

## PART 3 – AREA-SPECIFIC MATTERS / SPECIAL PURPOSE ZONES / Quail Ridge Zone

### Quail Ridge Zone

#### Overview

The Quail Ridge zone is a special purpose zone and covers an area of approximately 16.9ha at the southern end of Rainbow Falls Road and is adjacent to the Kerikeri River scenic reserve and walkway which is managed by the Department of Conservation. The Country Club, or village, will contain a mix of residential units including individual units, duplexes, small groups of townhouses, and multi-storey apartments which will be staged over a number of years and will be developed to a maximum of 238 residential units shown on the Quail Ridge Concept Master Plan. If at a later juncture Council wastewater reticulation is available then the maximum number of residential units is 273. At the centre of the site will be a clubhouse, 40 bed care facility and serviced apartments. All residential units will be held under license to occupy arrangements and no subdivision other than possible boundary adjustments will occur.

A range of recreational facilities will be provided, along with a variety of landscaped areas. A pedestrian bridge will be provided across the Kerikeri River as a requirement of the development, which will link the village with the town centre and nearby golf course. It will also provide for enhanced public access to the adjacent scenic reserve and walkways.

#### Concept Master Plan

The principal development components expected on the land, and its staging, are defined on the Quail Ridge Concept Master Plan, which comprises of the Master Plan, Site Staging, Setout Plan and the Landscape Enhancement Plan.

#### Access & Services

Secondary road access may be possible in the future as the land to the northeast is developed and connected to Waipapa Road and in turn the Heritage Bypass.

The village is connected to Council's reticulated water network and a private irrigation scheme. On-site storage tanks and ornamental ponds are also provided. Wastewater is treated and disposed of on-site and stormwater is collected in a network of piped and open swale drains on the site and after treatment discharged through the Department of Conservation controlled land to the Kerikeri River.

Objectives	
QR-O1	The Quail Ridge zone is a staged development in general accordance with the Quail Ridge Concept Master Plan, including the provision of a pedestrian bridge/walkways, roads/footpaths and utility services linked to future development of the surrounding area.
QR-O2	Development in the Quail Ridge zone is carried out in a manner that protects and enhances the ecological, heritage, landscape and amenity values on the site and surrounding area.
Policies	
QR-P1	Enable development that is in accordance with the Quail Ridge Concept Master Plan where it can be served by on-site infrastructure, or reticulated infrastructure where available.
QR-P2	Ensure that multi-storey buildings are generally confined to the locations shown in Stage 2 shown on the Quail Ridge Concept Master Plan.
QR-P3	Ensure that buildings, roads and other facilities are constructed and designed in a manner that recognises the zone purpose as a retirement village located in a rural residential area adjacent to a public reserve with high ecological, heritage, landscape and amenity values.
QR-P4	Ensure that significant areas of the site are retained as landscaped open space and for recreational activities in accordance with the Quail Ridge Concept Master Plan.
QR-P5	Enable for the relocation of buildings, roads and other activities within the Quail Ridge zone provided: <ol style="list-style-type: none"> <li>the total number of buildings does not increase;</li> <li>the same environmental outcomes are achieved as anticipated by the Quail Ridge zone and the Quail Ridge Concept Master Plan; and</li> <li>the timing of the pedestrian bridge/walkway and the upgrading of Rainbow Falls Road does not alter.</li> </ol>
QR-P6	Protect the ecological integrity of the surrounding public reserve by limiting the number of domestic pets and their access to the reserve by: <ol style="list-style-type: none"> <li>prohibiting the keeping of mustelids or operating a boarding or breeding kennel, a cattery or intensive farming;</li> <li>creating a pets policy that is incorporated into the license to occupy for any residential activity; and</li> <li>erecting signage at the entry and exit points of the Department of Conservation managed reserves prohibiting dog entry.</li> </ol>

<b>QR-P7</b>	Provide for boundary adjustments within the Quail Ridge zone to avoid fragmentation of the site.
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<b>Rules</b>
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**Notes:**

