REE.3 Precinct B – Southern

### REE.3.1 Precinct Description

The area to the south of the existing racecourse can accommodate training and horse related activities as well as being able to be developed for terraced and low rise apartment type residential development. Any development above 2 storeys will need to be assessed to demonstrate that the adverse effects on the amenity of surrounding residential areas and on the natural character, biodiversity values and amenity of Department of Conservation administered reserves, Ruakaka Wildlife Refuge and the dune lake<sup>35</sup> are no more than minor. Residential development is to provide physical connections to the developing western residential area west of the precinct and between this area and to the coastal area through Precinct D.<sup>36</sup> Precinct B – Southern is shown on Map REE 1.

### REE.3.2 Precinct Objective

To allow the development of a range of residential accommodation that is compatible with the surrounding environment and ensures linkages through the site to the coast. Some small scale commercial development is anticipated.

### REE.3.3 Discretionary Activities

1. A Management Plan for the whole Precinct prepared in accordance with R.E.E.1.5 and which complies with the performance standards set out in the Performance Standard Policies for the Precinct. Any commercial activity not listed within a Management Plan.
2. Buildings over two storeys (8 metres) in height, unless the location and height of such buildings is in accordance with an approved Management Plan.
3. Any development not complying with a 3 metre high plus 35 degree daylight angle, as measured from the boundary of the Environment with the Crown Land to the south, in accordance with Appendix 11.
4. Any development that does not make provision for a minimum 10 metre wide 'no-development' strip between any development and the boundary with the Crown Land to the South.<sup>37</sup>

#### REE.3.3.A Non-complying Activities

1. A Management Plan for the whole Precinct prepared in accordance with R.E.E.1.5 but which does not comply with the performance standards set out in the Performance Standard Policies for the Precinct.
2. Any activity or structure that does not comply with an approved Management Plan.
3. Industrial activity.<sup>38</sup>

35 Riddell recommended changes

36 Staff recommended changes

37 Riddell recommended changes

38 Riddell recommended changes

### REE.3.3.B Prohibited Activities

1. The keeping of cats, dogs or mustelids in this Precinct and the bringing of cats, dogs or mustelids into the Precinct.
2. The dumping of any waste, including green waste, from the Precinct into the Crown Land administered by the Department of Conservation to the west or south of the Precinct.
3. Directly accessing Crown Land administered by the Department of Conservation from this Precinct.<sup>39</sup>

### REE.3.4 Eligibility

1. Activities not requiring consent as a discretionary, or non-complying activity or which are not prohibited shall be a permitted activity, except that:
2. ~~Activities listed within an approved Management Plan shall have the activity status as set out in that Plan.~~
3. Until such time as a Management Plan has been approved, the Coastal Countryside rules and any Ruakaka Equine Environment prohibited activity rules shall apply. ~~equine-related activities will continue to be permitted and exempt from notification. Once a Management Plan has been approved, then new equine-related activities shall become discretionary activities~~
4. ~~Industrial activity is non-complying within this Precinct, except as defined within equine-related activities.~~<sup>40</sup>

### REE.3.5 Notification

~~Land use proposals that are not contrary to the requisite policies are precluded from public notification~~Management Plan applications will be publicly notified<sup>41</sup>.

### REE.3.6 Requisite Performance Standard Policies

1. Total buildings ~~should~~shall<sup>42</sup> occupy no more than 40% of the gross Precinct area, ~~unless a higher percentage is specified within an approved Management Plan.~~<sup>43</sup>
2. Non residential development ~~is to~~shall be limited to small scale office-based activities (health, business and service related; educational, community and cultural) generally occupying no more than 200m<sup>2</sup> gross floor area per unit<sup>44</sup>.
3. Above 2 storey development ~~is~~shall not ~~to~~<sup>45</sup> occupy more than 10% of the gross Precinct area, not be more than 450 square metres gross floor area, be setback at least 30 metres

39 Riddell recommended changes

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42 Staff recommended change

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44 Staff recommended changes

