

PART 3 – AREA-SPECIFIC MATTERS / SPECIAL PURPOSE ZONES / Kauri Cliffs Zone

Kauri Cliffs Zone

Overview

The Kauri Cliffs zone is a special purpose zone and is located applies to part of the Kauri Cliffs property located between Matauri Bay to the north and Takou Bay to the south and has been developed as a championship standard golf course, with an associated lodge and separate guest cottage visitor accommodation. Kauri Cliffs is internationally recognised as a prestigious golfing facility and luxury accommodation destination and the development contributes to the economic growth of the district through tourism and employment opportunities.

The zone recognises and provides for the management and development of an international standard golfing facility, visitor accommodation, spa/health facilities, conference and eating/dining facilities, and limited residential activities all with a focus on the protection and enhancement of the zone's natural, conservation and environmental values. The development of the Kauri Cliffs zone is controlled by rules applying to four 'environments' sub-zones within the Kauri Cliffs Zone. These are:

- Lodge subzone
- Golf playing subzone
- Golf living subzone
- Natural heritage subzone

These subzones provide specifically for development and activities, which are to be carried out in a manner that retains the character, features and landscape of the Kauri Cliffs zone, some of which are located within the coastal environment and are subject to the provisions in that chapter of the District Plan.

Objectives	
KCZ-01	The Kauri Cliffs zone is developed to maintain and operate an international standard golfing facility, visitor accommodation and ancillary facilities, including conference, gym, spa and eating/dining facilities as well as golf living facilities limited residential activities.
KCZ-02	The natural characteristics and qualities that contribute to conservation and environmental values in the Kauri Cliffs zone are protected when undertaking land use and subdivision.
Policies	
KCZ-P1	Provide for land use and subdivision in the Kauri Cliffs zone where it maintains or enhances the purpose of the zone as an internationally recognised golfing and luxury accommodation facility.
KCZ-P2	Provide for the development of future golf courses within the 'Golf playing sub-zone' in the Kauri Cliffs zone while ensuring that any adverse effects of development are avoided, remedied or mitigated.
KCZ-P3	Ensure that land management practices in the Kauri Cliffs zone are undertaken in a manner that minimises adverse effects on the quality of soil and water resources.
KCZ-P4	Provide for the limited extension of the existing guest cottage visitor accommodation in the Kauri Cliffs zone where the adverse effects can be avoided, remedied or mitigated.
KCZ-P5	Enable tourist and golf related limited commercial activities in the Kauri Cliffs Lodge sub-zone in association with the existing Kauri Cliffs Lodge.
KCZ-P6	Provide for 'golf living' limited residential activities in the Kauri Cliffs Living sub-zone, where these are consistent with an open rural landscape character and located more than 0.5km inland from the coast and adverse effects on the characteristics, qualities and values of the coastal environment and rural landscape values are avoided, remedied or mitigated.
KCZ-P7	Ensure that the siting of buildings in the Kauri Cliffs zone is undertaken in a manner which minimises the impacts of activities and development in the coastal environment, including the provision for adequate infrastructure servicing.
KCZ-P8	Ensure that any land use or development undertaken in the Kauri Cliffs zone maintains or improves road and air access to the zone.
KCZ-PX	Ensure that land use and subdivision within the Kauri Cliff zone recognises and provides for tangata whenua historical, spiritual, or cultural association, having regard to the matters set out in Policy TW-P6.
Rules	

Notes:

1. 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.