4. There may be other rules in Part 2- District-Wide Matters of the District Plan that apply to a proposed activity, in addition to the rules in this zone chapter, including the Transport, Hazardous Substances, Noise, Light and Signage chapters. These District-Wide rules may be more stringent than the rules in this chapter. Ensure that relevant District-Wide Matters chapters are also referred to in addition to this chapter, to determine whether resource consent is required under other rules in the District Plan. Refer to the *how the plan works* chapter to determine the activity status of a proposed activity where resource consent is required under multiple rules.
2. This zone chapter does not contain rules relating to setback to waterbodies and MHWS for building and structures or setbacks to waterbodies and MHWS for earthworks and indigenous vegetation clearance. The Natural Character chapter contains rules for activities within wetland, lake and river margins and the Coastal Environment chapter contains rules for activities within the coastal environment. The Natural Character chapter and Coastal Environment chapter should be referred to in addition to this zone chapter.

<b>QR-R1</b>	<b>New buildings or structures <u>and relocated buildings</u> or extensions or alterations to existing buildings or structures</b>	
<b>Quail Ridge zone</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                      The new building or structure <u>and relocated buildings</u> or extension or alteration to an existing building or structure, repairs and maintenance to buildings or structures, and residential units are located in accordance with the Quail Ridge Concept Master Plan, except where in accordance with QR-R1 CON-2.</p> <p><b>CON-2</b>                      The relocation of buildings or structures <u>and relocated buildings</u> elsewhere within the zone and an increased footprint of any house, duplex or townhouse shown on the Quail Ridge Concept Master Plan provided:</p> <ol style="list-style-type: none"> <li>1. There is no more than 10% increase in building footprint;</li> <li>2. The total number of houses, duplexes and townhouses within the zone does not exceed 193; and</li> <li>3. The relocated building footprint is within the area identified for houses, duplexes and townhouses on the Quail Ridge Concept Master Plan.</li> </ol> <p><b>CON-3</b>                      The new building or structure <u>and relocated building</u> or extension or alteration to an existing building or structure complies with standards:                      QR-S1 Building design and appearance;                      QR-S2 Height;                      QR-S3 Height in relation to boundary;                      QR-S4 Setbacks; and                      QR-S5 Fencing and landscaping.</p> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>a. Residential Intensity;</li> <li>b. Building Design &amp; Appearance; and</li> <li>c. Fencing &amp; Landscaping.</li> </ol>	<p><b>Activity status where compliance not achieved with CON-1 and CON-2:</b>                      Discretionary</p> <hr/> <p><b>Activity status where compliance not achieved with CON-3:</b>                      Restricted discretionary</p> <ol style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard</li> </ol>
	<b>QR-R2</b>	<b>Quail Ridge impermeable surface coverage</b>
<b>Quail Ridge zone</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                      The impermeable surface coverage of the Quail Ridge zone is no more than 42%.</p>	<p><b>Activity status where compliance not achieved with CON-1: Discretionary</b></p>

