Ruakaka Equine Zone

Issues

The Ruakaka Equine Zone (REZ) provides for the ongoing use of the *site* for *equine related activities* (including training and racing), while providing a framework for future development to underpin its long term viability 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.

Whangārei Racing Club, a non-profit organisation, has been operating on the racecourse *site* at Ruakaka since 1974. 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 Zone.

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, there is a Wildlife Refuge gazetted under the 1953 Wildlife Act, including most of the Ruakaka Estuary. This reserve does not abut the Ruakaka Equine Zone. These areas provide habitat to a range of Threatened and At Risk fauna.

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

The Ruakaka Equine Zone 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 Zone, along with compatible *commercial activities* in specific Precincts. The Zone provisions encourage proposals for comprehensive and integrated development of the precincts.

Notes:

1. *For the purposes of the REZ Chapter, in determining residential intensity, one "REZ unit" is the equivalent of one residential unit or 3 commercial activity accommodation units (e.g. hotel rooms or motel units).*

2. *Precinct A, B, C and D are not a result of the Decision on the Urban and Services Plan Changes, therefore will not appear in the Precinct Mapping.*

Objectives

REZ-O1

The long-term viability of equine activities within the Ruakaka Equine Zone is secured.

REZ-O2

The expansion of horse racing and training-related activities, and a cluster of compatible commercial and equine education facilities is enabled.

REZ-O3

A comprehensive and integrated framework for future residential and *mixed-use* development is provided to ensure the viability of ongoing *equine related activities,* provide for a high quality environment within the Ruakaka Equine Zone, and respect the amenity of the surrounding environment.

REZ-O4

The natural character of the coastline is protected, and any adverse effects of development of the Ruakaka Equine Zone on the adjacent Crown land administered by the Department of Conservation, Ruakaka Wildlife Refuge and dune *lake* and their significant wildlife are avoided.

Policies

REZ-P1

To protect the ongoing operation of the Whangārei Racing Club on the *site* while providing opportunities for expansion of *equine related activities* by ensuring that:

a. The racetrack and infield area is retained for *equine related activities.*

b. There will be a maximum of 250 REZ units within the Zone.

c. All *residential unit*s within the Ruakaka Equine Zone 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.

d. Use of the Ruakaka Equine Zone by community groups is provided for, but their use of facilities is to be compatible with the primary function of the Zone as a racecourse.

REZ-P2

To ensure comprehensive and integrated future residential and *mixed-use* development for the entire Ruakaka Equine Zone or individual Precincts by requiring applications for non equine related land use

and/or *subdivision* within Precincts B, C and D to include comprehensive Precinct Layout Plans (PLP) prepared with reference to:

a. The objectives and policies of the Ruakaka Equine Zone and Precinct/s.

b. Anticipated *built form* and activities.

c. Proposed intensity of development.

d. Relationships and connections with adjacent Precincts and other zones/environments.

REZ-P3

To preserve the natural character of the coastline, the adjacent Department of Conservation administered Crown land, Ruakaka Wildlife Refuge and dune *lake* by, for example, setting back *buildings* and *major structure*s, managing their design 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 Zone, except for any redevelopment on the grandstand hill.

REZ-P4

To respect the amenity of the areas surrounding the Ruakaka Equine Zone and to promote amenity within the Zone through considerate *building* design including *building* and *major structure* mass, height, colour and materials.

REZ-P5

To avoid significant adverse effects on the amenity of surrounding residential areas, in particular panoramic views of Bream Bay.

REZ-P6

To provide for visual and physical connections through the *site* and managed access to the coast.

REZ-P7

To maintain and enhance visual connections to landscape features in the wider area, including headlands and off-shore islands.

REZ-P8

To manage the effects of infrastructure provision and *site* works and require on-site *stormwater* attenuation and re-use, through adherence to the Three Waters Management Chapter.

REZ-P9

To achieve hydrological neutrality for the Zone through identifying and establishing appropriate management measures for on-going maintenance and upkeep of sustainable, low-impact *stormwater* management facilities using best practice options.

REZ-P10

To avoid adverse effects on the ecological and cultural values of the coastal area, the adjacent Crown land administered by the Department of Conservation, the Ruakaka Wildlife Refuge and the dune *lake*, through:

a. Providing for up to a maximum number of REZ units as set out in REZ-P1(b).

b. Encouraging adaptive management staging of development, particularly in Precinct B.

c. Preparation and implementation of an Ecological Plan that demonstrates how the ecological values of the coastline, adjacent Department of Conservation administered reserves, Ruakaka Wildlife Refuge and dune *lake* are to be protected from development of the Ruakaka Equine Zone.

d. Controlling *building* and *major structure* location and design, requiring vegetated buffers, managing *stormwater* quality and quantity, access controls, control of plant and animal pests, exclusion of domestic cats and dogs, and avoiding disturbance of habitats from development of the Ruakaka Equine Zone.

e. Preparation and implementation of a *tangata whenua* cultural monitoring plan that identifies protocols for engagement with Patuharakeke, archaeological discovery protocols, recognition of and interpretation of Tangata whenua values on *site*, and a *kaitiaki* monitoring programme.

Rules

REZ-R1 Eligibility Rules

1. Eligibility Rules applicable to *subdivision* and land use within the Zone are detailed in REZ-R1 and REZ-SUB-R1.

2. The Zone-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 resource consent application in the Ruakaka Equine Zone.

3. The first land use application for a non *equine related activity* in each of Precincts B, C and D will be publicly notified.

4. Any other application will be subject to the notification tests of the Resource Management Act 1991.

5. All parking shall be provided within the boundary of the Ruakaka Equine Zone.

REZ-R2 Discretionary Activities

The following activities are discretionary activities within the Ruakaka Equine Zone:

1. Comprehensive and integrated development and/or *subdivision* in Precinct B, C or D where that would result in up to 250 REZ units in total within the whole of the REZ.
2. Constructing up to 3 access points (including a horse access point) from Precinct D into adjoining Crown land administered by the Department of Conservation.
3. Subdivision of the REZ into Precincts A, B, C or D.

REZ-R3 Non-Complying Activities

The following activities are non-complying activities within the Ruakaka Equine Zone:

1. Any development that would result in more than 250 REZ units in total within the whole of the REZ.
2. *Industrial activity*.
3. Constructing more than 3 access points (including a horse access point) from Precinct D into adjoining Crown land administered by the Department of Conservation.
4. Land use and *subdivision* activities not permitted, prohibited or requiring consent as a discretionary activity.

REZ-R4 Prohibited Activities

The following activities are prohibited activities within the Ruakaka Equine Zone:

1. The keeping of cats, dogs or mustelids in the Ruakaka Equine Zone (except seeing-eye dogs).
2. The dumping of any waste, including green waste, from the Ruakaka Equine Zone into adjoining Crown land administered by the Department of Conservation.
3. Constructing access points from Precinct B and C into adjoining Crown land administered by the Department of Conservation.

REZ-R5 Subdivision and Land Use Application Information Requirements

1. All applications for non equine related land use and/or *subdivision*, including comprehensive and integrated development, must include:
    a. Assessments of environmental effects, as detailed in REZ-R5.2.

b. For Precinct B, C or D, a Precinct Layout Plan prepared for the whole of the Precinct/s as described in REZ-R5.3 and REZ-P2.

c. Proposed consent conditions, as detailed in REZ-R5.4.

d. For Precinct B, C or D, an Ecological Plan or updated Ecological Plan prepared in accordance with REZ-R6.

e. Event Plans where required in REZ-R7.