45 Staff recommended change

- from the boundary with the Crown Land administered by the Department of Conservation to the south, and not ~~with no building to~~ exceed 14m / 4 storeys in height.<sup>46</sup>
4. To maintain the visual amenity of surrounding residential areas, landscape and visual impact assessments are required to be carried out to determine the appropriate design and location of buildings greater than 2 storeys in height so as to limit the extent to which development will affect surrounding residents' panoramic views and views of key features like the islands and headlands.
  5. To maintain noise levels at Living 1, 2, 3 Environment requirements.
  6. To ensure that buildings are set back not less than 1 ~~06~~<sup>47</sup> metres from the boundary with the Crown Land administered by the Department of Conservation to the south, and not less than 5 metres from the boundary with the reserve to the east, and fit within a daylight angle measured at the boundary of 3 metres high and sloping 35 degrees into the site, in accordance with Appendix 11.
  7. The 1~~06~~<sup>48</sup> metre building setback should provide no less than 5 metres width of indigenous vegetation planting, and also provide a path for horse access to the beach with indigenous vegetation planting along both sides. The horse access should be secured by appropriate fence treatment, for safety and to prevent access to the reserve to the south.
  8. To protect the ecological values of the coastal dune, a buffer area 5 metres wide should be created between any development and the boundary with the coastal dune reserve. This buffer area should be designed through a variety of methods (indigenous planting, earth bund, fencing) to ensure that adverse effects on the ecological resources of the coastal dune are avoided.
  9. To protect the surrounding wildlife habitats, there will be a ban on pet cats and dogs, and mustelids.
  10. Before development of dwellings across the Precinct can proceed, a covenant shall be entered into by the Race Club ~~and the Council~~,<sup>49</sup> protecting the use of the track and infield area as an equine-related activity area.
  11. ~~As part of the required Management Plan that is to be approved prior to residential or commercial development occurring, a Habitat Protection Plan shall be prepared and approved by the Council, involving consultation with Iwi and DOC as necessary. This is to cover how owners and occupiers of the residential units will be educated about, and where appropriate be involved in, the protection and management of the wildlife habitats and in relation to beach access and use. This may include the establishment of a Residents' Society that contributes to the management of the Crown Land and provides on-going advice in terms of reserve use and access.~~<sup>50</sup>
  12. Any residential development is to comply with the performance standards set out in an approved Management Plan, and is to be assessed against the design criteria set out within that Plan.

46 Staff recommended change

47 Riddell recommended change

48 Riddell recommended change

49 Staff recommended change

50 Staff recommended change

13. [Boundaries adjoining the The](#) dune slack wetland identified in the Wildlands Ecological Review of the Ruakaka Racecourse Plan Change (November 2012) [isare](#) to be fenced and protected as a vegetated wetland.<sup>51</sup>

### REE.3.7 General Policies

1. To develop a high quality residential living environment that is designed to be compatible with other race course activities.
2. To preserve the natural character of the Crown Land to the south by ensuring the visual dominance of buildings is minimised through appropriate separation, building orientation and design (building articulation, roofline design, choice of materials and colours) and softening of the boundary treatment through an indigenous vegetation buffer strip. Buildings are expected to be designed so that the extent of built mass fronting the reserve is minimised. Windows, doors and other openings are to be minimised and only directional lighting used to the south so as to reduce the potential for light and noise spill.
3. To ensure that residential buildings are of a high quality and the environment is well-designed. Buildings should help to frame and activate public and semi public areas, while offering privacy and security to residents. [In addition to the requirements of REE1.5 Theany](#)<sup>52</sup> Management Plan should set out appropriate performance standards and criteria related to:
  - Internal amenity (size of units, daylight access, ventilation, circulation space)
  - Privacy – visual and aural
  - On-site outdoor space
  - Building articulation and design, including ground floor activation and roofscapes
  - Maintenance of exterior (durability) and quality of finish
  - Car parking and vehicle circulation
  - Waste management.
4. A variety of residential units sizes should be provided, with a mix of smaller and larger units across the Precinct, as well as within larger developments.
5. Each unit should have its own private outdoor space designed to provide privacy and easy use in terms of relationship to indoor spaces.
6. Low rise apartment developments should generally utilise lifts and interior corridors for access to apartments, and limit the use of shared exterior walkways and stairs. The number of units served by such facilities should not exceed 6 to 8 per floor.
7. Ground floors that front streets, walkways and communal open spaces (public or private) should be activated through appropriate placement of windows, doors and internal activities. Fencing should be low so as to maintain visual interaction.