KCZ-R1	New buildings or structures and <u>relocated buildings</u>, and extensions or alterations to existing buildings or structures	
Kauri Cliffs zone; Lodge-sub zone	Activity status: Permitted Where: PER-1 Any new extension or alteration to an existing building or structure may be extended to a maximum of 20% of the GFA and must not exceed the height of the existing building or structure. PER-2 Any new building or structure <u>and relocated buildings</u> or extension or alteration to an existing building or structure complies with standard KCZ-S1 Buildings or structures and relocated buildings.	Activity status where compliance is not achieved with PER-1: Controlled activity in accordance with rule KCZ-R2-CON-1
	PER-3 Any new building or structure <u>and relocated buildings</u> , or extension or alteration to an existing building or structure complies with standards: KCZ-S1 Buildings or structures and relocated buildings; and KCZ-S2 Coverage.	Activity status where compliance is not achieved with PER-2: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion <u>in KCZ-S1</u> of any infringed standard
Kauri Cliffs zone; Golf Playing sub-zone	PER-4 Any new building or structure <u>and relocated buildings</u> , or extension or alteration to an existing building or structure complies with standard KCZ-S1 Buildings or structures and relocated buildings.	Activity status where compliance not achieved with PER-3: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion of any infringed standard
Kauri Cliffs zone Zone; Golf living sub-zone	PER-4 Any new building or structure <u>and relocated buildings</u> , or extension or alteration to an existing building or structure complies with standard KCZ-S1 Buildings or structures and relocated buildings.	Activity status where compliance not achieved with PER-4: Restricted discretionary Matters of discretion are restricted to: a. the matters of discretion <u>in KCZ-S1</u> of any infringed standard
KCZ-R2	Visitor accommodation	
Kauri Cliffs zone; Lodge-sub zone	Activity status: Permitted Where: PER-1 New b Buildings for the purpose of visitor accommodation does not exceed <u>15 units</u> 8 guest cottages .	Activity status where compliance is not achieved with PER-1: Discretionary
Kauri Cliffs zone; Lodge-sub-zone	CON-1 Additions and alterations to existing buildings not exceeding a maximum of 40% of the GFA of the building which is being altered or added to. Matters of control are limited to: a. the size, height, bulk and siting of the structure in relation to existing buildings;	Activity status where compliance not achieved with CON-1: Discretionary

	<p>b. the colour and reflectivity of the structure and the extent to which it integrates with existing buildings;</p> <p>c. the extent to which planting assists the integration of the structure into the environment; and</p> <p>d. the degree to which the landscape will retain its open character and visual value; and</p> <p>e. <u>any adverse visual effects and the extent to which mitigation measures will ensure that adverse effects are no more than minor.</u></p>	
Kauri Cliffs zone: Golf living sub-zone	<p>PER-2 Visitor accommodation and accessory buildings located within building platforms identified on an approved subdivision plan approved under rule SUB-R3 Subdivision of land to create new allotment (Kauri Cliffs zone).</p>	Activity status where compliance not achieved with PER-2: Discretionary
KCZ-R3	Residential activity	
Kauri Cliffs zone: Golf living sub-zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The number of residential units on a site does not exceed one.</p> <p>PER 2 The residential unit is located within a <u>defined</u> building platform, <u>where the defined building platform has been identified through a professional landscape assessment and approved as part of an existing subdivision consent</u> on an approved subdivision plan.</p>	Activity status where compliance not achieved with PER-1, PER-2 or PER-3 and-2: Discretionary
Kauri Cliffs zone: Lodge sub-zone	<p>PER-3 Buildings for the purpose of residential activity in the Lodge sub-zone do not exceed four (4) units.</p>	
KCZ-R4	Commercial activity	
Kauri Cliffs zone: Lodge-sub zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Commercial activities are for the purpose of:</p> <ol style="list-style-type: none"> 1. Conferences; 2. Eating and dining facilities; 3. Gym and beauty spa facilities; or 4. Retail activities associated with golf and other ancillary recreation. 	Activity status where compliance not achieved with PER-1: Discretionary
KCZ-R5	Infrastructure activity	
Kauri Cliffs zone: Lodge-sub zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Infrastructure real facilities are associated with the operation and maintenance of the Lodge and associated accommodation.</p>	<p>Activity status where compliance not achieved with PER-1: Controlled</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> a. The assessment matters in standard KCZ-S1 <u>the size, height, bulk and siting of the structure in relation to existing buildings;</u> b. the colour and reflectivity of the structure and the extent to which it integrates with existing buildings; c. the extent to which planting assists the integration of the structure into the environment;