2. Assessments of environmental effects shall contain the following information, as is relevant to the proposed development and activities and to a level of detail that is commensurate with the anticipated effects associated with the *subdivision* and/or development:

a. Context analysis, including how development within the precinct will integrate with existing and possible development in adjacent precincts and other zones and consistency with any prior Precinct Layout Plan.

b. Traffic effects assessment, within the *site* and on the local roading and state highway networks.

c. Building design assessment including consideration of exterior materials and colours, factors contributing to low energy sustainable design, including the use of durable, low maintenance materials, passive heating, passive cooling, use of solar energy and rainwater harvesting.

d. Ecological effects assessment (as described in REZ-R6).

e. Consideration of Adaptive Management Staging.

f. Timing of development.

g. Landscape and visual effects assessment, including natural character.

h. Infrastructure effects assessment.

i. Stormwater management effects assessment.

j. Infrastructure funding.

k. Cultural effects assessment by *tangata whenua*.

l. Tangata whenua cultural monitoring plan (as described in REZ-P9(e)).

m. Archaeological effects assessment.

n. Urban design assessment.

o. Specialist reports submitted in conjunction with Plan Change 113.

p. Additional management methods, such as Council bylaws, Memoranda of Encumbrance, and Memoranda of Understanding.

3. Precinct Layout Plans shall set out how the Precincts are to be subdivided or developed, responding to, and compatible with, the assessment of environmental effects and relevant objectives and policies and must depict, as a minimum, the following features (as relevant to each Precinct):

   a. Location and types of proposed activities.

   b. Building envelopes (footprints, height, separation/*setback*s, coverage).

   c. Proposed road layout and cross sections.

   d. Pedestrian and cycle facilities.

   e. Proposed *landscaping*.

   f. Proposed fencing.

   g. Areas of cultural significance, including *archaeological site*s.

   h. Relationships and connections with adjacent Precincts and other zones/environments.

   i. Subdivision or development design, including number, size and shape of *site*s; infrastructure, servicing, *accessway*s and engineering details; land tenure (e.g. freehold, leasehold, cross lease, company leases, unit titles); and any staging / timing of *subdivision* or development.

4. Proposed conditions of consent shall include (but shall not be limited to) the following matters:

   a. Noise, lighting, visual amenity, car parking, traffic management.

   b. Building design implementation.

   c. Urban design.

   d. Fencing.

   e. *Landscaping*.

   f. Adaptive Management Staging/Timing of development (if proposed).

   g. Stormwater management, including groundwater quality and dune *lake* re-charge.

   h. Identification, protection, and monitoring of areas of cultural significance, including *archaeological site*s.

   i. Ecological requirements (as detailed in REZ-R6).

j. 'No Complaints' covenants for *residential unit*s (as required by REZ-P1(c)).

k. Subdivision or development design and associated Whangārei District Council engineering standards including financial and monitoring mechanisms such as bonds.

l. A means by which conditions are binding such as covenants or consent notices.

m. Compliance with Precinct Layout Plans.

n. Prevention of the keeping and introduction of cats, dogs and mustelids.

REZ-R6 Ecological Requirements

1. The first non-equine related land use or *subdivision* application for Precinct B, C or D shall include an Ecological Plan for the whole of the Ruakaka Equine Zone, as set out below. Subsequent applications should review, update and replace this Ecological Plan, as necessary.

2. Components of the Ecological Plan process shall include:

    a. Baseline ecological monitoring of the environment comprising a minimum of 3 consecutive years of pre-lodgement monitoring in accordance with REZ Table 1-2.

    b. Ecological effects assessment informed by the results of baseline monitoring, submitted in conjunction with other resource consent information requirements.

    c. Ecological Plan (or updated Ecological Plan) outlining the management strategies/ options for addressing adverse effects of development, based on the findings of the ecological effects assessment, and incorporating provisions for ongoing ecological monitoring including appropriate review conditions of consent.

    d. An Ecological Plan shall be prepared by a suitably qualified and experienced ecologist.

3. The purpose of an ecological effects assessment is to identify and assess actual and potential ecological effects arising from human disturbance and plant and animal pests associated with existing and proposed development within the Ruakaka Equine Zone.

4. An ecological effects assessment shall take into account:

    a. The nature of development and level of intensity proposed.

    b. Direct effects (resulting from physical development of the Ruakaka Equine Zone including land clearance, earthworks, construction, *stormwater*).

    c. Secondary effects (resulting from increased activities and habitat modifications within the Ruakaka Equine Zone and the surrounding area, following proposed development).

d. Cumulative effects (resulting from future development that might occur, and additional to the effects that can be expected to have already occurred as a result of development of the wider Ruakaka area which will also increase in the future).

e. The range of existing vegetation, wildlife, habitat values and special values within the REZ and the surrounding area (comprising the coastline, adjacent Crown land administered by the Department of Conservation, the Ruakaka Wildlife Refuge and the dune *lake*) including:

   i. Native vegetation.

   ii. Plant communities of value.

   iii. Birds and bird communities.

   iv. Invertebrate communities.

   v. Aquatic biota (fish, invertebrates and macrophytes).

   vi. Habitats of note in the context of the wider ecological district.

   vii. Habitats of local, regional or national value or significance.

   viii. Wildlife or vegetation values of special interest, including species or communities with a conservation rating rarity value, buffering or linkage values etc.

f. Existing threats and risks including:

   i. Weed and plant pests.

   ii. Increased people pressure.

   iii. Threats/risks to plant communities based on existing and proposed use of *site* (i.e fire, *accessway*s, grazing, stock access, and plant pests).

   iv. Range of animal pest species.

   v. Risks to wildlife from known animal pests.

   vi. Disturbance as a result of existing land use and activities.

   vii. Threats/risks to habitats as a whole from existing land use (i.e. stock access, human activities/disturbance, *stormwater*, *wastewater*).

   viii. Other threats/risks to special values (e.g. high summer visitor population).

5. The purpose of an Ecological Plan is to demonstrate how the ecological values of the coastline, adjacent Crown land administered by the Department of Conservation, the

Ruakaka Wildlife Refuge and the dune *lake*, are to be protected, including means of managing potential ecological effects identified in the ecological effects assessment.

6. Ecological Plans shall be prepared and reviewed in consultation with the Department of Conservation and *tangata whenua*. When an Ecological Plan (or its review) is submitted to Council for approval it shall include a summary of the consultation undertaken, any responses received from the Department of Conservation, tangata whenua, and any coastal care community group, and the changes (if any) made as a result of the consultation.

7. Ecological Plans shall also specify:

    a. The range of management strategies required to avoid, remedy or mitigate adverse effects of development.

    b. Monitoring requirements and performance indicators to identify when successful implementation of management options has been achieved and if desired outcomes have been realised.