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51 Staff recommended changes

52 Staff recommended change

8. To enhance biodiversity, only locally sourced, indigenous plant species should be used and a planting mManagement pPlan should be in place to control~~manage~~ vegetation height. Species should be selected from within the Waipu Ecological District.<sup>53</sup>
9. Appropriate vehicle, pedestrian and cycle access is to be provided to this Precinct, as well as through the Precinct to the Eastern Precinct. This is likely to require a public road. The main through route should be aligned so that it captures a vista towards the Hen Island. If~~No~~ intensive residential development is to occur within this Precinct unless there should be~~is~~ an additional road access to the site~~Environment~~. preferably to~~Tamure Place~~.<sup>54</sup>
10. Non-residential activities compatible with a residential and race course environment are encouraged to be located to the south of the grandstand area, helping to form a small commercial and community hub.
11. To require appropriate on-site stormwater management of roads, streets and open car parking areas to protect the ecological values of the dune lake in addition to meeting<sup>55</sup>the requirements of the Council Environmental Engineering Standards 2010.

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53 Staff recommended changes

54 Staff recommended change

55 Staff recommended change

## REE.4 Precinct C – Western

### REE.4.1 Precinct Description

The land to the west of the existing racetrack will be able to be developed for residential units. These units could provide an opportunity for different types of live/work options such as clustered housing and stabling. Adverse effects of the housing on the ecological values of the dune lake are to be avoided. ~~Stand-alone residential development is possible without a Management Plan being prepared, if the detached houses are on individual freehold lots of 600m<sup>2</sup> or larger. More-intensive formats will require a Management Plan to be prepared first. Development and subdivision can then proceed in accordance with that Management Plan.~~ Precinct C – Western is shown on Map REE 1.<sup>56</sup>

### REE.4.2 Precinct Objective

To allow the development of houses (stand-alone and terrace-type) and stabling facilities that are designed to be stepped back from the interface with the dune lake.

### REE.4.3 Discretionary Activities

- ~~1. A Management Plan for the whole Precinct prepared in accordance with R.E.E.1.5 and which complies with the performance standards set out in the Performance Standard Policies for the Precinct.~~
- ~~2. Non-residential activities (except home occupations and a travellers' accommodation development in the north-eastern corner of the Precinct, near Peter Snell Road).~~
- ~~3. Buildings within 5 metres of the boundary with the dune lake.~~
- ~~4. Buildings not complying with a 3.0 metre high plus 45-degree daylight angle from the western boundary, in accordance with Appendix 11.~~
- ~~5. Building coverage in excess of 35% of the total gross land area of Precinct C.~~
- ~~6. Residential units on sites of less than 600m<sup>2</sup>, not in accordance with the performance standards contained within an approved Management Plan.<sup>57</sup>~~

#### REE.4.3.A Non-complying Activities

- ~~1. A Management Plan for the whole Precinct prepared in accordance with R.E.E.1.5 but which does not comply with the performance standards set out in the Performance Standard Policies for the Precinct.~~
- ~~2. Any activity or structure that does not comply with an approved Management Plan.~~
- ~~4. Industrial activity.<sup>58</sup>~~

#### REE.4.3.B Prohibited Activities

<sup>56</sup> Riddell recommended change

<sup>57</sup> Riddell recommended changes

<sup>58</sup> Riddell recommended changes

1. The keeping of cats, dogs or mustelids within the Precinct and the bringing of cats, dogs or mustelids into the Precinct.
2. The dumping of any waste, including green waste, from the Precinct into any Crown Land administered by the Department of Conservation.
3. Directly accessing the dune lake from the Precinct.<sup>59</sup>

#### REE.4.4 Eligibility

1. Activities not requiring consent as a discretionary or non-complying activity or which are not a prohibited activity shall be a permitted activity, except that:
2. Until such time as a Management Plan has been approved, the Coastal Countryside rules and any Ruakaka Equine Environment prohibited activity rules shall apply. equine-related activities will be permitted activities. Once a Management Plan has been approved, then new equine-related activities shall be as specified within that Management Plan.
- a) Industrial activity is non-complying within this Precinct, except as defined within equine-related activities.<sup>60</sup>

#### REE.4.5 Notification

Land use proposals that are not contrary to the requisite policies are precluded from public notification. Management plan applications will be publicly notified.<sup>61</sup>

#### REE.4.6 Requisite Performance Standard<sup>62</sup> Policies

1. To protect local amenity and the natural character of the dune lake environment by limiting development to no more than two storeys or 8 metres in height. Landscape and visual impact assessments are required to be carried out to determine the appropriate design, height and location of buildings<sup>63</sup>
2. Residential development is to shall<sup>64</sup> be at a maximum intensity of 1 unit per 600m<sup>2</sup> of land, or as set out in an approved Management Plan.<sup>65</sup>
3. Buildings (including garages, accessory buildings and the like) are shall not to<sup>66</sup> cover more than 35% of the gross Precinct area.

