

7.6.3 OBJECTIVES

Objective 7.6.3.3: To protect the special amenity values of residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333~~ (and any sites created as a result of a subdivision of these lots), and those having frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive.

7.6.4 POLICIES

Policy 7.6.4.11: That the built form of development allowed on residential sites on the urban fringe, specifically Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333, Pt Lot 1 DP 58333~~ (and any sites created as a result of a subdivision of these lots), and those with frontage to Kerikeri Road between its intersection with SH10 and Cannon Drive remains small in scale, set back from the road, relatively inconspicuous and in harmony with landscape plantings and shelter belts.

7.6.5.1 PERMITTED ACTIVITIES

7.6.5.1.7 SET BACK FROM BOUNDARIES

- (a) The minimum building setback from road boundaries shall be 3m, except that;
 - (ii) no building shall be erected within 10m of the Cobham Road boundary on Lot 1 DP 28017 and Lot 1 DP 46656 or the Kerikeri Inlet Road boundary of Lot 1 DP 404507 (and any sites created as a result of a subdivision of these lots) ~~or the Kerikeri Inlet Road boundary of Lot 1 DP 404507;~~
 - (iii) no new buildings as of (date plan change operative) shall be erected within 10m of the Kerikeri Inlet boundary of Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333.
- (b) The minimum set-back from any boundary other than a road boundary, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333~~ (and any sites created as a result of a subdivision of these lots), shall be 1.2m except that no set-back is required for a maximum total length of 10m along any one such boundary; and
- (c) Not less than 50% of that part of the site between the road boundary and a parallel line 2m there from (i.e. a 2m wide planting strip along the road boundary) shall be landscaped, on all sites other than Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333~~ (and any sites created as a result of a subdivision of these lots). For the landscaping required on Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333~~ (and any sites created as a result of a subdivision of these lots) refer to Rule 7.6.5.1.10 (c) below; and
- (d) The minimum set back from any other boundary other than the road boundary on Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2~~

DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 (and any sites created as a result of a subdivision of these lots) shall be 3m.

7.6.5.1.10 VISUAL AMENITY

(c) Prior to any building work on Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333~~ located on Kerikeri Inlet Road, Kerikeri (and any sites created as a result of a subdivision of these lots or any amalgamation of the lots) a landscaping plan that has been approved by Council showing:

- Screening of the entire length of the Kerikeri Inlet Road boundary, other than the access point, with a pittosporum hedge (or similar dense foliage evergreen hedge, or mix of species) capable of achieving a minimum height of 3m and a minimum of twenty trees capable of achieving a height of 5m within the 10m setback area behind the required hedge. Visually impermeable fencing can be installed on the road side of the hedge,
- Screening of the eastern boundary of Lot 1 DP 404507 with an evergreen hedge capable of growing to a minimum height of 3m; and
- A hedge of *Griselinia littoralis* or similar along the western boundary of Lot 1 DP 404507 where it adjoins Lot 2 DP 103531 and Lot 1 DP 181291 to achieve a minimum height of 2.5m,
- Tree planting along the northern boundary, and within the northern third of the site. The proposed species must reflect the character of the area and the proximity to the stream, be capable of attaining a minimum height of 10.0 metres, and shall be resistant to Myrtle Rust. The trees shall be planted as pb95 specimens. The objective of the tree planting is to soften and fragment views of the site from the north rather than screen views.

shall be implemented and maintained in perpetuity.

7.6.5.3 RESTRICTED DISCRETIONARY ACTIVITIES

7.6.5.3.7 SETBACK FROM BOUNDARIES

In assessing an application resulting from a breach of Rule 7.6.5.1.7 Setback from Boundaries the matters to which the Council will restrict its discretion are:

(e) for Lot 1 DP 28017, Lot 1 DP 46656, Lot 1 DP 404507, ~~and Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333~~ (and any sites created as a result of a subdivision of these lots) and sites having frontage with Kerikeri Road between its intersection with SH10 and Cannon Drive:

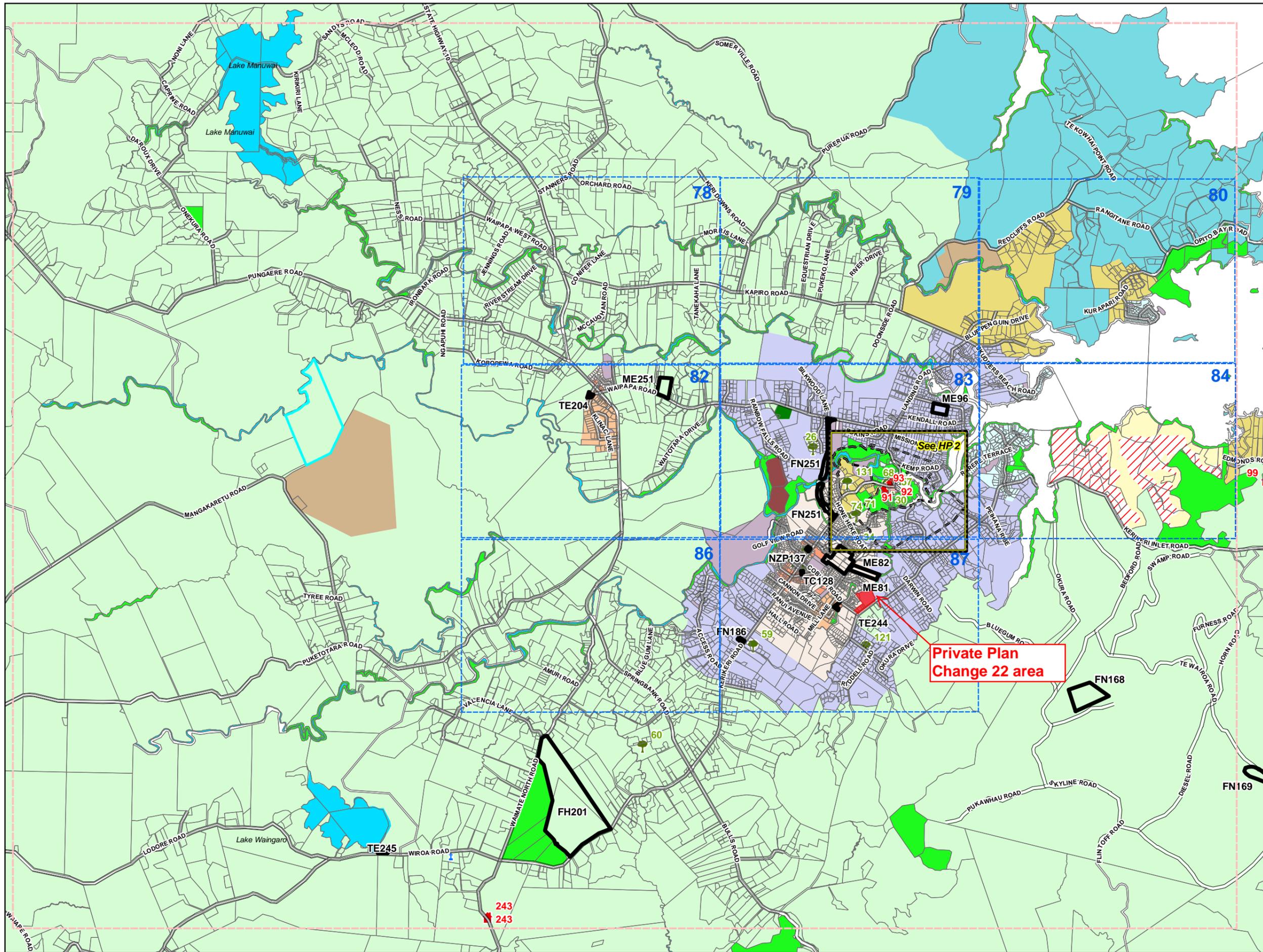
15.1.6C.1.1 PRIVATE ACCESSWAY IN ALL ZONES

(e) Vehicle access shall not be permitted:

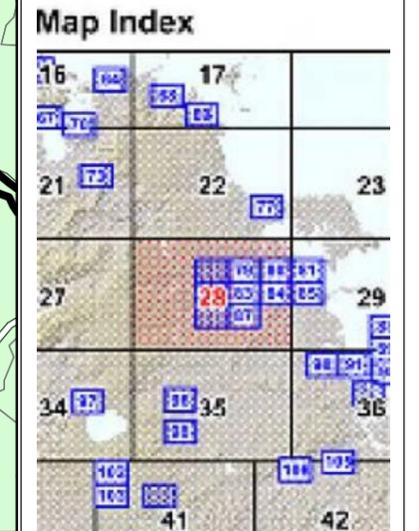
- (vi) Onto Kerikeri Inlet Road from Lot 1 DP 404507 or Lot 1 DP 181291 (and any sites created as result of a subdivision of these lots), except from a single vehicle crossing or intersection at least 30m from the adjoining boundary with Lot 2 DP 103531 and with at least 115m visibility in each direction.

ZONE MAPS

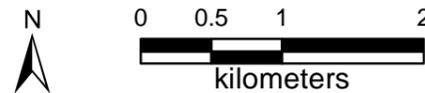
Zone Maps 28 and 87 Kerikeri Central: Change zoning of Lot 1 DP 404507, ~~and~~ Lot 1 DP 181291, Lot 2 DP 103531, Lot 1 DP 103531, Lot 2 DP 58333 and Pt Lot 1 DP 58333 to Residential.