8. Management strategies may include:

    a. Measures for avoidance/minimisation of native vegetation removal.

    b. Adaptive management.

    c. Habitat replacement and enhancement.

    d. Rehabilitation and landscape plans.

    e. Use of plants from local genetic stock.

    f. Development and implementation of an ongoing weed and plant pest management plan.

    g. Fencing to constrain access to vegetated areas (including horse/stock access) and/or to discourage the dumping of green waste.

    h. Access limitations to defined areas through sensitive adjoining habitats.

    i. Vehicle restrictions through dune habitats.

    j. Managing fire risk, including prohibition or restriction of use of open fires.

    k. Baseline and ongoing monitoring of shorebirds, including identification of sources and levels of human interaction with, and disturbance to, shorebirds and their habitat.

    l. Prevention of the keeping and introduction of domestic pets.

    m. Informative signage and educational material on the significance of the area and on appropriate behaviour, and behaviours that should be avoided by residents, workers and visitors.

n. Seasonal management of bird nesting areas through the presence of a wildlife warden, and/or protective fencing and/or temporary access restrictions and appropriate signage.

o. Lighting design (including street lighting) to reduce light spill.

p. Noise management including precinct design and vegetated buffers.

q. Development of a fauna management plan and/or other specialised management plans if warranted in terms of the values identified in REZ-R6.4(e).

9. The following information shall be incorporated in a draft Ecological Plan:

a. The details of protection/perimeter fencing and when this is to be erected.

b. The location of limited access points across the coastal dunes and methods of construction in accordance with Department of Conservation standards, and how use of these access points will be enforced.

c. The methods by which domestic pets (including cats, dogs and mustelids) will be excluded (such as by way of covenants on titles; advice to *site* owners/occupiers; signage and follow-up enforcement).

d. The methods by which dumping of green waste, and introduction of pest plants and animals will be prevented and/or controlled.

e. The methods by which light spill (including street lighting) and noise will be controlled.

f. The type of educational material to be provided prior to and following development occurring.

g. The duties and appointment details of a warden or similar (i.e. in lead up and during breeding season and outside breeding season).

h. Details regarding availability of the Ecological Plan, with the owners of the Racecourse and the Council to ensure that an up-to-date copy of the full Ecological Plan is available for public viewing, in addition to a summary of key points sign-posted within the Ruakaka Equine Zone.

i. A means by which future residents (and other users of the REZ) could participate in, on a voluntary basis, the maintenance and management of adjoining Crown land administered by the Department of Conservation (such as dune restoration).

j. The process by which the following will be progressively reviewed and implemented as development proceeds:

i. Weed and pest control within and adjacent to the Ruakaka Equine Zone.

ii. Stormwater management including the maintenance of the natural hydrological processes, *wetland* values and water quality, of the dune *lake*.

iii. Actions to minimise disturbance within adjacent Crown land administered by the Department of Conservation, the Ruakaka Wildlife Refuge and the dune *lake*.

iv. The rehabilitation of adjacent dune habitats in the Ruakaka Bream Bay Scenic Reserve (excluding the backdunes in the area north of the Ruakaka Racecourse) as shown on Map REZ 4 aimed at enhancing natural habitat values.

k. Provisions for the establishment of an Ecological Management Fund sufficient to provide for the annual cost of implementing the Ecological Plan in perpetuity, including, as a minimum, the following:

i. An initial bond, with the amount and legal process involved to be specified within the Ecological Plan. The bond shall be sufficient to provide for the first three years of implementation of the Ecological Plan.

ii. Details of a residents and landowners annual fee, levy or similar to ensure sufficient contributions to the Ecological Management Fund in perpetuity.

iii. Details of a Residents' Society (or similar), with responsibility for ensuring the on-going implementation of the Ecological Plan.

l. Performance indicators and methods for monitoring the effectiveness of management strategies, including:

i. Record keeping and reporting on outcomes.

ii. Ongoing monitoring to identify potential cumulative effects and the effectiveness of the Ecological Plan.

iii. Where staged development and/or an adaptive management approach is proposed, a feedback mechanism for monitoring results to inform decision making.

m. Any additional ecological requirements, threats or management opportunities identified in the assessment of ecological effects.

10. The purpose of the baseline and ongoing ecological monitoring programme is to establish the effectiveness of the management strategies and, if an adaptive management staged development is proposed, to determine if it should proceed to the next stage.

11. The minimum requirements and timeframes for ecological monitoring are given in REZ Table 1 and REZ Table 2.

General

REZ Table 1. Monitoring and Performance indicators - General

Item	Monitoring	Performance Indicator
Godwit/Knot	Arrival times; numbers; location; source of disturbance (human/ climatic); at least three neap and three spring tides monthly over 2.7m above chart datum; November to March inclusive.	Continued use of high tide roost site(s).
Variable oyster catcher and New Zealand Dotterel	Breeding habitat stability; location; source of disturbance (human/ climatic); numbers/nest density; breeding outcomes; monitored August to March inclusive.	Breeding areas and breeding population are maintained.
Other shorebirds and seabirds	Location, density and distribution of bird species in the lower estuary at low and high tide; source of disturbance (human/ climatic); at least 3 days monthly.	Resident bird species are not displaced.
Human Activity and Disturbance	Human presence, numbers, activity including areas of shellfish collection, in relation to bird location; human impact on bird use and persistence using the previous Department of Conservation data collection site or other sites; at least three days monthly, both high *water* and low *water*, plus/minus 1 hour of each diurnal tide.	Threatened and resident bird species.
Dune *lake* ecology	Nutrients; annually.	Nutrient concentrations stable and not deteriorating.
Fire risk	Human activities such as fires within the REZ; fireworks; vegetation management around boundary of REZ and Department of Conservation managed land .	No unauthorised fires due to REZ development.
Dune vegetation	The status and changes in foredune vegetation, particularly Spinifex.	No reduction in extent of foredune vegetation.

Other Matters

REZ Table 2. Monitoring and Performance indicators - Other Matters

Item	Requirements
Collection of Data	a. Baseline monitoring shall be a minimum of three consecutive years of monitoring data. b. Once monitoring has commenced, seasonal data must be maintained so that any gap in data is no more than two consecutive years. c. At least three consecutive years of monitoring data is required to correct any gap of more than two consecutive years in monitoring data. d. For adaptive management development, at least three consecutive years of monitoring data when the stage is fully developed should support an application to proceed to the next stage. e. All data is to be assessed for each application.
Annual Report	The monitoring programme must provide for an annual report to Council.
Area to be monitored	For each item identified above, the indicative area to be monitored is shown in Map REZ.4.

REZ-R7 Event Requirements

1. Provision is included within Precincts A, B and D for the holding of equine related events, and within Precincts A and D for non equine related events.
2. Events within the definition of *'Equine Related Activities'* include:
    a. Entertainment (related to race days).
    b. Race meetings.
    c. Pony clubs and riding schools.
3. For the purposes of the Ruakaka Equine Zone, the types of event are defined as:
    a. Small-scale events (involving between 50 and 400 people at any one time within the Ruakaka Equine Zone).
    b. Medium-scale events (involving between 400 – 2,000 people at any one time within the Ruakaka Equine Zone).
    c. Large-scale events (involving over 2,000 people at any one time within the Ruakaka Equine Zone).

4. All non equine related events shall take place in accordance with Event Plans certified by Council:

    a. Small-scale and medium-scale non equine related events shall be in accordance with a generic Event Plan.

    b. Large-scale, non equine related events shall be in accordance with an event - specific Event Plan.