	<p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>1. the extent to which impermeable surfaces contribute to total catchment impermeability;</li> <li>2. the extent to which <del>low impact design</del> <u>water sensitive design</u> methods have been used;</li> <li>3. the visual and amenity related effects of the additional impermeable surfaces;</li> <li>4. the degree to which mitigation measures are proposed and their likely effectiveness; and</li> <li>5. the extent of potential adverse effects on cultural, spiritual, heritage and/or amenity values of any affected waterbodies.</li> <li>6. <u>The extent to which adverse effects of stormwater runoff from new impermeable surfaces on adjacent or downstream properties are avoided, remedied, or mitigated.</u></li> </ol>	
<b>QR-R3</b>	<b>Quail Ridge retirement village residential activity</b>	
<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                  The Quail Ridge retirement village residential activities shall not exceed a total of:</p> <ol style="list-style-type: none"> <li>1. 238 residential units, including those within the care facility where council owned reticulated wastewater is not available; or</li> <li>2. 273 residential units, including those within the care facility where council owned reticulated wastewater is available and connections are provided.</li> </ol> <p><b>Matters of control are limited to:</b></p> <ol style="list-style-type: none"> <li>a. Residential Intensity;</li> <li>b. Building Design &amp; Appearance; and</li> <li>c. Fencing &amp; Landscaping.</li> </ol>	<p><b>Activity status where compliance not achieved with CON-1: Discretionary</b></p>
<b>QR-R4</b>	<b>Pond, recreational facility, road and access lane</b>	
<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                  Any pond, recreational facility, road or access lane is located in accordance with the Quail Ridge Concept Master Plan except in accordance with QR-R4 CON-2.</p> <p><b>CON-2</b>                  The relocation or any increase in any pond, recreation facility, road or service land shown on the Quail Ridge Concept Master Plan provided:</p> <ol style="list-style-type: none"> <li>1. The relocated position is no closer to any site boundary; and</li> <li>2. The resultant location is in general accordance with the Quail Ridge Concept Master Plan and the Landscape Enhancement Plan.</li> </ol> <p><b>CON-3</b>                  Any pond, recreational facility, road or access lane complies with standards:                  QR-S5 Fencing and landscaping;                  QR-S7 Off site road improvements;                  QR-S8 Bush protection, weed and pest control ;                  QR-S9 Control of domestic pets; and                  QR-S10 Stormwater, water supply and wastewater facilities.</p> <p><b>Matters of control are limited to:</b></p>	<p><b>Activity status where compliance not achieved with CON-1 or CON-2: Discretionary</b></p> <p><b>Activity status where compliance not achieved with CON-3: Restricted discretionary</b></p> <p><b>Matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard</li> </ol>

	<ul style="list-style-type: none"> <li>a. Fencing and landscaping;</li> <li>b. On site access, parking and loading;</li> <li>c. Off site road improvements;</li> <li>d. Bush protection, weed and pest control;</li> <li>e. Control of domestic pets; and</li> <li>f. Stormwater, wastewater and water supply facilities and the Management of these facilities.</li> </ul>	
<b>QR-R5</b>	<b>Zone boundary fencing and landscaping</b>	
<b>Quail Ridge zone</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                  Any zone boundary fencing and landscaping:</p> <ul style="list-style-type: none"> <li>1. establishes a visual screen of native plants and shrubs in accordance with the Quail Ridge Concept Master Plan; and</li> <li>2. complies with standard QR-S5 Fencing and landscaping</li> </ul> <p><b>Matters of control are limited to:</b></p> <ul style="list-style-type: none"> <li>a. Fencing and landscaping.</li> </ul>	<p><b>Activity status where compliance not achieved with CON-1:</b>  <b>Restricted discretionary</b></p> <ul style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard.</li> </ul>
<b>QR-R6</b>	<b>Roading and Access</b>	
<b>Quail Ridge zone</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                  Any access, internal roading, parking and loading complies with the relevant provisions of Part 2 – District Wide – Transport except with respect to QR-R6 CON-3 and QR-R6 CON-4.</p> <p><b>CON-2</b>                  Service lands shall have a minimum width of 3.5m seal, with passing bays as necessary.</p> <p><b>CON-3</b>                  Any access and complies with standard {Link,7079,QR-S6 Roading and access}</p> <p><b>Matters of control are limited to:</b></p> <ul style="list-style-type: none"> <li>a. On site access, parking and loading; and</li> <li>b. Off site road improvements.</li> </ul>	<p><b>Activity status where compliance not achieved with CON-1 or CON-2:</b>  <b>Discretionary</b></p> <p><b>Activity status where compliance not achieved with CON-3:</b>  <b>Restricted discretionary</b></p> <ul style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard.</li> </ul>
<b>QR-R7</b>	<b>Off zone road improvements</b>	
<b>Quail Ridge zone</b>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>                  Prior to the occupation of Stage 1 residential units, Rainbow Falls Road corner shall be widened and complies with standard QR-S7 Off site road improvements</p> <p><b>CON-2</b>                  Prior to the occupation of Stage 2 serviced apartments and bed care units, Rainbow Falls Road shall be widened to a 7m width plus the provision for a footpath on at least one side of the road complies with standard QR-S7 Off site road improvements</p> <p><b>Matters of control are limited to:</b></p> <ul style="list-style-type: none"> <li>a. Off site road improvements.</li> </ul>	<p><b>Activity status where compliance not achieved with CON-1 or CON-2:</b>  <b>Restricted discretionary</b></p> <ul style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard.</li> </ul>
<b>QR-R8</b>	<b>Bush protection, and weed and pest control</b>	