		<ul style="list-style-type: none"> d. the location and design of associated vehicle access, manoeuvring and parking area; e. the degree to which the landscape will retain its open character and visual value; f. the matters of discretion of any infringed standard.
KCZ-R6	Recreation activity	
<p>Kauri Cliffs zone: Lodge-sub zone</p> <p>Kauri Cliffs zone: Golf playing-sub zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The facilities or activities associated with the <u>Lodge</u> and <u>golf course</u> where they have been lawfully established.</p>	<p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. the assessment matters of standard KCZ-S1, any adverse visual effects on the natural environment and the extent to which mitigation measures ensure that such effects are no more than minor; b. the extent to which the replacement planting of any indigenous vegetation mitigates the loss of established vegetation more than 6m in height; c. the extent to which the proposal has been formulated to avoid, remedy or mitigate adverse effects, on any archaeological resources or natural fauna; d. the extent to which any proposed measures will result in the protection and enhancement of the ecological values of the area; and e. the character and appearance of new building(s) and the extent to which they will be compatible with the principal activity on the site and with other buildings in the surrounding area.
<p>Kauri Cliffs zone: Lodge-sub zone</p>	<p>PER-2 Recreation activities are associated with golf tournaments.</p>	
<p>Kauri Cliffs zone: Golf playing-sub zone</p> <p>Kauri Cliffs zone: Golf living-sub zone</p>	<p>PER-3 Recreational activities and facilities are associated with golf playing, establishment and maintenance of golf courses and golf tournaments.</p>	
KCZ-R7	Access	
<p>Kauri Cliffs zone: Lodge-sub zone</p> <p>Kauri Cliffs zone: Golf playing sub-zone</p> <p>Golf living sub-zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Access is limited to The formation, maintenance and upgrading of vehicle access<u>ways</u>, tracks and roads.</p>	<p>Activity status where compliance not achieved with PER-1: Controlled</p> <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> a. the size, height, bulk and siting of the structure in relation to existing buildings; b. the colour and reflectivity of the structure and the extent to which it integrates with existing buildings; c. the extent to which planting assists the integration of the structure into the environment; d. the location and design of associated vehicle access, manoeuvring and parking area; <u>and</u> e. the degree to which the landscape will retain its open character and visual value; <u>and</u> f. the matters of discretion of any infringed standard.
<p>Kauri Cliffs zone:</p>	<p>Activity status: Permitted</p>	<p>Activity status where compliance not achieved with PER-2: Restricted</p>

<p>Golf living playing sub-zone</p>	<p>Where:</p> <p>PER-2 Any proposed accessways, vehicle crossings and vehicle passing bays comply with TRAN-S2, TRAN-S3, TRAN-S4, TRAN-Table 9 (Requirements for private accessways) and TRAN-Table X – (Sealing requirements for vehicle crossings and private accessways) as applicable.</p> <p>NOTE: Rule KCZ-R7 applies in place of rules TRAN-R2 and SUB-R4, which do not apply in the Golf Living sub-zone.</p>	<p>discretionary</p> <p>Where:</p> <p>RDIS-1 A resource consent application includes a transportation assessment prepared by a suitably qualified and experienced transport professional.</p> <p>Matters of discretion are limited to:</p> <ol style="list-style-type: none"> the extent to which the design provides for a safe, efficient and connected transport network; any adverse effects on the safety and efficiency of road operations; any adverse effects on the character and amenity of the surrounding environment; and the recommendations of a transport assessment. <p>Activity status where compliance not achieved with RDIS-1: Discretionary</p>
<p>KCZ-R8</p>	<p>Farming</p>	
<p>Kauri Cliffs zone: Golf living sub-zone</p> <p>Kauri Cliffs zone: Golf playing sub-zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any farming activity is limited to stock keeping and grazing.</p>	<p>Activity status where compliance not achieved with PER-1: Discretionary</p>
<p>KCZ-R9</p>	<p>Helicopter landing area</p>	
<p>Kauri Cliffs zone: Lodge-sub zone</p> <p>Kauri Cliffs zone: Golf playing sub-zone</p> <p>Kauri Cliffs zone: Golf living sub-zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any helicopter landing area complies with standard NOISE-R7 Helicopter landing areas.</p>	<p>Activity status where compliance not achieved with PER-1: Controlled</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> the matters in NOISE-S4 size, height, bulk and siting of the structure in relation to existing buildings; the colour and reflectivity of the structure and the extent to which it integrates with existing buildings; the extent to which planting assists the integration of the structure into the environment; the location and design of associated vehicle access, manoeuvring and parking area; the degree to which the landscape will retain its open character and visual value; and the matters of discretion of any infringed standard.
<p>KCZ-R10</p>	<p>Conservation activity</p>	