59 Riddell recommended changes

60 Riddell recommended changes

61 Riddell recommended change

62 Riddell recommended change

63 Riddell recommended change

64 Staff recommended change

65 Riddell recommended change

66 Staff recommended change

4. Impermeable areas (including roofs, streets, footpaths more than 1 metre wide, patios greater than 20m<sup>2</sup> and driveways) ~~are to shall~~<sup>67</sup> cover no more than 60% of the Precinct.
5. To maintain noise levels at Living 1,2,3 Environment requirements.
6. To protect the ecological values of the dune lake by creating a buffer area 5 metres wide between any development and the boundary with the dune lake reserve , and the living areas, including decks, of any residential building shall not be visible from the dune lake.<sup>68</sup> This buffer area should be designed through a variety of methods (indigenous planting, earth bund, fencing) to ensure that the adverse effects of residential activities on the ecological resources of the dune lake are avoided.
7. To protect the surrounding wildlife habitats, there will be a ban on pet cats and dogs, and mustelids.

#### REE.4.7 General Policies

1. To require specific on-site storm water management techniques so that treated stormwater from streets, driveways, roofs and other hard surfaces will not adversely affect the ecological values of the dune lake and can be used to help recharge the dune lake, if appropriate.
2. To provide housing choice by allowing residential terrace style accommodation and/or residential/stabling development for trainers/visitors.
3. To ensure that development does not foreclose options to provide an additional access point to the race course and associated facilities.
4. To protect visual amenity of the surrounding residential areas through a planting Mmanagement Pplan for the planting of any vegetation within the Precinct to controlmanage<sup>69</sup> vegetation growth heights.
5. To provide for medium density housing (terrace-housing and duplexes) subject to an approved Management Plan which details appropriate design and layout.
6. To ensure that residential development is well designed, with each unit having its own private outdoor space and appropriate relationship with adjoining units, while enabling residential units to relate positively to streets.
- 6A. To preserve the natural character of the dune lake by ensuring the visual dominance of buildings is minimised through appropriate separation, building orientation and design (building articulation, roofline design, choice of materials and colours) and softening of the boundary treatment through an indigenous vegetation buffer strip. Buildings are expected to be designed so that the extent of built mass fronting the reserve is minimised. Windows, doors and other openings are to be minimised and only directional lighting used to the west so as to reduce the potential for light and noise spill.<sup>70</sup>
7. Public access is not to be provided to the dune lake.

67 Staff recommended change

68 Riddell recommended change

69 Staff recommended change

70 Riddell recommended change



## REE.5 Precinct D – Eastern

### REE.5.1 Precinct Description

This precinct can, in addition to equine-related activities, also accommodate compatible commercial and community development, including hotel / conference facilities, café/restaurants and event spaces, offices and business activities, as well as an element of residential development. New residential development is not to be visible from the coast. Any redevelopment of the current grandstand buildings which increases the size of the building envelope will require specific assessment in terms of design and visual impact on views enjoyed by surrounding residents. Development is expected to provide a number of public facilities including access to the beach, a public plaza or similar and some public car parking. Precinct D – Eastern is shown on Map REE 1.

### REE.5.2 Precinct Objective

To allow for the development of the eastern precinct and existing grandstand and function rooms, capitalising on the views from the existing landform, to provide for multiple uses that may include watching racing, public open space, accommodation, conference centre facilities and related commercial development, as well as some low scale residential development.