<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>  In conjunction with the first application for resource consent to construct buildings within Stage 5, or if Stage 5 is cancelled, Stage 4, a plan must be provided to the Council identifying the small stand of predominantly native bush on the site’s escarpment area for legal and physical protection. The plan must comply with QR-S8 Bush protection, weed, and pest control</p> <p><b>CON-2</b>  A weed and pest control programme shall be initiated at the same time as the internal road access through to Stage 5 has been constructed, or if Stage 5 is cancelled, before Stage 4 is completed. The programme must comply with QR-S8 Bush protection, weed, and pest control</p> <p><b>Matters of control are limited to:</b></p> <p>a. Bush protection, weed and pest control.</p>	<p><b>Activity status where compliance not achieved with CON-1 or CON-2:</b>  <b>Restricted discretionary</b></p> <p>a. the matters of discretion of any infringed standard.</p>
<p><b>QR-R9 Domestic pets</b></p>		
<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>  Prior to the occupation of any residential unit, a mechanism to limit the number of domestic pets within the zone shall be implemented and domestic pet control shall comply with standard QR-S9 Control of domestic pets</p> <p><b>Matters of control are limited to:</b></p> <p>a. Control of domestic pets; and  b. Bush protection, weed and pest control.</p>	<p><b>Activity status where compliance not achieved with CON-1:</b>  <b>Restricted discretionary</b></p> <p>a. the matters of discretion of any infringed standard.</p>
<p><b>QR-R10 Stormwater, water supply and wastewater</b></p>		
<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Controlled</b></p> <p><b>Where:</b></p> <p><b>CON-1</b>  Stormwater, water supply and wastewater shall comply with standard QR-S10 Stormwater, water supply and wastewater facilities</p> <p><b>Matters of control are limited to:</b></p> <p>a. Stormwater, wastewater and water supply facilities and the Management of these facilities.</p>	<p><b>Activity status where compliance not achieved with CON-1:</b>  <b>Restricted discretionary</b></p> <p>a. the matters of discretion of any infringed standard.</p>
<p><b>QR-R11 Clubhouse, buildings used for recreational purposes &amp; accessory buildings</b></p>		
<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Restricted discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b>  The relocation and enlargement/extension of no more than 10% to the clubhouse, any building used for recreational purposes, or accessory building shown on the Quail Ridge Concept Master Plan where the relocated building footprint adjoins the approved building footprint shown on the Quail Ridge Concept Master Plan</p> <p><b>RDIS-2</b>  The activity complies with standards:  QR-S1 Building design and appearance;</p>	<p><b>Activity status where compliance not achieved with RDIS-1 or RDIS-2:</b>  <b>Discretionary</b></p>