5. Event Plans shall set out the management of events, and must contain a description of the following matters:

    a. The Precinct/s in which events shall take place.

    b. Nature of event.

    c. Scale of event (number of persons involved).

    d. Timing, duration, hours of operation, and frequency.

    e. Details of methods to avoid disruption to on-site racecourse activities, minimize disturbance of nearby ecological resources, and manage effects on the functioning of surrounding roads and the amenity of surrounding residential areas, including:

        i. Traffic management.

        ii. *Accessway*s and parking.

        iii. Crowd management.

        iv. Health and safety issues.

        v. Litter control.

        vi. Noise control.

        vii. Control of light spill.

        viii. Protection of ecological values.

        ix. Information to residents/public prior to event.

        x. Exclusion of cats, dogs and mustelids.

6. The owners of the racecourse and the Council will ensure that copies of Council certified generic and event-specific Event Plans are available for public viewing.

REZ Appendix 1- Maps

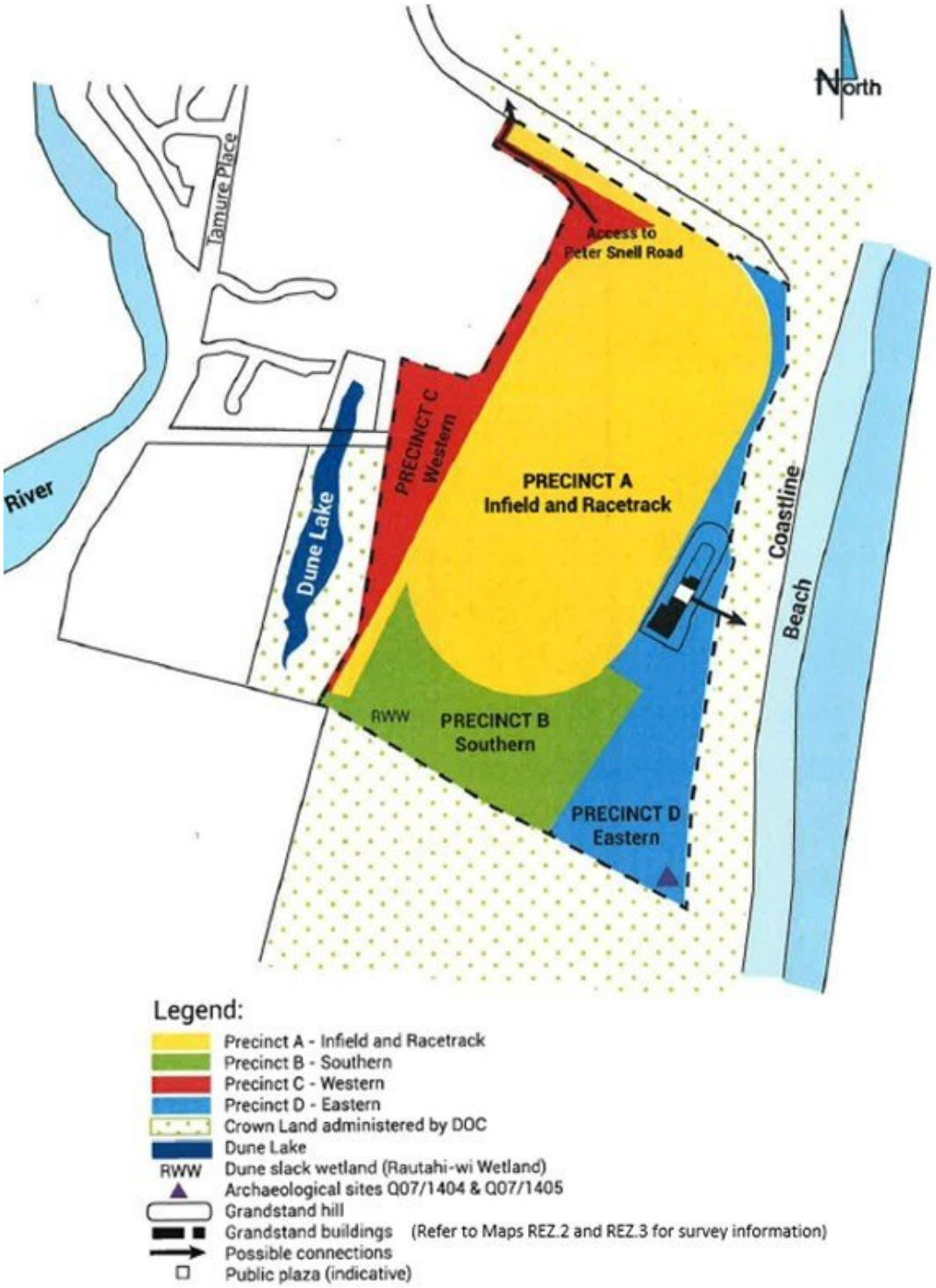


Figure REZ 1. REZ Map 1 (for indicative purposes only)