### REE.5.3 Discretionary Activities

- ~~1. A Management Plan for the whole Precinct prepared in accordance with R.E.E.1.5 and which complies with the performance standards set out in the Performance Standard Policies for the Precinct Buildings which will be visible from Mean High Water Springs, when viewed from any point between the northern and southern boundaries of the site.~~
- ~~2. Redevelopment of the buildings on the grandstand hill (as they existed at July 2011) involving more than minor external additions or alterations, not in accordance with an approved Management Plan.~~
- ~~3. Commercial activities (cafés, restaurants, shops and licensed premises) unrelated to equine activities, exceeding 500m<sup>2</sup> per unit.~~
- ~~4. Hotel / conference facility / functions space / visitor accommodation, not in accordance with an approved Management Plan.~~
- ~~5. The 7<sup>th</sup> and subsequent non-equine related, outdoor event in a calendar year involving 5,000 or more people at any one time, and the 13<sup>th</sup> and subsequent smaller, non-equine related outdoor event involving more than 1,000 people and up to and including 5,000 people at any one time. There are no limits on the number of events attracting less than 1,000 people.~~
- ~~6. Any development not complying with a 3 metre high plus 35 degree daylight angle on the southern boundary with the Crown Land to the South, in accordance with Appendix 11.~~
- ~~7. Buildings within 5 metres of the eastern boundary of the Precinct.~~

8. ~~Any development that does not make provision for a minimum 10-metre wide 'no-development' strip between any development and the boundary with the Crown Land to the south.~~
9. ~~Any residential activity not in accordance with an approved Management Plan.~~<sup>71</sup>

#### **REE.5.3.A Non-complying Activities**

5. A Management Plan for the whole Precinct prepared in accordance with R.E.E.1.5 but which does not comply with the performance standards set out in the Performance Standard Policies for the Precinct.
6. Any activity or structure that does not comply with an approved Management Plan.
7. Industrial activity.<sup>72</sup>

#### **REE.5.3.B Prohibited Activities**

1. The keeping of cats, dogs or mustelids within the Precinct and the bringing of cats, dogs or mustelids into the Precinct.
2. The dumping of any waste, including green waste, from the Precinct into any Crown Land administered by the Department of Conservation.
3. Directly accessing the any Crown Land administered by the Department of Conservation from the Precinct except at points identified in an approved Management Plan.<sup>73</sup>

#### **REE.5.4 Eligibility**

Activities not requiring consent as a discretionary or non-complying activity or which are not a prohibited activity shall be a permitted activity, provided except that:

- a) Until such time as a Management Plan has been approved, the Coastal Countryside rules and any Ruakaka Equine Environment prohibited activity rules shall apply. equine-related activities are permitted activities and exempt from consent and notification requirements. Once a Management Plan is in place activities listed in an approved Management Plan shall have the activity status set out in that Plan.
- b) Industrial activity is non-complying within this Precinct, except as defined within equine-related activities.<sup>74</sup>

#### **REE.5.5 Notification**

Management Plan applications will be publicly notified. Land use proposals that are not contrary to the requisite policies are precluded from public notification.<sup>75</sup>

71 Riddell recommended changes

72 Riddell recommended changes

73 Riddell recommended changes

74 Riddell recommended changes

75 Riddell recommended change

## REE.5.6 Requisite Performance Standard<sup>76</sup> Policies

1. Any buildings (or parts of buildings) that will be visible from the beach area (when viewed from two metres above the line of<sup>77</sup> Mean HighLow<sup>78</sup> Water Springs, at any point between the northern and southern boundaries of the site) should be limited to non-residential buildings which contain a public function, with the design of the visible elements helping to provide a visual connection between the building, the public function and the coastal area, while ensuring that the design, finish and colour<sup>79</sup> is compatible with the natural character of the coastal area.
2. Any residential development is to be of a height that it cannot be seen from the beach area, as viewed from two metres above the line of<sup>80</sup> Mean HighLow<sup>81</sup> Water Springs, at any point between the northern and southern boundaries of the site.

2A. To ensure that buildings are set back not less than 16 metres from the boundary with the Crown Land administered by the Department of Conservation to the south, and not less than 5 metres from the boundary with the reserve to the east, and fit within a daylight angle measured at the boundary of 3 metres high and sloping 35 degrees into the site, in accordance with Appendix 11; except that any building taller than two stories shall be set back at least 30 metres from the boundary with the Crown Land administered by the Department of Conservation to the south.<sup>82</sup>

3. To minimise any loss of visual amenity to the surrounding residential areas, any new building on the grandstand hill ~~should~~shall not exceed the height of the existing grandstand (RL 16.24) and commentators' box building (RL 21.74)<sup>83</sup>, nor extend further in a north-south direction than the current buildings on the site (as they exist July 2011) ~~.-~~ unless the building fits within an envelope set out in an approved Management Plan.<sup>84</sup>
4. To limit the number of larger non-equine, outdoor events (events attracting more than 5,000 people at any one time) to no more than 6 per year, and to require the preparation and approval of a specific event management plan for each event of this size. Mid sized non-equine related events (attracting more than 1,000 and up to and including 5,000 people at any one time) are limited to no more than 12 per year, provided that a generic event management plan for such sized events is (or has previously been) prepared and has been approved by the Council.
5. Any commercial or community/cultural development not part of a hotel / conference facility is to be of a small-scale (less than 500m<sup>2</sup> GFA per retail unit), compatible with the function of the area as a mixed use area.