	<p>QR-S2 Height;                  QR-S3 Height in relation to boundary;                  QR-S4 Setbacks; and                  QR-S5 Fencing and landscaping.</p> <p><b>Matters of discretion are limited to:</b></p> <ol style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard;</li> <li>b. the extent to which the proposal is in keeping with the existing character and form of the site and adjacent sites, in particular with the external scale and proportions of buildings or activities on the site and on adjacent sites;</li> <li>c. the extent to which the buildings(s) or activities may reduce the outlook and privacy of adjacent properties;</li> <li>d. the ability to mitigate any adverse effects on the surrounding environment, for example by way of building design and/or planting;</li> <li>e. the extent to which the location and design of any associated vehicle access, manoeuvring space, loading bays and parking spaces comply with the consents and/or Part 3 of the Plan - District Wide Provisions; and</li> <li>f. the extent to which the proposal impacts on the Landscape Enhancement Plan.</li> </ol>	
<b>QR-R12</b>	<b>Apartments and care facility buildings</b>	
<p><b>Quail Ridge zone</b></p>	<p><b>Activity status: Restricted discretionary</b></p> <p><b>Where:</b></p> <p><b>RDIS-1</b>                  The relocation and enlargement/extension of no more than 10% to any apartment and/or care building shown on the Quail Ridge Concept Master Plan where the relocated building footprint adjoins the approved building footprint shown on the Quail Ridge Concept Master Plan.</p> <p><b>RDIS-2</b>                  The activity complies with standards:                  QR-S1 Building design and appearance;                  QR-S2 Height;                  QR-S3 Height in relation to boundary;                  QR-S4 Setbacks; and                  QR-S5 Fencing and landscaping.</p> <p><b>Matters of discretion are limited to:</b></p> <ol style="list-style-type: none"> <li>a. the matters of discretion of any infringed standard;</li> <li>b. the extent to which the proposal is in keeping with the character and form of development on the site and adjacent sites, in particular with the external scale and proportion of buildings or activities on the site and on adjacent sites;</li> <li>c. the extent to which the buildings(s) or activities may reduce outlook and privacy of adjacent properties;</li> <li>d. the extent to which the activity may adversely affect use of adjacent reserve areas;</li> <li>e. the ability to mitigate any adverse effects on the surrounding environment for example by way of building design, external appearance and landscaping;</li> <li>f. the extent to which any associated access, manoeuvring space, loading bays and parking spaces comply with the Plan rules; and</li> <li>g. the extent to which the proposal impacts on the Landscape Enhancement Plan.</li> </ol>	<p><b>Activity status where compliance not achieved with RDIS-1 or RDIS-2: Discretionary</b></p>

<b>QR-R13</b>	<b>Activities otherwise not listed in this chapter</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Discretionary</b>	
<b>QR-R14</b>	<b>Boarding or breeding kennel</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R15</b>	<b>Cattery</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R16</b>	<b>Factory farming</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R17</b>	<b>Keeping of mustelids</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R18</b>	<b>Offensive trade</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R19</b>	<b>Commercial composting</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R20</b>	<b>Community correction facility</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R21</b>	<b>Cleanfill and landfill</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>QR-R22</b>	<b>Primary production activity</b>	
<b>Quail Ridge zone</b>	<b>Activity status: Non-complying</b>	
<b>Standards</b>		
<b>QR-S1</b>	<b>Building design and appearance</b>	
<b>Quail Ridge zone</b>	<ol style="list-style-type: none"> <li>Buildings forms such as 'A' frames, domes and towers are not permitted;</li> <li>Kitset, prefabricated and relocated buildings are not permitted;</li> <li>The roof forms of all residential units, duplexes and townhouses are to have gable or hip variations with either soft barges or parapet roof ends; and</li> <li>All exterior walls and roofs are to be finished in neutral or dark colours suited to the landscape setting. They shall have a reflectivity value of less than 40% as illustrated on the Resene BS5282 colour range. This restriction does not apply to doors or window joinery.</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>the extent to which the building adversely affects the amenity values and character of the site and surrounding area;</li> <li>the visibility of the building from adjacent reserves and other public vantage points; and</li> <li>the extent to which landscaping, in particular the planting of indigenous species, can mitigate adverse landscape and visual effects.</li> </ol>
<b>QR-S2</b>	<b>Maximum height</b>	
<b>Quail Ridge zone</b>	<ol style="list-style-type: none"> <li>The maximum height of any residential unit, duplex, townhouse or accessory building is 8m above ground level;</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p>