Kauri Cliffs zone	Activity status: Permitted	Activity status where compliance not achieved: Not applicable
KCZ-R11	Activities otherwise not listed in this chapter	
Kauri Cliffs zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
KCZ-R12	Offensive trade	
Kauri Cliffs zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KCZ-R13	Commercial composting	
Kauri Cliffs zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KCZ-R14	Community correction facility	
Kauri Cliffs zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KCZ-R15	Cleanfill and landfill	
Kauri Cliffs zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
KCZ-R16	Primary production (excluding farming)	
Kauri Cliffs zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable
Standards		
KCZ-S1	Buildings or structures	
Kauri Cliffs zone: Lodge sub-zone	<ol style="list-style-type: none"> The maximum <u>building GFA footprint of a new buildings or structures and relocated buildings is 25300m²</u>; and The maximum height of a new building or structure <u>and relocated buildings</u> or addition or alteration to an existing building or structure is: <ol style="list-style-type: none"> 9m above ground level <u>where located south of a line between the following NZTM coordinates: 1683770.39 and 6118178.65; and 1684007.99 and 6118353.81; or</u> 5m above ground level <u>where located north of a line between the NZTM coordinates shown in (a).</u> 	<p>Where the standard is not met, matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any adverse visual effects on the natural environment and the extent to which mitigation measures <u>appropriately manage potential adverse effects on the characteristics, qualities and values of the landscapes and natural character within the Kauri Cliffs zone</u> ensure that <u>adverse visual such effects are no more than minor</u>; the <u>means of integrating the building(s) or structure(s) into the landscape, including the use of indigenous planting extent to which the replacement planting of any indigenous vegetation mitigates the loss of established vegetation more than 6m in height</u>; the extent to which the proposal has been formulated to avoid, remedy <u>mitigates</u> or <u>mitigates</u> adverse effects, on any archaeological, <u>cultural</u>, resources or <u>ecological values</u> natural fauna; the extent to which any proposed measures will result in the protection and enhancement of the <u>archaeological, cultural, or ecological values of the area</u>; <u>and</u> the character and appearance of new building(s) <u>or structure(s) and relocated building(s)</u> and the extent to which they will be compatible with the principal activity on the site and with other buildings in the <u>same sub-</u>
Kauri Cliffs zone: Lodge sub-zone	<ol style="list-style-type: none"> The building or structure, <u>and relocated building</u> or addition or alteration to an existing building or structure must be ancillary to golf activities; and The maximum height of a new building or structure and relocated building or addition or alteration to an existing building or structure is 8m above ground level. 	
Kauri Cliffs zone: Golf living sub-zone	<ol style="list-style-type: none"> <u>The maximum building GFA of a new building or structure and relocated building is 300m²</u>; The maximum height of a new building or structure, and relocated building or addition or alteration to an existing building or structure is <u>97.5m above ground level where located outside the Coastal Environment, or 5m above ground level where located within the Coastal Environment; and</u> <u>The exterior surfaces of new buildings must:</u> <ol style="list-style-type: none"> <u>Be constructed of natural materials; or</u> 	

	<p>b. <u>Be finished to achieve a reflectance value no greater than 30%; and</u> c. <u>If the exterior surface is painted, have an exterior finish within Groups A, B or C as defined within BS5252 standard colour palette in Appendix X or equivalent.</u></p>	<p><u>zone</u> surrounding area. f. <u>the stability of land, buildings and infrastructure; and</u> g. <u>servicing and infrastructure requirements; and</u> adverse effects on the characteristics, qualities and values of the special purpose zone, the coastal environment and natural landscapes and mitigation measures for those adverse effects.</p>
<p>KCZ-S2 Coverage</p>		
<p>Kauri Cliffs zone: Golf playing sub-zone</p>	<p>The maximum combined building coverage and impermeable surface cover, excluding vehicle access, tracks and roads is 10% or 1,000m² whichever is lesser.</p>	<p>Where the standard is not met, matters of discretion are restricted to:</p> <p>a. any adverse visual effects on the natural environment and the extent to which mitigation measures <u>appropriately manage potential adverse effects on the characteristics, qualities and values of the landscapes and natural character within the Kauri Cliffs zone ensure that such adverse visual effects are no more than minor;</u> b. the means of integrating the building(s) or structure(s) into the landscape, <u>including the use of indigenous planting extent to which the replacement planting of any indigenous vegetation mitigates the loss of established vegetation more than 6m in height;</u> c. the extent to which the proposal has been formulated to avoid, remedy or mitigate <u>adverse effects, on any archaeological, cultural, resources or ecological values natural fauna;</u> d. the extent to which any proposed measures will result in the protection and enhancement of the <u>archaeological, cultural, or ecological values of the area; and</u> e. the character and appearance of new building(s) or structure(s) and relocated building(s) and the extent to which they will be compatible with the principal activity on the site and with other buildings in the <u>same sub-zone</u> surrounding area. f. <u>the stability of land, buildings and infrastructure; and</u> g. <u>servicing and infrastructure requirements.</u></p>