5A To provide access to the coastal environment, in consultation with the Department of Conservation, no more than two public access points to the beach shall be provided and public car parking provided adjacent to one of these access points. Any walking access point should be located north of the mid-point of the eastern boundary of the Enviornment.. No car access shall be provided to the beach. The horse access point to the beach is to be moved to align with the southern boundary of the racecourse.

76 Riddell recommended change

77 Riddell recommended change

78 Staff recommended change

79 Staff recommended change

80 Riddell recommended change

81 Staff recommended change

82 Riddell recommended change

83 Staff recommended changes

84 Riddell recommended change

connecting with Precinct B but clear of known archaeological sites and the existing horse access restored as dune. The northern informal beach access is to be closed to vehicles and fenced, and the dune is to be restored.<sup>85</sup>

6. To protect the surrounding wildlife habitats, there will be a ban on pet cats and dogs, and mustelids.

## REE.5.7 General Policies

1. To provide for a variety of commercial and community opportunities to be developed on the site including visitor accommodation (hotel/motel) and conference centres, cafes/ restaurants and similar. Some residential development is also expected.
2. Any non-equine, outdoor event involving more than 5,000 people should be subject to an approved event management plan. This plan is to set out how adverse traffic effects on the functioning of surrounding roads and the amenity of residential areas are to be mitigated.
3. Larger non-equine outdoor events (more than 5,000 people) should be managed so as to minimise disruption of adjacent residential areas. This may involve managing the time and frequency of such events, vehicle access and parking, as well as noise and light spill through a specific event management plan. This plan is to set out how adverse effects on the functioning of surrounding roads and the amenity of residential areas are to be mitigated through appropriate traffic management, parking control, crowd management, provision of facilities, litter control and informing residents of the event.
4. Non-equine events involving less than 5000, but more than 1,000 people at any one time, should be subject to a pre-approved generic event management plan. This plan will ensure that these events are compatible with race course activities on site and manage parking and traffic on site.
5. To preserve the natural character of the coastline by limiting the visibility of any new building, as viewed from the beach. Any building or part of building that is visible from the beach should be of a high design standard, acting as a marker to the public amenities available within Precinct D (eg public parking area, plaza, coastal access point). The extent of building visible should be limited, and emphasise a vertical, rather than horizontal aspect. The design of the building should be of a high quality, compatible with the coastal setting.
6. Any expansion of the grandstand buildings (in terms of height and / or length, as measured in a north-south alignment) should be designed so as to minimise the disruption to the views from surrounding residences. Specific analysis of alternative designs will be required to be prepared and taken into account in any development. Additional height is preferred to additional horizontal bulk. However this will need to be balanced with the need to preserve the natural character values of the coastal environment by limiting visibility from the beach area. Assessment against design criteria that are provided as part of an approved Management Plan provides an alternative means of compliance with this policy.
7. To enhance public amenity, a plaza that is available for public use should be provided on the grandstand hill to allow views both across the racecourse and out to the coast and the landscape features of the headlands (Bream Head and Bream Tail) and the off-shore Islands.

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85 Staff recommended changes to policy, Riddell recommended relocation of policy