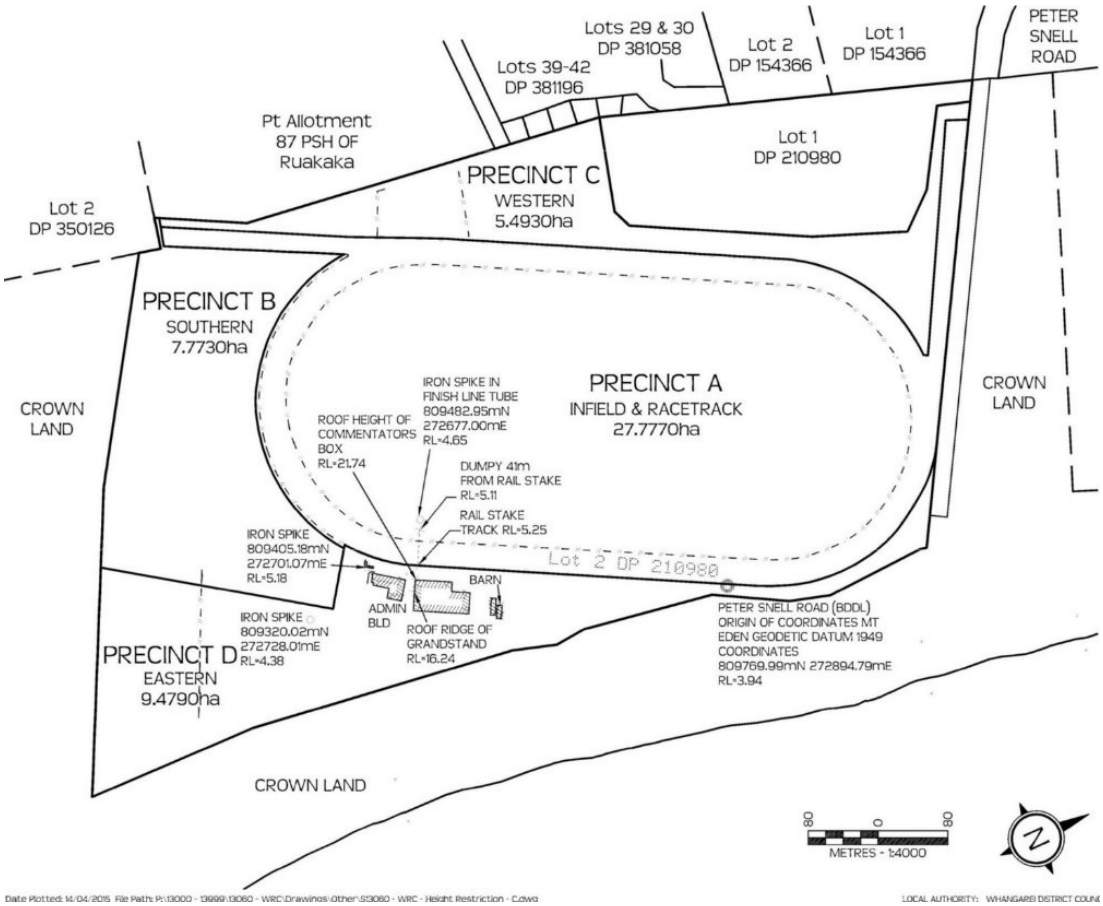


Figure REZ 2. REZ Map 2



Figure REZ 3. REZ Map 3



Figure REZ 4. REZ Map 4 – Indicative Monitoring Areas (Refer REZ Table 1-2 in REZ-R6.)

Subdivision Provisions

Policies

REZ-SUB-P1 Effects on Equine Related Activities

To avoid, remedy or mitigate the effects of *subdivision* on the operation of the *site* for equine use.

REZ-SUB-P2 Effects on Natural Character and Amenity

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 reserves, the Ruakaka Wildlife Refuge and the dune *lake*.

To provide for the long term protection and enhancement of the adjacent natural features through *subdivision* design in accordance with required *setback*s and appropriately designed buffer zones.

To take into account the amenity of the surrounding environment and impact on view shafts across the Ruakaka Equine Zone in the location and orientation of *building site*s/platforms.

REZ-SUB-P3 Infrastructure, Servicing, and Engineering Design

To ensure that all infrastructure, servicing, and engineering design are in accordance with the District-Wide provisions of the District Plan.

To provide for an efficiently staged provision of services and infrastructure, including roading, *water* supply and *wastewater*.

To require adequate provision for potable and fire fighting *water* supplies to each *building* site at the time of *subdivision*.

REZ-SUB-P4 Stormwater Management

To achieve hydrological neutrality for the Zone through identifying and establishing appropriate management measures for on-going maintenance and upkeep of sustainable, low-impact *stormwater* management facilities using best practice options.

REZ-SUB-P5 Public Access, Roading and Pedestrian and Cycle Connections

To promote connectivity and managed accessibility in and around the Ruakaka Equine Zone and to the coast by providing areas for public access and pedestrian and cycle connections through the Ruakaka Equine Zone.

REZ-SUB-P6 Staging of Subdivision

To ensure the road layout and *accessway*s into the Ruakaka Equine Zone as part of any *subdivision* is designed to avoid, remedy or mitigate any adverse effects on the surrounding road network.

To enable non equine related *subdivision* proposals for comprehensive and integrated development for the entire Ruakaka Equine Zone or individual Precincts (excluding Precinct A) to be developed in a staged manner.

Rules

REZ-SUB-R1 Eligibility Rules

1. Subdivision is a prohibited activity within Precinct A (Infield & Racetrack).
2. Non equine related *subdivision* in Precinct B, C or D as part of a comprehensive and integrated development is a discretionary activity.
3. Equine related *subdivision* in Precinct B, C or D is a discretionary activity.
4. Subdivision that is not prohibited or requiring consent as a discretionary activity is a non-complying activity.

Note:

1. *There are also other relevant subdivision rules in section REZ-R1.*

Infield and Racetrack (Precinct A)

Issues

The infield area of this Precinct can be developed for enhanced equine and community-related activities that support the ongoing 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 racetrack. Buildings and *major structure*s are to be limited to a single level, with a predominance of open space. Precinct A – Infield Racetrack is shown in Figure REZ Appendix 1.

Objectives

REZ-PREC-A-O1 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.

Policies

REZ-PREC-A-P1 Clustering of equine related activities

To enable a cluster of *equine related activities* within the infield that can share facilities to ensure an efficient use of space.

REZ-PREC-A-P2 Maintaining a sense of openness

To limit *building* and *major structure* coverage and height within the infield to a low level to ensure that a sense of openness is maintained.

REZ-PREC-A-P3 Community-related recreation and events

1. 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.*

2. To enable public and *recreational facilities* to locate in the infield, provided that their hours of operation and associated management do not disrupt the primary use of the Ruakaka Equine Zone as a racecourse, the amenity of surrounding residential areas, and the protection of wildlife habitat within the adjacent Crown land administered by the Department of Conservation, the Ruakaka Wildlife Refuge and the dune *lake*.

3. To ensure the adverse effects of non equine related events on adjacent residential and open space areas are managed appropriately.

Rules

REZ-PREC-A-R1 Permitted Activities

1. Any *equine related activity* provided that:

    a. The construction or *alteration* of any *building* or *major structure* (excluding *minor buildings*) does not exceed a height of 6m.

    b. The construction of any individual *building* or *major structure* (excluding *minor buildings*) does not exceed a *gross floor area* of 1,000m^2.

    c. Building and *major structure* (excluding *minor buildings*) coverage will not exceed 15% of the gross precinct area of Precinct A.

    d. The activity does not include the use of floodlighting resulting in light spill beyond the Zone.

    e. Accommodation for horse-trainers, students and caretakers associated with the permanent housing and training of horses, does not exceed the following *gross floor area* requirements across the Ruakaka Equine Zone:

        i. One shared accommodation facility within the vicinity of the stables, of up to 100m^2 *gross floor area*.

        ii. One relocatable *residential unit* of up to 200m^2 *gross floor area* for a foreman or trainer. One further such relocatable *residential unit* may be included for each additional (permanently housed) 15 horses, up to a maximum of 45 (permanently housed) horses.

2. Any non-equine related events comprising:

    a. Gatherings of up to 50 people.

b. Small-scale events.

c. Medium-scale events not exceeding a total of 12 per calendar year.

d. Provided that:

i. The activity does not include the use of floodlighting resulting in light spill beyond the Zone.

ii. The activity does not include the use of amplified music resulting in noise beyond the levels of the *Residential Zones*' requirements at the Ruakaka Equine Zone boundary.

iii. The activity does not involve the construction of permanent *buildings* or *major structures* (excluding *minor buildings*).

iv. Small-scale and medium-scale events take place in accordance with a certified generic Event Plan prepared in accordance with REZ-R7.

REZ-PREC-A-R2 Discretionary Activities

1. Sportsfields and non equine related *recreational facilities*, including clubrooms and *storage* sheds.

2. *Recreational facilities* not involving artificial lighting, including golf courses and golf driving ranges.

3. Any other *commercial activity*, whether a primary activity or *ancillary activity*, provided that:

   a. The construction or *alteration* of any *building* or *major structure* (excluding *minor buildings*) does not exceed a height of 6m above *ground level*.

   b. The construction of any individual *building* or *major structure* (excluding *minor buildings*) does not exceed a *gross floor area* of 1,000m^2.

   c. Buildings and *major structure* (excluding *minor buildings*) coverage will not exceed 15% of the gross precinct area of Precinct A.