	<p>2. The maximum height of the clubhouse and the care facility/serviced apartment building is 9m above ground level; and</p> <p>3. The maximum height of the two independent living apartment buildings shown on the Quail Ridge Concept Master Plan is 11.5m above ground level.</p> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. Solar and water heating components provided these do not exceed the height by more than 0.5m on any elevation;</li> <li>ii. Chimney structures not exceeding 1.2m in width and 1m in height on any elevation;</li> <li>iii. Satellite dishes and aerials that do not exceed 1m in height and/or diameter on any elevation; or</li> <li>iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height on any elevation.</li> </ul>	<ul style="list-style-type: none"> <li>a. the character and amenity of the surrounding built environment;</li> <li>b. dominance in relation to the street and adjoining sites;</li> <li>c. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>d. shading and loss of access to sunlight to adjoining sites;</li> <li>e. landscaping; and</li> <li>f. natural hazard mitigation and site constraints.</li> </ul>
<b>QR-S3</b>	<b>Height in relation to boundary</b>	
<b>Quail Ridge zone</b>	<p>The building or structure, or extension or alteration to an existing building or structure must be contained within a building envelope defined by recession planes measured inwards from the respective boundary:</p> <ul style="list-style-type: none"> <li>1. 55 degrees at 2m above ground level at the northern boundary of the site;</li> <li>2. 45 degrees at 2m above ground level at the eastern and western boundaries of the site; and</li> <li>3. 35 degrees at 2m above ground level at the southern boundary of the site.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>i. Solar and water heating components provided these do not exceed the building envelope height by more than 0.5m on any elevation;</li> <li>ii. Chimney structures not exceeding 1.2m in width and 1m in height above the building envelope on any elevation;</li> <li>iii. Satellite dishes and aerials that do not exceed 1m in height above the building envelope and/or diameter; or</li> <li>iv. Architectural features (e.g. finials, spires) that do not exceed 1m in height above the building envelope.</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. loss of privacy to adjoining sites, including potential loss in relation to vacant sites;</li> <li>b. shading and loss of access to sunlight to adjoining sites, including buildings and outdoor areas; and</li> <li>c. natural hazard mitigation and site constraints.</li> </ul>
<b>QR-S4</b>	<b>Setbacks</b>	
<b>Quail Ridge zone</b>	<ul style="list-style-type: none"> <li>1. The building or structure, or extensions to an existing building or structure, and any impermeable surfaces must be setback at least 7.5m from all site boundaries.</li> </ul> <p><b>This standard does not apply to:</b></p> <ul style="list-style-type: none"> <li>a. Fences or walls no more than 2m in height.</li> <li>b. Uncovered decks</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the extent to which the building(s) reduces outlook and privacy of adjacent properties, particularly reserves;</li> <li>b. the extent to which the building(s) restrict visibility for access and egress of vehicles; and</li> <li>c. the ability to mitigate any adverse effects on the environment, for example by way of building design, appearance or planting.</li> </ul>
<b>QR-S5</b>	<b>Fencing and landscaping</b>	
<b>Quail Ridge zone</b>	<ul style="list-style-type: none"> <li>1. The landscaping is to be arranged in general accordance with the Landscape Enhancement Plan in the Quail Ridge Concept Master Plan;</li> <li>2. The zone boundary fence is to be designed to prevent people and pets from readily accessing the adjacent scenic reserve and adjoining land;</li> <li>3. The planted zone boundary visual screen is to be designed to screen the fence and adjacent buildings on the Country Club site from people</li> </ul>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>a. the extent, form and quality of the fencing and landscaping being provided; and</li> <li>b. the extent to which the breach affects the amenity values and character of adjacent reserve areas.</li> </ul>