8. ~~To provide access to the coastal environment, public access point(s) to the beach shall be provided and public car parking provided adjacent to one of these access points. Any walking access point should be located from the middle of the site or further northwards. No car access shall be provided to the beach. The horse access point to the beach is to be moved to align with the southern boundary of the racecourse site and the existing horse access restored as dune. The northern informal beach access is to be closed to vehicles and fenced, and the dune is to be restored.~~<sup>86</sup>
9. To ensure that at the point at which this Precinct is developed for non-equine activities that a suitable alternative location for race day parking has been found and/or provision within the Precinct is made for parking on race day.
10. Residential buildings and visitor accommodation units<sup>87</sup> should be designed and located so that they are not visible from the beach. Assessment of this shall be taken from two metres above the line of<sup>88</sup> Mean HighLow<sup>89</sup> Water Springs. View points should be taken from several points along the beach, including oblique views from the beach at the southern and northern boundary of the site.
11. To enhance biodiversity, only locally sourced, indigenous plant species should be used and a planting mManagement Pplan should be in place to controlmanage vegetation height.<sup>90</sup>
12. To limit light and noise spill into the adjacent Department of Conservation administered Crown Land through building design, including the use of directional lighting on exterior facades of buildings, and limiting windows, doors, balconies and the like on the south side of adjacent buildings.
13. Activities that attract people and visitors to the area should contribute to the implementation of the required<sup>91</sup> Habitat Protection PlanEcological Management Plan<sup>92</sup> required by the general policies<sup>93</sup>.

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86 Riddell recommended change

87 Riddell recommended change

88 Riddell recommended change

89 Staff recommended change

90 Staff recommended changes

91 Staff recommended change

92 Riddell recommended change

93 Staff recommended change

## REE.6 Subdivision

### REE.6.1 General Policies

1. To avoid, remedy or mitigate the effects of subdivision on the operation of the site for equine use.
2. To ensure subdivision and development is designed and located to avoid, remedy or mitigate adverse effects, and where possible enhance the natural character of the coastal environment, Department of Conservation administered reserve and dune lake.
3. To provide for the long term protection and enhancement of the adjacent natural features through appropriately designed indigenous vegetated buffer zones and planting<sup>94</sup> management plans.
4. To ensure that all infrastructure, servicing, and engineering design are in accordance with Whangarei District Council Environmental Engineering Standards 2010.
5. To provide for an efficiently staged provision of services and infrastructure, including roading, water supply and wastewater.
6. To require subdivision and the location and orientation of building sites to take into account the amenity of the surrounding environment and impact on view shafts across the site.
7. To facilitate the provision of managed public access to the coast and enable pedestrian and cycle connections through the site.
8. To require adequate provision for potable and fire fighting water supplies to each building site at the time of subdivision.
9. To enable subdivision proposals to be developed in a staged manner where an approved Management Plan is in place.
10. To ensure the road layout and access into the site as part of any subdivision is designed to avoid, remedy or mitigate any adverse effects on the surrounding road network.

### REE.6.2 Requisite Performance Standard<sup>95</sup> Policies

1. No subdivision ~~is to~~shall<sup>96</sup> occur within the Infield & Racetrack Precinct.
2. To provide for subdivision within the Southern and Eastern Precincts only once in accordance with the approved Management Plan ~~has been approved for the relevant~~ Precinct.<sup>97</sup>

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94 Staff recommended change

95 Riddell recommended change

96 Staff recommended change

97 Riddell recommended change

3. To provide for subdivision within the Western Precinct to a density of 1 unit per 600m<sup>2</sup>.  
~~More intensive subdivision is possible provided it is in accordance with an approved Management Plan.~~<sup>98</sup>
4. To provide areas for public access to promote connectivity and accessibility in and around the site and to the coast.
5. To establish, prior to s224 certification, appropriate management measures for on-going maintenance and upkeep of sustainable, low-impact stormwater management facilities using best practice options to achieve hydrological neutrality for the Environment, as required by relevant Management Plans and development standards.
6. All infrastructure, servicing and engineering design are to be in accordance with Whangarei District Council Environmental Engineering Standards 2010 (refer Appendix 9).

### REE.6.3 Eligibility

1. Subdivision that is in accordance with an approved Management Plan shall be a controlled activity.
2. Subdivision is prohibited within Precinct A (Racetrack and Infield).
3. All other subdivision proposals shall be considered as a ~~discretionary non-complying~~<sup>99</sup> activity.