4. Any activity requiring the use of floodlighting resulting in light spill beyond the Zone.

5. Any activity using amplified music resulting in noise beyond the levels at the *Residential Zones*' requirements.

6. The 13th and any subsequent medium-scale non equine related event per calendar year.

7. Any large-scale, non equine related event.

REZ-PREC-A-R3 Non-Complying Activities

Any activity other than those listed as permitted, discretionary or prohibited activities shall be a non complying activity.

REZ-PREC-A-R4 Notification Rule

Non complying and discretionary activities will be subject to the notification tests of the Resource Management Act 1991.

Southern (Precinct B)

Issues

The area to the south of the existing racecourse can accommodate training and *equine 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 is no more than minor. Precinct B – Southern is shown in Figure REZ 1 in REZ Appendix 1.

Objectives

REZ-PREC-B-O1 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 non-residential development is also anticipated, limited to small scale office-based activities (health, business and service-related, educational, community and cultural) each occupying no more than 200m^2 *gross floor area*.

Policies

REZ-PREC-B-P1 Residential Development

To develop a high quality living environment that is designed to be compatible with other racecourse activities.

REZ-PREC-B-P2 Non-Residential activities

To encourage the concentration of non *residential activities* compatible with a residential and racecourse environment to the south of the grandstand area, helping to form a small commercial and community hub.

REZ-PREC-B-P3 Preservation of Natural Character of Crown Land to the South

To preserve the natural character of the Crown land to the south by ensuring that any public access to the coast and to Crown land administered by the Department of Conservation shall only be through Precinct D, and by ensuring the visual dominance of *buildings* and *major structure*s is minimised through:

1. Appropriate separation, *building* and *major structure*, orientation and design (*building* articulation (expression, form), roofline design, choice of materials and colours).
2. Softening of the boundary treatment through an *indigenous vegetation* buffer strip.
3. Building and *major structure* design that minimizes the extent of built mass fronting the reserve.
4. Minimal windows, doors and other openings to the south.
5. Use of directional lighting to reduce the potential for light and noise spill, especially to the south.

REZ-PREC-B-P4 Urban Design

To ensure that residential *buildings* are of a high quality and the environment is well-designed, development should:

1. Include *buildings* that help to frame and activate (directly interact with) public and semi public areas, while offering privacy and security to residents.
2. Address appropriate performance standards in relation to:
    a. Internal amenity (size of units, daylight access, ventilation, circulation space).
    b. Privacy – visual and aural.
    c. On-site outdoor space.
    d. Building articulation (expression, form) and design, including ground floor activation (direct interaction with the street or open space) and roofscapes.
    e. Maintenance of exterior (durability) and quality of finish.
    f. Car parking and vehicle circulation.
    g. Waste management.
3. Incorporate a variety of *residential unit* sizes, with a mix of smaller and larger units across the Precinct, as well as within larger developments.
4. Provide each unit with its own private outdoor space for privacy and easy use in terms of relationship to indoor spaces.

5. Generally utilise lifts and interior corridors for access to low rise apartments and limit shared exterior walkways and stairs. The number of units served by such facilities should not exceed 6 to 8 per floor.

6. Activate (enliven) ground floors that front streets, walkways and *communal open spaces* (public or private) through appropriate placement of windows, doors and internal activities. Fencing should be low so as to maintain visual interaction.

REZ-PREC-B-P5 Access

Appropriate vehicle, pedestrian and cycle access is to be provided to and within this Precinct, as well as connections with Precincts C and D. The main circulation route should be aligned so that it captures a vista towards the Hen Island (Taranga).

REZ-PREC-B-P6 Stormwater Management

To protect the ecological values of the dune *lake* in addition to meeting the requirements of the Three Waters Management Chapter, appropriate on-site *stormwater* management of run-off from hard surfaces, streets and open car parking areas will be required.

REZ-PREC-B-P7 Sourcing of Plant Species

To enhance biodiversity, only locally sourced, indigenous plant species should be used and a planting plan should be in place to manage vegetation height. Species should be selected from within the Waipu Ecological District.

Rules

REZ-PREC-B-R1 Permitted Activities

Prior to the commencement of construction of any *buildings* and *major structure*s (excluding *minor buildings*) associated with non *equine related activities* in Precinct B the following activities shall be permitted activities:

1. Any *equine related activity* provided that:

    a. The construction or *alteration* of any *building* or *major structure* (except *minor buildings*) does not exceed two storeys (8m) in height.

    b. Building and *major structure* (excluding *minor buildings*) coverage will not exceed 15% of the gross precinct area of Precinct B.

    c. The activity does not include the use of floodlighting resulting in light spill beyond the Zone.

    d. The construction or *alteration* of any *building* or structure complies with a 3m high plus a 35 degree daylight angle, as measured from the southern *boundary* of Precinct B.

e. Accommodation for horse-trainers, students and caretakers associated with the permanent housing and training of horses, does not exceed the following *gross floor area* requirements across the Ruakaka Equine Zone:

i. One shared accommodation facility within the vicinity of the stables, of up to 100m^2 *gross floor area*.

ii. One relocatable *residential unit* of up to 200m^2 *gross floor area* for a foreman or trainer. One further such relocatable *residential unit* may be included for each additional (permanently housed) 15 horses, up to a maximum of 45 (permanently housed) horses.

REZ-PREC-B-R2 Discretionary Activities

1. Any non *equine related activity* comprising comprehensive and integrated development provided that:

a. Non residential development is limited to small-scale office-based activities (commercial service related, educational, community and cultural) each occupying no more than 200m^2 *gross floor area*.

b. Development over 2 storeys in height will not occupy more than 10% of the gross precinct area, with no *building* or *major structure* exceeding 14m/4 storeys in height.

c. Total *building* and *major structure* (excluding *minor building*s) coverage will not exceed 40% of the gross precinct area.

d. No more than 60% of the gross precinct area will comprise *impervious areas* (including roofs, streets, footpaths more than 1m wide, patios greater than 20m^2 and *accessway*s).

e. Buildings and *major structure*s (excluding *minor building*s) will be set back a minimum of 13m from the common *boundary* to the south, with provision within the *setback* for:

i. A minimum of 5m width of *indigenous vegetation* planting.

ii. A path for horse access to the beach linking with the horse access to the beach through Precinct D, with indigenous planting along both sides, with the horse access secured by appropriate fence treatment.

f. Building and *major structure*s (excluding *minor building*s) will comply with a daylight angle of 3m high and sloping 35 degrees into the *site*, measured from the southern *boundary* of Precinct B.

g. Noise levels are maintained at the *Residential Zones*' requirements at the Ruakaka Equine Zone boundary.

h. Fencing of the dune slack *wetland* identified on Figure REZ 1 has been undertaken in advance of non equine development within Precinct B.

2. Any *equine related activity* that is not a permitted activity.

REZ-PREC-B-R3 Non Complying Activities

Any activity other than those listed as permitted, discretionary or prohibited activities shall be a non complying activity.

REZ-PREC-B-R4 Notification Rule

Non complying and discretionary activities will be subject to the notification tests of the Resource Management Act 1991, except as provided for in REZ-R1.