	<p>visiting the Rainbow Falls and those using the riverbank walkway;</p> <ol style="list-style-type: none"> <li>4. A minimum of 25% of the length of the zone boundaries shall be arranged so that the landscape planting is on the outer side of the fence, with the fence then set back from the boundary; and</li> <li>5. Plans and specifications of the fencing and landscaping required in respect of each stage of the development shall be provided to the Council with each application for resource consent for the respective development stages and the work shall be completed before the residential units in each stage are occupied.</li> </ol>	
<b>QR-S6</b>	<b>Roading and access</b>	
<b>Quail Ridge zone</b>	<ol style="list-style-type: none"> <li>1. Plans and specifications of the internal site access and parking shall be provided to the Council and the work completed before the residential units in each stage are occupied; and</li> <li>2. Plans and specifications of the service lane shall be provided to the Council and the work completed before the Stage 2 residential units are occupied.</li> </ol>	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>
<b>QR-S7</b>	<b>Off site road improvements</b>	
<b>Quail Ridge zone</b>	<ol style="list-style-type: none"> <li>1. Plans and specifications of the corner widening on Rainbow Falls Road shall be provided to the Council for its approval prior to the commencement of the work and the work shall be completed before the Stage 1 residential units are occupied;</li> <li>2. Plans and specifications for the complete widening of Rainbow Falls Road to a 7 metre width plus the provision of a footpath on at least one side of the road, shall be provided for the approval of the Council and the work completed in accordance with the approved plans before the serviced apartments and bed care units in Stage 2 are occupied; and</li> <li>3. Plans and specifications for the provision of a slip lane at the intersection of Rainbow Falls Road and Waipapa Road shall be provided for the approval of the Council and the work completed in accordance with the approved plans when the Council undertakes its planned upgrading of Waipapa Road.</li> </ol> <p><i>(Explanation: In relation to Rainbow Falls Road, the cost of the corner widening, road widening and footpath will be met by the developer. The cost of the work to the intersection of Rainbow Falls Road and Waipapa Road will be shared by the developer with the Council)</i></p>	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>
<b>QR-S8</b>	<b>Bush protection, weed and pest control</b>	
<b>Quail Ridge zone</b>	<ol style="list-style-type: none"> <li>1. A weed and pest control programme for this protected area shall also be initiated at the same time as the internal road access through to Stage 5 has been constructed;</li> <li>2. Information and plans of the area to be protected and the weed and pest control programme shall be provided to the Council as part of the first application for resource consent to construct buildings within Stage 5, or Stage 4 if Stage 5 is not to proceed;</li> <li>3. The plans shall identify the areas to be protected and detail the protection mechanisms to be utilised. The mechanisms shall include legal as well as physical protection. The weed and pest</li> </ol>	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>

	<p>control programme shall address the measures to be utilised to manage and eradicate weed and pest species and state how these measures are to be managed on an on going basis; and</p> <p>4. If Stage 5 is not developed then the formal protection of the bush and weed and pest control programme shall be undertaken before Stage 4 is completed.</p>	
<b>QR-S9</b>	<b>Control of domestic pets</b>	
<b>Quail Ridge zone</b>	<p>A mechanism for effectively limiting the number of domestic pets on the site and their possible movement into the adjacent scenic reserve shall be provided to the Council before any residential units are occupied. The pets policy shall address the following matters:</p> <ol style="list-style-type: none"> <li>1. Signage to be erected at any entry / exit points to the adjacent Department of Conservation managed reserves advising of the prohibition on dogs entering or roaming in these reserves; and</li> <li>2. The terms and conditions of the pets policy being incorporated into a license to occupy for every resident as conditions of the license.</li> </ol>	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>
<b>QR-S10</b>	<b>Stormwater, water supply and wastewater facilities</b>	
<b>Quail Ridge zone</b>	<p>Plans and specifications of the on site stormwater, water supply and wastewater facilities in each stage shall be provided to the Council and the facilities made operational before the associated residential units in the stage are occupied.</p>	<b>Where the standard is not met, matters of discretion are restricted to: Not applicable</b>