### ~~REE.6.4 Notification~~

~~Subdivision proposals that are not contrary to the requisite policies are precluded from public notification.~~<sup>100</sup>

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98 Riddell recommended change

99 Riddell recommended change

100 Riddell recommended change

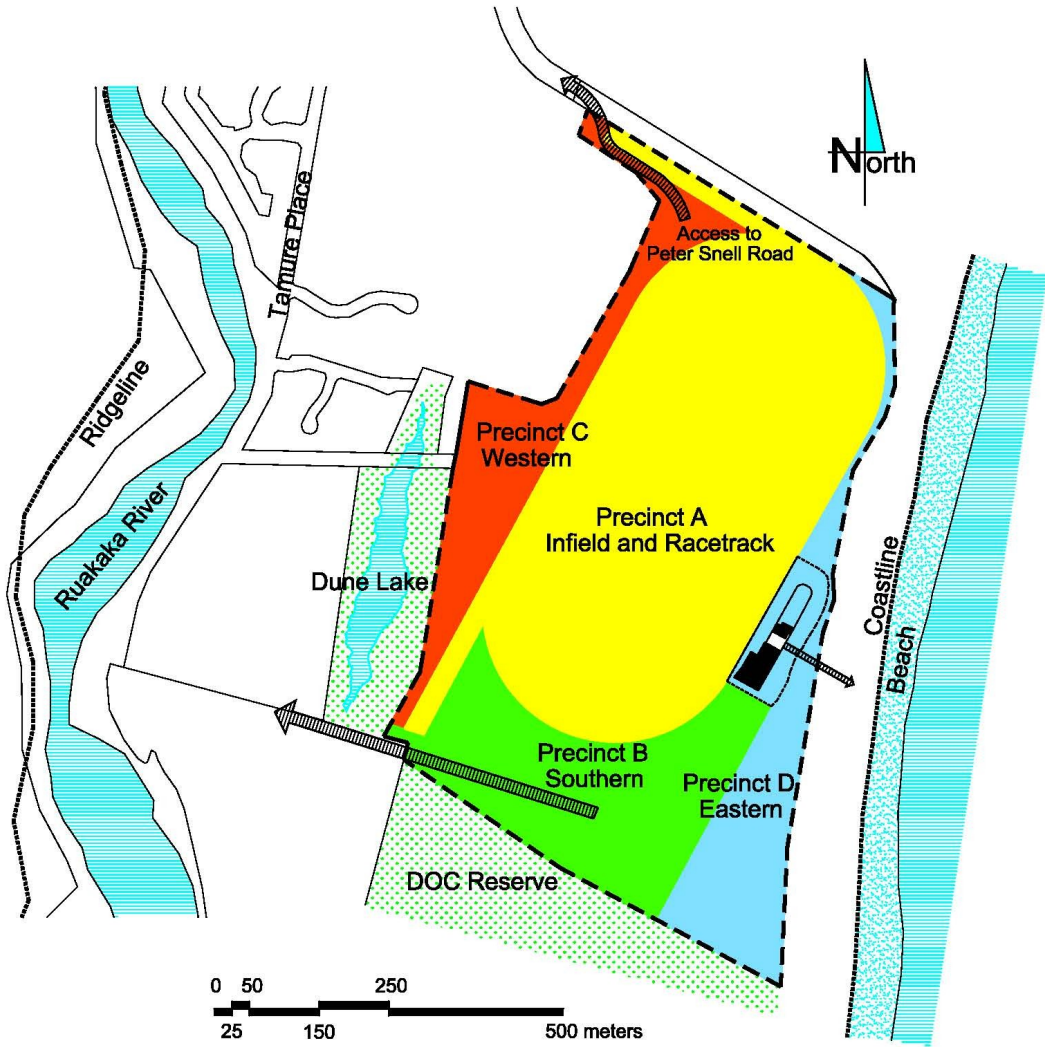
## **Definitions – Addition to Part B Introduction – 4. Meaning of Words**

### **Equine Related Activities**







Equine related activities mean any activities that relate to the agistment (resting and grazing), training, housing and racing of horses. These activities may include, but are not limited to:

- Stabling and care of horses together with incidental buildings
- Equine training and educational facilities
- Accommodation for horse trainers, students and caretakers
- Car parking areas
- Broadcasting
- TAB and related gaming facilities
- Grandstand/viewing areas
- Entertainment (related to race days)
- Race meetings
- Racecourse administration with accessory buildings
- Sale and auction of race horses and stock
- Catering activities associated with racing days
- Pony clubs and riding schools
- Industrial and trade activities associated with horse breeding and training, including but not limited to feed supplies, veterinary services, horse transport, riding schools, saddlery, farriers and the like.





**Legend:**

- |   |   |
|---|---|
|  Coastline |  Grandstand mound          |
|  Dune Lake |  Grandstand buildings      |
|   |  Possible connections      |
|   |  Public plaza (indicative) |

**Map REE 1**