Western (Precinct C)

Issues

The land to the west of the existing racetrack will be able to be developed primarily for *residential unit*s. These *residential unit*s 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 and more intensive formats are possible within this Precinct. Precinct C – Western is shown in Figure REZ 1 in REZ Appendix 1.

Objectives

REZ-PREC-C-O1 Objective

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

Policies

REZ-PREC-C-P1 Built Development

To provide housing choice by allowing medium density housing and residential terrace style accommodation and/or residential/stabling development for trainers/visitors.

REZ-PREC-C-P2 Design of Development

To ensure that development is well designed, with each *residential unit* having its own private outdoor space and appropriate relationship with adjoining units, while enabling *residential unit*s to relate positively to streets.

REZ-PREC-C-P3 Visual Amenity

To protect visual amenity of the surrounding residential areas through a planting plan to control vegetation growth heights.

REZ-PREC-C-P4 Effects on Dune Lake

To preserve the natural character of the dune *lake* by ensuring the visual dominance of *buildings* and *major structure*s is minimised through:

1. Appropriate separation, *building* and *major structure* orientation and design (*building* articulation (expression, form), roofline design, choice of materials and colours).
2. Softening of the boundary treatment through an *indigenous vegetation* buffer strip.
3. Building and *major structure* design that minimizes the extent of built mass fronting the dune *lake* reserve.
4. Minimal windows, doors and other openings to the south-west.
5. Use of directional lighting, to reduce the potential for light and noise spill, especially to the west.
6. No public access provided to the dune *lake*.
7. No *living area*s, including decks, of any residential *building* or other REZ unit being visible from the surface of the dune *lake*.

REZ-PREC-C-P5 Stormwater Management

To require specific on-site *stormwater* management techniques so that treated stormwater from streets, *accessway*s, 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, in addition to meeting the Three Waters Management Chapter provisions.

REZ-PREC-C-P6 Sourcing of Plant Species

To enhance biodiversity, only locally sourced, indigenous plant species should be used and a planting plan should be in place to manage vegetation height. Species should be selected from within the Waipu Ecological District.

Rules

REZ-PREC-C-R1 Permitted Activities

Prior to the commencement of construction of any *buildings* or *major structure*s (excluding *minor buildings*) associated with non *equine related activities* in Precinct C the following activities shall be permitted activities:

1. Any *equine related activity* provided that:
    a. The construction or *alteration* of any *building* or *major structure* (excluding *minor buildings*) does not exceed two storeys (8m) in height above *ground level*.

b. Building and *major structure* (excluding *minor buildings*) coverage will not exceed 15% of the gross precinct area of Precinct C.

c. The activity does not include the use of floodlighting resulting in light spill beyond the Zone.

d. The construction or *alteration* of any *building* or *major structure* (excluding minor structure) complies with a 3m high plus a 45 degree daylight angle, as measured from the western boundary of the Zone.

e. The construction or *alteration* of any *building* or *major structure* (excluding *minor buildings*) is not within 5m of the Precinct C boundary with the dune *lake* reserve.

f. Accommodation for horse-trainers, students and caretakers associated with the permanent housing and training of horses, does not exceed the following *gross floor area* requirements across the Ruakaka Equine Zone:

   i. One shared accommodation facility within the vicinity of stables, of up to 100m^2 *gross floor area*.

   ii. One relocatable *residential unit* of up to 200m^2 *gross floor area* for a foreman or trainer. One further such relocatable *residential unit* may be included for each additional (permanently housed) 15 horses, up to a maximum of 45 (permanently housed) horses.

g. Living areas, including decks, of any *residential unit* within the Precinct shall not be visible from any point on the surface of the dune *lake*, with this surface set at a nominal height of RL3.25.

REZ-PREC-C-R2 Discretionary Activities

Activity Status: Discretionary

Where:

1. The construction or *alteration* of any *residential unit* (other than equine related accommodation permitted in REZ-PREC-C-R1.1(a)) provided that:

   a. Buildings will not exceed two storeys (8m above *ground level*) in height.

   b. Buildings will not cover more than 35% of the gross precinct area of Precinct C.

   c. Impervious area (including roofs, streets, footpaths more than 1m wide, patios greater than 20m^2 and *accessways*) will not cover more than 60% of the gross precinct area of Precinct C.

d. A *buffer area* with a minimum width of 5m is provided between any development and the boundary with the dune *lake* reserve, with the buffer using methods such as indigenous planting, earth bund, fencing.

e. No *living area*s, including decks, of any Ruakaka Equine Zone unit will be visible from any point on the surface of the dune *lake*, with this surface set at a nominal height of RL3.25.

f. Noise levels are maintained at Residential Zone requirements.

2. Any *equine related activity* that is not a permitted activity.

REZ-PREC-C-R3 Non-Complying Activities

Any activity other than those listed as permitted, discretionary or prohibited activities

REZ-PREC-C-R4 Notification Rule

Non-complying and discretionary activities will be subject to the notification tests of the Resource Management Act 1991, except as provided for in REZ-R1.

Eastern (Precinct D)

Issues

This precinct can, in addition to *equine related activities,* also accommodate compatible commercial and community-related 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 in Figure REZ 1 in REZ Appendix 1.

Objectives

REZ-PREC-D-O1 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.

Policies

REZ-PREC-D-P1 Commercial and Community Opportunities

To provide for a variety of commercial and community opportunities to be developed within the Precinct including *visitor accommodation* (hotel/motel) and conference centres, cafes/restaurants and similar. Some residential development is also expected.

REZ-PREC-D-P2 Visibility of Buildings and Major Structures from Beach

To preserve the natural character of the coastline by limiting the visibility of any new *building* or *major structure* as viewed from the beach. Any *building* or major structure, or part of *building* or part of major structure, that is visible from the beach should be of a high design standard, compatible with the coastal setting.

Buildings and *major structure*s should be designed and located so that they are not visible from the beach, except for *buildings* and *major structure*s on the grandstand hill. Assessment of this shall be taken from Mean Low 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*.

REZ-PREC-D-P3 Development of Grandstand Buildings

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.

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.

REZ-PREC-D-P4 Alternative Location for Parking

To maintain adequate on-site parking by ensuring that at the point at which this Precinct is developed for non *equine related activities* a suitable alternative location for race day parking has been found and/or provision within the Precinct is made for parking on race day.

REZ-PREC-D-P5 Events

To minimise disruption to adjacent residential areas and Crown land administered by the Department of Conservation, Wildlife Refuge and dune *lake* from events by managing their timing, frequency and effects.

REZ-PREC-D-P6 Access to Coast

To manage access to the coastal environment in consultation with the Department of Conservation:

1. Limited public access point(s) to the beach shall be provided with public car parking provided adjacent to one of these access points.
2. Any walking access point should be located north of the mid-point of the eastern boundary of the Ruakaka Equine Zone.
3. No car access shall be provided to the beach.
4. The horse access point to the beach is to remain, and be re-aligned within the Ruakaka Equine Zone to run inside the southern boundary of the Ruakaka Equine Zone connecting with Precinct B but clear of known *archaeological site*s.
5. The northern informal beach access is to be closed to vehicles and fenced, and the dune is to be restored.