- Designations
- Cemetery
- Historic Site
- National Grid Line
- Top Energy High Voltage Power Line
- High Voltage Power Pole
- Notable Tree
- District Boundary
- Heritage Precinct
- Railway
- Carrington Estate
- Coastal Living
- Coastal Marine
- Coastal Residential
- Commercial
- Conservation
- General Coastal
- Horticultural Processing
- Industrial
- Kauri Cliffs
- Lakes & Rivers
- Minerals
- Rotorua Island
- Orongu Bay Special Purpose
- Point Veronica
- Quail Ridge Country Club
- Rail
- Recreational Activities
- Residential
- Road
- Rural Living
- Rural Production
- Russell Township
- South Kerikeri Inlet Zone
- South Kerikeri Inlet Zone Sensitive Area
- Pedestrian Frontage

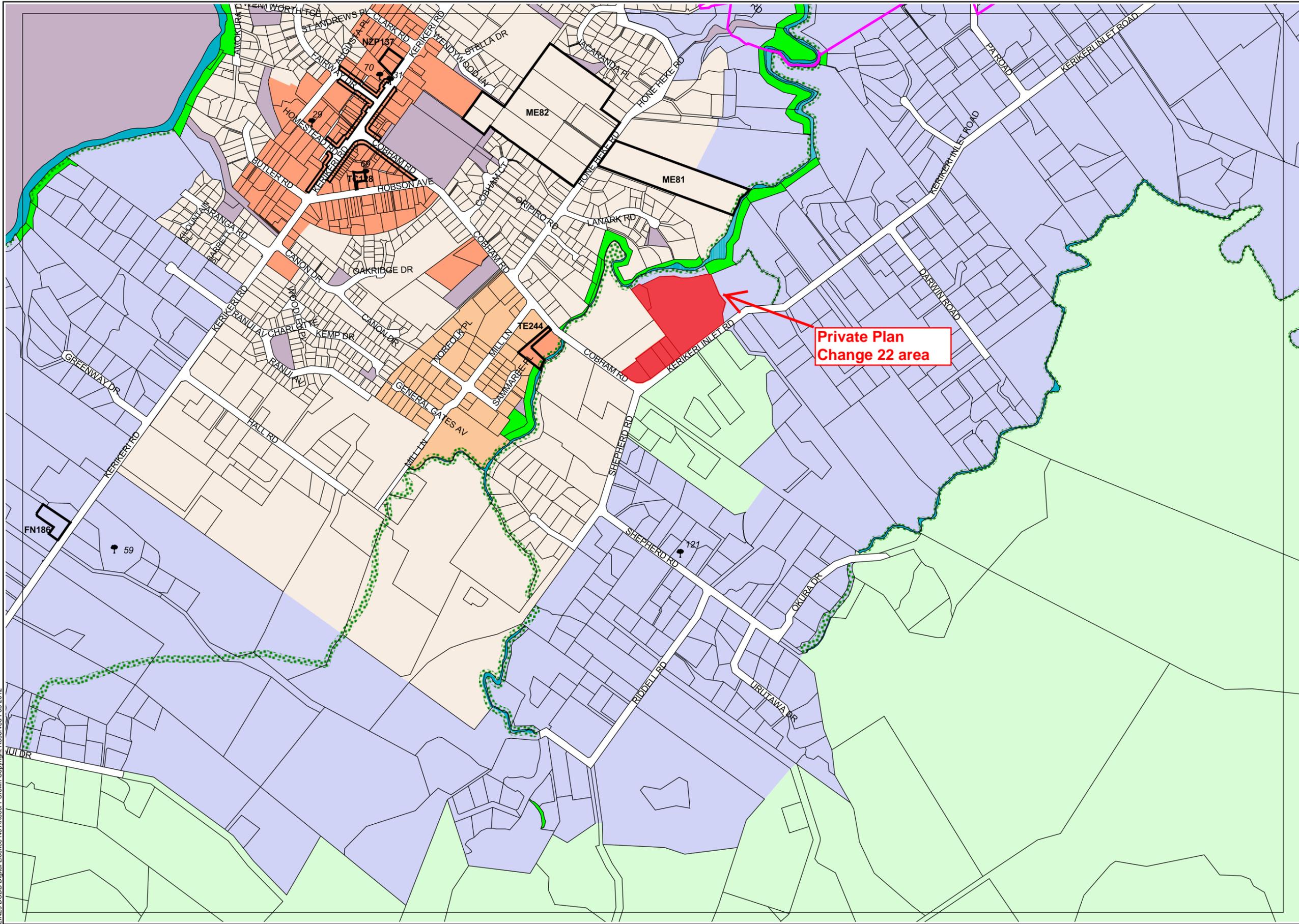


Far North District Plan - Zone Map



Note:
Roads carry the same zoning as the adjoining land.
If the boundary between zones follows a road,
the zone boundary is located on the centerline
of the formed road, or where unformed,
the centerline of the legal road.

Disclaimer:
Considerable care has been taken to avoid errors and
omissions, and the latest information has been included
in these District plan maps.
However, even with the greatest care inaccuracies may
occur and therefore the Far North District Council cannot
accept any responsibility for such errors and omissions.



- Zone**
- Conservation
 - Commercial
 - Esplanade Priority
 - Industrial
 - Lakes and Rivers
 - Residential
 - Recreational Activities
 - Rural Living
 - Rural Production
 - Road
 - Designations
 - Pedestrian Frontage
 - Kerikeri Visual Buffer
 - Notable Tree

Private Plan
Change 22 area

Note :-
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road

78	79	80
82	83	84
86	87	28

Map Index
Map 87
KERIKERI
CENTRAL

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