REZ-PREC-D-P7 Noise and Lighting Effects

To limit light and noise spill into the adjacent Crown land administered by the Department of Conservation through *building* design that includes use of directional lighting on exterior facades of *buildings*, and minimises windows, doors and balconies on the south side of adjacent *building*s.

REZ-PREC-D-P8 Ecological Issues

To protect the ecological values of the coastal dunes, a *buffer area* 5m wide must be created between any development and the boundary with the coastal dune reserve to the east. This *buffer area* must be designed using appropriate methods such as indigenous planting and fencing.

To enhance biodiversity, only locally sourced, indigenous plant species should be used and a planting plan should be in place to manage vegetation height.

REZ-PREC-D-P9 Stormwater Management

To require appropriate on-site management of *stormwater* run-off from hard surfaces, streets and open car parking areas to protect the ecological values of the dune *lake* in addition to meeting the Three Waters Management Chapter.

REZ-PREC-D-P10 Coastal Erosion Hazard Risks

To ensure that very long term (greater than 100 years) coastal erosion hazard risks are taken into account including:

1. Not compromising the effectiveness of existing natural defences (foreshore dune).

2. Avoiding the use of hard protection *structures* or barriers and providing space for natural defences to be augmented in the future.

3. Promoting awareness of coastal erosion risks including into the very long term.

Rules

REZ-PREC-D-R1 Permitted Activities

Prior to the commencement of construction of any *buildings* or *major structure*s (excluding *minor buildings*) associated with non *equine related activities* in Precinct D the following activities shall be permitted activities:

1. Any *equine related activity* provided that:

    a. The activity does not include the use of floodlighting resulting in light spill beyond the Zone.

    b. The construction or *alteration* of any *building* or structure does not exceed two storeys (8m above *ground level*) in height.

    c. Any new *building* or *major structure* (excluding *minor building*s) and/or redevelopment of existing *building*s or *major structure*s (excluding *minor building*s) on the grandstand hill as shown in Figure REZ 1 in REZ Appendix 1 that does not:

        i. Exceed the height of the existing grandstand (RL16.24), (with the exception of the footprint of the existing commentators' box *building* where the height shall not exceed a height of RL21.74).

        ii. Extend further in a north-south direction than the NE (north-east) wall of the Barn and the SW (south-west) wall of the Administration Building as indicated in Figure REZ 2 and REZ 3 in REZ Appendix 1.

    d. Building and *major structure* (excluding *minor building*s) coverage will not exceed 15% of the gross precinct area of Precinct D.

    e. Except for *buildings* or *major structure*s (excluding *minor building*s) on the grandstand hill, *buildings* or *major structure*s (excluding minor buildings) will not be visible from Mean Low Water Springs from any point between the northern and southern boundaries of the Ruakaka Equine Zone.

    f. The construction or *alteration* of any *building* or structure complies with a 3m high plus a 35 degree daylight angle, as measured from the southern boundary of the Precinct.

g. Accommodation for horse-trainers, students and caretakers associated with the permanent housing and training of horses does not exceed the following *gross floor area* requirements across the Ruakaka Equine Zone:

i. One shared accommodation facility within the vicinity of stables, of up to 100m2 *gross floor area*.

ii. One relocatable *residential unit* of up to 200m2 *gross floor area* for a foreman or trainer. One further such relocatable *residential unit* may be included for each additional (permanently housed) 15 horses, up to a maximum of 45 (permanently housed) horses.

h. The activity does not involve any development or ground disturbance within 25m of *archaeological site*s Q07/1404 and Q07/1405.

2. Any non equine related events in the existing facilities (grandstand, administration *building* and carpark) comprising:

a. Gatherings of up to 50 people.

b. Small-scale events.

c. Medium-scale events not exceeding a total of 12 per calendar year. Provided that:

i. The activity does not include the use of floodlighting resulting in light spill beyond the Zone.

ii. The activity does not include the use of amplified music resulting in noise beyond the levels of the *Residential Zones*' requirements at the Ruakaka Equine Zone boundary.

iii. The activity does not involve the construction of permanent *buildings* or *major structure*s (excluding *minor building*s).

iv. The activity does not involve any development or ground disturbance within 25m of *archaeological site*s Q07/1404 and Q07/1405.

v. Small-scale and medium-scale events take place in accordance with a certified generic Event Plan prepared in accordance with REZ-R7.

REZ-PREC-D-R2 Discretionary Activities

1. Non *equine related activities* comprising comprehensive and integrated development:

a. Visitor accommodation and *place of assembly* primarily for hotel/conference activity/ function space/*visitor accommodation*.

b. Any *commercial activity*, *place of assembly*, *educational facility* or recreational facility (not forming part of a hotel/conference facility), where each development is less than 500m² *gross floor area*.

c. Any new *building* or *major structure* (excluding *minor building*s) and/or redevelopment of existing *building*s or *major structure*s (excluding *minor building*s) on the grandstand hill as shown in Figure REZ 1 in REZ Appendix 1 that:

   i. Does not exceed the height of the existing grandstand (RL16.24), (with the exception of the footprint of the existing commentators' box *building* where the height shall not exceed RL21.74).

   ii. Does not extend further in a north-south direction than the NE (north-east) wall of the Barn and the SW (south-west) wall of the Administration Building as indicated on Figure REZ 2 and REZ 3 in REZ Appendix 1.

d. Residential *buildings* that are not visible from the beach area, (when viewed from Mean Low Water Springs, at any point between the northern and southern boundaries of the Ruakaka Equine Zone).

e. The construction or *alteration* of *buildings* associated with the above activities (a)-(d) provided that:

   i. Buildings and *major structure*s (excluding minor *structures*) visible from the beach will be limited to redevelopment of *buildings* on the grandstand hill as provided for in REZ.5.4.1(c).

   ii. Buildings and *major structure*s (excluding minor *structures*) will be set back at least 13m from the southern boundary, with the 13m *setback* providing:

      - A minimum of 5m width of *indigenous vegetation* planting.

      - A continuation of the horse access path to the beach from Precinct B, with *indigenous vegetation* planting along both sides, and the horse access secured by fencing.

   iii. Buildings and *major structure*s (excluding minor *structures*) will be set back more than 5m from the boundary with the foreshore reserve to the east.

   iv. Buildings and *major structure*s (excluding minor *structures*) will comply with a daylight angle measured at the southern Ruakaka Equine Zone boundary of 3m high and sloping 35 degrees into the *site*.

   v. Impervious areas (including roofs, streets, footpaths more than 1m wide, patios greater than 20m² and *accessway*s) will comprise more than 60% of the gross precinct area.

f. Noise levels are maintained at the *Residential Zones*' requirements at the Ruakaka Equine Zone boundary.

g. Any activity involving any development or ground disturbance within 25m of *archaeological site*s Q07/1404 and Q07/1405.

h. The 13th and any subsequent medium-scale non equine related event per calendar year.

i. Any large-scale non equine related event.

2. Any *equine related activity* that is not a permitted activity.

REZ-PREC-D-R3 Non-Complying Activities

Any activities other than those listed as permitted, discretionary or prohibited activities shall be a non-complying activity.

REZ-PREC-D-R4 Notification Rule

Non-complying and discretionary activities will be subject to the notification tests of the Resource Management Act 1991, except as provided for in REZ-R1.